

## **SECTION 1 – MAJOR APPLICATIONS - NONE**

## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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**EAST END FARM, MOSS LANE, PINNER**      **Item: 2/01**  
**P/1931/06/DFU/TEM**  
Ward      PINNER  
DEMOLITION OF BARNS D, E AND F; TWO STOREY DETACHED DWELLING AND SINGLE STOREY LINKED OUTBUILDING; CONVERSION OF BARN C TO ANCILLARY RESIDENTIAL USE FOR NEW DWELLING  
**Applicant:** MR & MRS B LEAVER  
**Agent:** T CLAPP (FOUNDATION ARCHITECTURE)

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**EAST END FARM, MOSS LANE, PINNER**      **Item: 2/02**  
**P/1935/06/DLB/TBW**  
Ward      PINNER  
LISTED BUILDING CONSENT: DEMOLITION OF BARNS, D E AND F. REPAIRS AND ALTERATIONS TO BARN C TO CREATE ANCILLARY RESIDENTIAL USE, INCLUDING THE INSTALLATION OF A WC  
**Applicant:** MR & MRS B LEAVER  
**Agent:** T CLAPP (FOUNDATION ARCHITECTURE)

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**EAST END FARM, MOSS LANE, PINNER**      **Item: 2/03**  
**P/1941/06/DCA/TEM**  
Ward      PINNER  
CONSERVATION AREA CONSENT: DEMOLITION OF BARNS D, E AND F  
**Applicant:** MR & MRS B LEAVER  
**Agent:** T CLAPP (FOUNDATION ARCHITECTURE)

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**P/1931/06/DFU**

### **RECOMMENDATION**

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

**INFORM** the applicant that:

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

i) occupation of the house hereby permitted shall not take place until all repairs to Barn C as detailed in the schedule of repairs (ref.309.8.0.0405.tc.01) accompanying

the application have been completed to the satisfaction in writing of the Local Planning Authority.

2 A formal decision notice, subject to the planning conditions noted below, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

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

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

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

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

REASON: To ensure a satisfactory form of development.

3 The demolition hereby permitted shall not commence before a contract for the carrying out of the works of redevelopment of the site has been made, and submitted to and approved in writing by the Local Planning Authority, and all the approvals required by the conditions attached to planning permission reference P/1931/00/FUL have been obtained.

REASON: To safeguard the appearance of the locality.

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

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

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

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

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

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

7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

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

9 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works and to safeguard the integrity of the listed building.

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

(a) The dwellinghouse and linked outbuilding

(b) The ground surfacing(c) The boundary treatment

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

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

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

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

12 The approved Method Statement in relation to trees shall be implemented during construction of the development hereby permitted. Details of monitoring and type of ground protection during construction shall be submitted to and approved by the Local

Planning Authority before commencement of the development, and shall be implemented as so approved.

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

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

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

14 The four rooflights in the east elevation shall be of purpose-made obscure glass, and shall be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

T13 Parking Standards

T15 Servicing of New Developments

### **2 INFORMATIVE:**

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

### 3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500. (Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

### 4 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

### 5 INFORMATIVE:

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

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

### 6 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager

Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.

Tel:- 0645 200800.

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## **P/1935/06/DLB**

### **RECOMMENDATION**

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

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

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

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

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

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

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

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

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

7 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and submitted to and approved in writing by the Local Planning Authority, and planning permission has been granted for the development for which the contract provides.

REASON: To protect the appearance of the:-

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

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

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

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

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

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

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



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

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

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

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

## **INFORMATIVES**

### **1 INFORMATIVE:**

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

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

T13 Parking Standards

T15 Servicing of New Developments

### **2 INFORMATIVE:**

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

### 3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

### 4 INFORMATIVE:

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

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

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

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Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

### 5 INFORMATIVE:

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

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

### 6 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager

Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.

Tel:- 0645 200800.

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## **P/1941/06/DCA**

### **RECOMMENDATION**

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

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and submitted to and approved in writing by the Local Planning Authority, and planning permission has been granted for the development for which the contract provides.

REASON: To protect the appearance of the:-

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

### **INFORMATIVES**

#### **1 INFORMATIVE:**

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

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

Harrow Unitary Development Plan:

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

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

#### **2 INFORMATIVE:**

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

### 3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project.

The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

### 4 INFORMATIVE:

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

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

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

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Tel: 0870 1226 236 Fax: 0870 1226 237

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E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

### 5 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

## **INFORMATION**

This application was presented to the Development Control Committee on 17<sup>th</sup> October 2006 and was deferred for a Member Site visit on 18<sup>th</sup> November 2006.

### **a) Summary**

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

### **b) Site Description**

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

- bb)**
- Barn A: listed by virtue of being attached to Barn B, an early twentieth century structure, extended to the east, of robust, agricultural style, with a long, plain tiled roof, and with quirky but considered detailing, including Crittal windows and glazed gablets
  - Barn D: listed by virtue of being attached to Barn C is a courtyard infill between structures C and E. It is of little architectural merit, but is of a robust, functional, agricultural idiom which complements its setting
  - Barn E: listed by virtue of being attached to Barn C & D, is a nineteenth century, brick built cattle shed. Interior fittings have been removed, but the remaining exterior brickwork is good. It forms the northern extent of what would have been a small secondary yard, or “fold enclosure”
  - Barn F: unlisted but within Conservation Area – a three bay, Dutch Barn with corrugated sheet metal roofing, weather-boarded, timber framed walls to rear and sides, and brick piers to front – front now enclosed
  - the Listed Buildings are set in the East End Farm Conservation Area, a rare surviving collection of agricultural buildings set around the farmyard, and adjoining the former farm residential buildings of East End House and East End Farm Cottage listed as Grade II and Grade II\* respectively. The farmyard is enclosed by the assemblage, and is both the focal point of the Conservation Area and a key element in the setting of all the Listed Buildings

**c) Proposal Details**

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

**d) Relevant History**

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

**Principle of residential conversion:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

**e) Applicant Statement**

- To be completed.

**f) Consultations:**

**CAAC:**

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

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

**Environment Agency:**

P/1931/06/DFU  
P/1935/06/DLB  
P/1941/06/DCA

Unable to comment  
No comments  
No comments

**Thames Water:**

P/1935/06/DLB

Informative suggested

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

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

**Notifications:**

	Sent:	Replies:	Expiry:
P/1931/06/DFU	161	47	23-AUG-06

**Summary of Response:**

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

P/1935/06/DLB	161	45	23-AUG-06
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**Summary of Response:**

As above.

P/1941/06/DCA	161	44	23-AUG-06
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## **APPRAISAL**

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

### **1) Update on situation regarding Barns A and B**

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

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

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

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

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

Demolition of the existing buildings

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

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

Design, form and location of proposed new dwellinghouse

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

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

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

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

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

#### Design, form and location of proposed linked pavilion structure

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

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

The design and siting of the current pavilion proposal is a significant improvement on the previous schemes. It utilises a traditional, pitched roof design with a mixture of tiles and timber boarding that would be appropriate given its surroundings. The floor level is set lower than the ground floor of the main house, which ensures that it appears more subservient. The overall size of the pavilion has been reduced following discussions, so that the width is now 8.7m compared with 12.2m as originally proposed, and the depth has been reduced from 6.4m to 4.4m. This reduced size has resulted in the creation of a simple ridgeline (rather than an awkward crown roof), and would better preserve

into the orchard from the approach into the site.

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

#### Works to Barn C

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

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

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

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

### **3) Archaeology and Underground Works**

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

**4) Residential Amenity**

The proposed new house would be comprised of two elements facing the rear boundaries of houses at Nos.92 and 94 Moss Lane. The northernmost element would be some 4.3m in height to the eaves, with the southern element some 3.2m to the eaves. A pitched roof is provided to ridge heights of 8.4m and 7m respectively. A building of lower scale is proposed compared with the new house in application P/2681/04/CFU which although refused, was not objected to in terms of its impact on the adjacent houses in Moss Lane. The proposed house would be sited between 14 and 18m from the rear wall of No.92 and 22m from that of No.94. In addition, the proposed building would be partly screened by adjacent trees and hedging. Given these considerations, it is suggested that the new house would not appear obtrusive or overbearing in terms of the outlook from the neighbouring properties.

High-level windows are shown on both ground and first-floors thereby precluding overlooking. The ground floor windows would also face the tree and hedge screens at the rear of the adjacent houses. In addition, a 2m high fence is proposed to negate any perception of overlooking. Four high level rooflights are shown in the rear roofslope facing Nos.92 and 94. Although mutual overlooking would not be possible from these windows, it is suggested that a condition requiring them to be obscure glazed be included to reduce any perception of overlooking being felt by the neighbouring residents.

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

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

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

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

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

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

Two proposed rooflights would be provided at an angle from the Cottage, and would serve a first floor corridor. It is not considered that overlooking from the windows would result in significant reductions in amenity.

**5) Access and Parking**

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

**6) Trees**

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

**7) Consultation Responses**

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

**CONCLUSION**

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



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**LAND AT HOLLY GROVE HATCH END**      **Item: 2/04**  
**P/2739/05/CFU/DC3**  
Ward      HATCH END  
CONSTRUCTION OF 5 DETACHED HOUSES WITH ACCESS FROM HOLLY GROVE

**Applicant:** MR T GALLAGHER  
**Agent:** GILLETT MACLEOD PARTNERSHIP

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## **RECOMMENDATION**

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

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

1 The 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 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.

4 The development hereby permitted shall not commence until details of five homes within this scheme, built to 'Lifetime Home' and / or 'Wheelchair' standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

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 Windows to the ground floor side elevations of house numbers 1, 3 and 4 shown on drawing numbers: 05/2347/2A, 05/2347/4B & 052347/11A, windows on the first floor side elevation to house number 1 shown on drawing 05/2347/3A must be glazed in obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON: In the interests of neighbouring amenity.

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

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

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

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

10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

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

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

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

13 The proposed garage(s) and parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

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

REASON: To ensure that adequate drainage facilities are provided.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and New Development
- SH1 Housing Provision and Housing Need
- H4 Residential Density
- H18 Accessible Homes
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

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

### **4 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

**5 INFORMATIVE:**

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.

Tel:- 0645 200800.

**6 INFORMATIVE:**

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

**7 INFORMATIVE:**

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

**8 INFORMATIVE:**

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

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

**INFORMATION**

This application was presented to the Development Control Committee on 17<sup>th</sup> October 2006 and was deferred for a Member Site visit on 18<sup>th</sup> November 2006.

**a) Summary**

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

**b) Site Description**

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

**c) Proposal Details**

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

**d) Relevant History**

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

**Reasons for Refusal:**

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

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

**e) Applicant Statement**

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

**f) Consultations:**

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

**Notifications:**

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

**Summary of Response:**

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

**APPRAISAL**

**1) Standard of Design & Character of Area**

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

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

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

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

**2) Neighbouring Amenity**

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

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

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

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

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

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

**3) Traffic, Access and Parking**

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

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

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



**4) Provision of Housing, Density and Accessibility**

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

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

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

**5) Consultation Responses**

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

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

**CONCLUSION**

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

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**3 PINE CLOSE, STANMORE**

**Item: 2/05**

**P/2635/06/CFU/LW**

Ward STANMORE PARK

1ST FLOOR/2-STOREY SIDE EXTENSION, TWO STOREY FRONT EXTENSION,  
EXTERNAL ALTERATIONS INCLUDING PROVISION OF BALUSTRADING OVER  
SINGLE STOREY FRONT PROJECTION

**Applicant:** MR ISHRAT MALIK

**Agent:** SERGIOS SERGIOU

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## **RECOMMENDATION**

Plan Nos: D-06-030-01 Rev A, 02 Rev A, D-PL-3PC-01

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

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

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

2 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, a scaled Tree Protection Plan showing the fenced off Root Protection Area, in accordance with BS:5837 (2005), and type of protective fencing. The erection of fencing for the protection of the trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto 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. The fencing shall be permanently staked so that it cannot be moved during the demolition and construction process. Nothing shall be stored or placed in any area fencing 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 that the local planning authority considers should be protected.

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

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

4 The extension/building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

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

the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan: EP31, EP33, EP34, SD1, D4, D5 and  
Supplementary Planning Guidance: Extensions - A Householders Guide.

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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](mailto:odpm@twoten.press.net)

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

### **4 INFORMATIVE:**

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

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

lawfulness.

**5 INFORMATIVE:**

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

**6 INFORMATIVE:**

A list of Arboricultural Consultants can be obtained from the Arboricultural Association (01794 368717 / [www.trees.org.uk](http://www.trees.org.uk))

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Impact on Area of Special Character (EP31)
- 2) Impact on the Greenbelt (EP33, EP34)
- 3) Impact on character and appearance of dwelling (SD1, D4)
- 4) Impact on residential amenity (SD1, D5)
- 5) Consultation Responses

**INFORMATION**

**a) Summary**

Statutory Return Type: Householder Development  
Green Belt  
Site Area: Approx 2450m<sup>2</sup>  
Habitable Rooms: 11  
Car Parking: Standard: 2 (maximum)  
Justified: 2  
Provided: 2  
Council Interest: None

**b) Site Description**

- Subject site is ample sized plot of land located at the eastern end of Pine Close, east of Stanmore Hill, within the Green Belt and Harrow Weald Ridge Area of Special Character.
- Site is occupied by large, part 2, part 3 storey, split level detached dwelling which, due to the slope of the site, is accommodated on upper and lower ground floors and on a first floor.
- Dwelling has a red brick finish with aluminium windows and is flat roofed in design, constructed in 1972.
- The large rear/side garden accommodates a lake to the south of the property.
- Applicant property is surrounded by similar large detached houses set within ample sized plots of land.

**c) Proposal Details**

- First floor / two storey side extension and two storey front extension to facilitate an integral garage, living/dining room, kitchen, three bedrooms, ensuite and two bathrooms.
- The side extension will occur above an existing ground floor portion and then continue as a two storey extension for an additional 5.3m from the side of the dwelling.
- The front extension will protrude 2.5-3m from the existing front wall for 16m, creating a balcony with balustrading.
- On the ground floor, an additional 80m<sup>2</sup> is proposed, on the first floor 148m<sup>2</sup>
- Existing red/brown tiled cladding at first floor level would be removed and replaced with a rendered finish.
- All existing windows to be replaced with powder coated aluminium framed casement windows.
- Glazed balustrading will be provided to existing roof terrace and Juliette balcony.

**Revisions to Previous Application**

Following the previous decision (P/71/06/CFU) the following amendments have been made:

- The proposed extension has increase in size, previously the ground floor extension was 76m<sup>2</sup> and the first floor 120m<sup>2</sup>
- Integral garage has been included in scheme, previously parking was provided on drive.
- Additional bedroom and bathroom on first floor.
- Balustrading has now been provided on existing roof terrace.

**d) Relevant History**

P/71/06/CFU	Single and two storey extension	GRANTED 28-JUN-06
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**e) Applicant Statement**

- Property will be used as single family dwelling house, will accommodate a large family with applicant's parents requiring their own living space.

**f) Consultations:**

- **Environmental Agency:** No Response
- **Stanmore Society:** No Response

**Notifications:**

Sent:	Replies:	Expiry:
27	0	17-OCT-06

**Summary of Response:**

- None

## APPRAISAL

### 1) Impact on Area of Special Character

The proposal is located within the Harrow Weald Ridge Area of Special Character, and as such importance is placed on the protection and preservation of the architectural, historical and natural features of the area.

This proposal is considered to protect and enhance the features of the subject site, being both architectural and natural. No trees will be removed from the site in order to facilitate the extension, the lake will not be effected and the appearance of the extensions are in keeping with the character of the dwelling. There will be no detrimental effects on the setting, skyline or openness of the site.

### 2) Impact on the Greenbelt

In relation to the extensions to buildings within the green belt, Policy EP34 outlines assessment criteria, listed and discussed below.

- a) Minimise adverse environmental impact on the green belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

The importance of the subject site is in its greenness and openness and any extension would need to maintain these features. The proposal has an acceptable increase in building footprint and only a minimal height increase of 750mm. The majority of the floor area of the proposal occurs at first floor level, above the existing ground floor. The height increase is considered acceptable given the slope of the site and split level nature of the original dwelling and will not impact on the space around the dwelling. The increase in size over and above the original building is as set out below.

	Original	Existing	% Over Original	Proposed	% Over Original
<b>Footprint (m<sup>2</sup>)</b>	257m <sup>2</sup>	257m <sup>2</sup>	0%	337m <sup>2</sup>	31%
<b>Floor Area (m<sup>2</sup>)</b>	485m <sup>2</sup>	485m <sup>2</sup>	0%	713m <sup>2</sup>	47%

It is considered that the resulting floor area and footprint would be not be disproportionate to the existing building and would not have an impact on the open character of the site. The extension is considered to be proportionate to the size of the plot and result in an acceptable increase in site coverage, that ensures the open nature of the site is retained.

Furthermore, the proposal is only slightly larger than what was previously approved by the Council earlier this year, which was a 29.8% increase in footprint and a 40.59% increase in floor area. The main difference in the scheme is providing an integral garage, where previously parking was provided on the drive.

- b) Will not result in disproportionate additions over and above the size of the original dwelling.

The extensions are not considered to be excessive given the size of the original dwelling, and are generally subservient when compared to the existing mass of the dwelling. The extension is well designed so that it blends with the appearance of the existing building, ensuring the overall character of the proposal is maintained.

- c) Contributes to the reduction of any existing environmental problems on the site.

There are no known environmental problems on the site, however the lake in the rear yard, with its flows in and out of the adjacent plots, provides an important natural feature. The proposal will occur at the opposite end of the plot from the lake and it is not expected that the extensions will detrimentally impact on this feature.

### **3) Impact on character and appearance of dwelling**

Pine Close is a small street with three dwelling houses, all of which are large and incorporate distinct appearances. The proposal will have a prominent position at the end of the street but is not considered to create a detriment impact on the streetscene. The site slopes downwards, below the level of the street, and as such the extension will not appear overbearing. Furthermore, the extension remains well stepped back from the front boundary, maintaining the openness of the street.

The subject building has an unusual 'box' design, which has remained un-extended since its construction. The proposal has respected this design and has successfully incorporated the architectural features of the dwelling.

The previous approval included a condition specifying the retention of the existing wall and hedge, which is located on the northern boundary, adjacent to the existing garage. This proposal will result in the removal of the wall with the extension being located in approximately the same place, the hedge will remain. This is considered acceptable as the existing wall does not have any amenity, character or green belt values and the surrounding hedges will be retained.

### **4) Residential Amenity**

The existing boundaries to the north, south and east of the dwelling are tree lined with mature trees and substantial shrub growth and any development on site would not impinge on properties adjoining these boundaries. The new front

balcony will overlook the street, with no opportunity for any overlooking for No 2, except for the front yard area. Therefore it is not considered that the proposed works would result in any negative impact on local residential amenity.

The proposal will not impinge on the private amenity space, which will remain adequate for the future occupiers of the dwelling.

#### **5) Consultation Responses**

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

- None

#### **CONCLUSION**

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



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

Ward CANONS

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

**Applicant:** MR F STEINBERG

**Agent:** D PEDDAR

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## **RECOMMENDATION**

Plan Nos: 060115/01

### **1) INFORM** the applicant that:

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

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

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

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

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

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

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

2 A formal decision notice, subject to the planning conditions noted below, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

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

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

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

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

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

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

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

- (a) the boundary.

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

REASON: In the interests of amenity and highway safety.

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

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

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

REASON: To prevent the increased risk of flooding.

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

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

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

The boundary treatment shall be completed:

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

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

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

9 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

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

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

#### 4 INFORMATIVE:

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

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

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### **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

### **INFORMATION**

This application was presented to the Development Control Committee on 17<sup>th</sup> October 2006 and was deferred for a Member Site visit on 18<sup>th</sup> November 2006.

#### **a) Summary**

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

#### **b) Site Description**

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

**c) Proposal Details**

- Outline application - details relating to the access and siting of the proposed development have been submitted for determination
- Development of 6 retirement flats in 2 x 2 storey blocks
- Block A comprising 4 flats situated beyond rear boundaries of nos.129-131 Whitchurch Lane
- Smaller Block B block comprising 2 flats situated to east of site adjacent to Kent House
- Access enters site behind no.123 with 7 designated parking spaces
- Access to be widened at narrowest point from 3.75m to 4.8m

**d) Relevant History**

Land r/o 123/135 Whitchurch Lane

P/2928/03/DFU	Detached bungalow with parking space and access	GRANTED 06-FEB-04
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Nos. 131/133 and land at rear

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

P/2723/04/COU	Outline: Redevelopment: 2 x 2 storey blocks to provide 8 flats and chalet bungalow with access and parking	REFUSED 11-FEB-05 APPEAL DISMISSED 27-JUL-05
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P/653/05/COU	Construction of 4 chalet bungalows with access from Stratton Close and car parking	REFUSED 19-MAY-05
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**Reasons for Refusal:**

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

**e) Applicant Statement**

- Highway Statement provided by Traffic Consultants acting for the applicant
  - Introduction and description of site and surrounding road network
  - Survey of existing traffic conditions:  
Survey carried out 10-MAR-2005 between 07.00 – 19.00 hours:  
10 vehicles emerging from Stratton Close onto Whitchurch Lane  
9 vehicles entering from Stratton Close from Whitchurch Lane  
All vehicles associated with 26 garage court in Stratton Close
  - Proposed access arrangements  
Stratton Close to be widened at narrowest point from 3.75m to 4.8m to permit 2 cars to pass at any point
  - Traffic projections for proposal / previously approved scheme  
Obtained from latest available version of TRICS database  
Average daily 24 hrs trip rate of 8.44 per dwelling, relating to previously approved single residential dwelling on this site.  
Average daily 24 hrs trip rate for 8 retirement flats of 8 vehicle movements per day, relating to proposed scheme.
  - Conclude that vehicular movement would be no greater for the proposed development than the current approval for a single residential dwelling on the site.

**f) Consultations:**

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

**Notifications:**

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

**Summary of Response:**

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

**APPRAISAL**

**1) Appearance and Character of Area**

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

The proposed 2 storey blocks would relate to the 3 storey blocks of Kent House, Dover House and Dudley House, which surround the site to the north. It

is hence considered that the proposed blocks would not appear out of character in the locality.

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

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

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

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

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

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

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

The available data from the submitted highway statement and obtained from the TRICS database, indicate that, on a daily basis, the 6 retirement flats could be expected to generate 8 vehicle movements per day (4 arrivals / 4 departures). Relating to the previously approved single dwelling on the site, the data indicates that an overall daily 24-hour trip rate for a privately owned dwelling is 8.44 vehicle movements per dwelling. It can therefore be concluded that on the basis of this highways information, the predicted number of



vehicular movements for 6 retirement flats would be no greater than the predicted number for the previously approved single residential dwelling. The Councils Highways & Transportation Division have been consulted and are satisfied with submitted data.

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

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

### **3) Parking and Access**

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

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

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

### **4) Consultation Responses**

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

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

**CONCLUSION**

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

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**40 FAIRVIEW CRESCENT, HARROW**

**Item: 2/07**

**P/1676/06/DFU/PDB**

Ward RAYNERS LANE

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

**Applicant:** MR K MARCELLE

**Agent:** BENJAMIN ASSOCIATES LTD

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## **RECOMMENDATION**

Plan Nos: 001, 002, 003A & 004

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

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

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

2 Notwithstanding the forecourt details shown on Drawing No: FA/40/02/Rev B the development hereby approved shall not commence until a metric scale drawing detailing the hard and soft landscaping of the forecourt, to include the provision of a disabled persons' parking bay, pedestrian and disabled access to the building, have first been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works so agreed have been implemented.

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

EP25 Noise

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

### **4 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net) Website:  
<http://www.safety.odpm.gov.uk/bregs/walls.htm>

## 5 INFORMATIVE:

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

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

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## MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (SD1, D4, D5 & EP25)
- 2) Conversions of Houses and Other Buildings to Flats (H9)
- 3) Accessible Homes (H18)
- 4) Parking Standards (T13 & D9)
- 5) Consultation Responses

## INFORMATION

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

This application was presented to the Development Control Committee on 17<sup>th</sup> October 2006 and was deferred for a Member Site visit on 18<sup>th</sup> November 2006.

### a) Summary

Statutory Return Type: Minor Development

Conservation Area:

Habitable Rooms: 6

Car Parking: Standard: 3

Justified: 2

Provided: 2

Council Interest: None

### b) Site Description

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

- dormers
- White rendered

**c) Proposal Details**

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

**Revisions to Previous Application:**

Following the previous decision the following amendments have been made:

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

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

**d) Relevant History**

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

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

P/1681/06/DFU	Alterations to roof to form end-gable and rear dormer	GRANTED 15-SEP-06
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**e) Applicant Statement**

- None

**f) Consultations:**

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

**Notifications:**

Sent:  
15

Replies:  
2 & 1 petition of 16 signatures

Expiry:

18-JUL-06

**Summary of Response:**

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

**APPRAISAL**

**1) Standard of Design and Layout**

Alterations to Roof to Form End-Gable and Rear Dormer

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

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

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

By reason of the staggered relationship between the application property and no. 42, to the east, and the existing two-storey side extension to the side of that neighbouring property, the proposal gable would add considerable height and bulk to the flank elevation when viewed in the outlook of the adjacent rear first floor window. There could also be some late afternoon overshadowing of this window. Approved floor plans for no. 42 show that this window serves a living room to the first floor flat and that the room is also served by a window to the front. It is considered that the window to the front is the 'protected' window,



being the principle source of outlook to the room and, although north-east facing, in all probability the main source of ambient daylight. In these circumstances it is not considered that the impact of the proposal on the residential amenity of the occupiers at no. 42 would be so significant as to justify withholding planning permission.

## **2) Conversions of Houses and Other Buildings to Flats**

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

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

works on the forecourt, to include the housing of the wheelie bins, boundary treatment and disabled persons' access, it is considered that the amended proposal would have a satisfactory appearance in the street scene. Such details could be required by condition in the event of an acceptable, revised proposal. It is proposed to store refuse bins at the rear and this is also considered to be acceptable.

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

### **3) Accessible Homes**

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

### **4) Parking Standards**

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

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

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

### **5) Consultation Responses**

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

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

**CONCLUSION**

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

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**16A UXBRIDGE RD, STANMORE**

**Item: 2/08**

**P/822/06/CFU/MRE**

Ward STANMORE PARK

RE-DEVELOPMENT TO PROVIDE 3 FLATS IN 2 STOREY BUILDING WITH ROOMS IN ROOF, ACCESS, PARKING

**Applicant:** MR BOWRY

**Agent:** ARABLU ARCHITECTS

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## **RECOMMENDATION**

Plan Nos: 0141 02, 0141 03 B, 0141 04 B, 0141 05 B & Location Plan

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

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

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 0141 04 B, 0141 05 B shall be installed in the front, flank & rear wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The development hereby permitted shall not commence until 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.

4 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

5 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.

6 The development hereby permitted shall not be occupied until visibility is provided to the public highway in accordance with dimensions to be first agreed in writing by the local planning authority. The visibility splays thereby provided shall thereafter be retained in that form.

REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

7 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.

8 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.

9 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.

10 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with para (i) above),

and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

T15 Servicing of New Developments

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Minor Development

Site Area: 0.08ha

No of Residential Units: 3

Car Parking: Standard: 5  
Justified: 5  
Provided: 5

Council Interest: None

**b) Site Description**

- Vacant Site, following the demolition of a chalet bungalow, situated on the northern side of Uxbridge Road
- Part 4 storey apartment block situated adjacent east, known as Riverine Lodge
- Part 3 storey apartment block situated adjacent west, known as The Chantries
- Detached house and garden to rear known as Caprice, fronting Old Lodge Way
- Large oak tree situated to front on northerly flank boundary covered by TPO

**c) Proposal Details**

- Redevelopment to provide 2 storey building with habitable roof space to comprise 3 flats with 5 parking spaces
- Existing vehicular access to be retained
- Communal rear garden area of 165m<sup>2</sup>

**d) Relevant History**

P/1078/03/CFU	Demolition of house and replacement with 4 storey building with basement parking to provide 4 flats	REFUSED 04-AUG-03
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APPEAL  
DISMISSED

**Reasons for Refusal:**

1 The proposal would represent a cramped overdevelopment of the site by reason of inadequate space around the building, rear garden depth and usable rear amenity space to the detriment of the character of the locality.

2 The proposal, by reason of excessive size and bulk, and extent of hardsurfacing, would be unduly obtrusive, out of character and result in a loss of light and overshadowing to the detriment of the street scene and the amenity of adjoining residents.

3 The proposal by reason of its size, bulk and position of balconies, would give rise to overlooking and a loss of privacy to the detriment of the amenity of adjoining residents.

4 The proposal would result in the unacceptable loss of trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality.

P/2824/04/CFU	Demolition of house and replacement with 3 storey detached building to provide 3 flats with access and parking	REFUSED 26-APR-05
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**Reasons for Refusal:**

1 The proposal would represent a cramped overdevelopment of the site by reason of inadequate space around the building, insufficient rear garden depth and usable rear amenity space to the detriment of the character of the

locality.

2 The proposal, by reason of excessive size and bulk, and extent of hardsurfacing, would be unduly obtrusive, out of character and result in a loss of light and overshadowing to the detriment of the street scene and the amenity of adjoining residents.

3 The proposal by reason of its size, bulk and position of balconies, would give rise to overlooking and a loss of privacy to the detriment of the amenity of adjoining residents.

4 The proposal would result in the unacceptable loss of trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality.

### **Revisions to Previous Application:**

Following the previously refused application (P/2824/04/CFU) the following revisions have been made:

- Revised forecourt surface treatment – ‘no dig’ method
- Reduction in scale of proposed building – from 3 stories with flat roof to 2 stories with pitched roof & decreased width of building to front
- Reduction of balconies
- Increase in rear garden area

### **e) Applicant Statement**

- Planning and Design Statement

### **f) Consultations:**

- **Highways Engineers** - No objection
- **Thames Water** – No objection

### **Notifications:**

Sent:  
53

Replies:  
6

Expiry:  
17-MAY-06

### **Summary of Response:**

loss of light; overlooking; parking; traffic congestion

## **APPRAISAL**

### **1) Appearance and Character of Area**

This section of Uxbridge Road is primarily residential. Both adjacent buildings are substantial flatted developments of modern style with facing brickwork, occupying wide sites and with generous spacing to the boundaries. Beyond these buildings and across the road there is a diversity of residential accommodation of varying type, style and size.

In the streetscene the new building would be viewed in the context of the 2 adjacent 3 storey blocks. The building would be set back approximately 22m from the front boundary. At this depth the new building would respect the



front building line of the southerly adjacent building known as The Chantries and would sit well behind the northerly adjacent building known as Riverine Lodge. It is considered that this proposed siting would respect the character of deep set backs of properties that defines this part of Uxbridge Road.

At first-floor the proposed building would be spaced 2.2m to the front from the southerly flank boundary, reducing to 1.5m to the rear. From the northerly flank boundary the front corner of the building would be spaced 3.7m. A rear element set 6.3m behind the front corner would be spaced 1.5m from the boundary.

This siting offers increased spacing around the building from previously refused applications on the site and is considered to be adequate. While spacing to the boundary is to a lesser degree than that the 2 adjacent blocks it is appreciated that the proposed building is substantially smaller and set within a narrower site.

A pitched roof design is proposed, pitching away from the shared boundary with adjacent properties. This serves to reduce the visual bulk of the building from that of previously refused application which proposed a flat roof at 3 stories, as viewed from the street scene and the adjacent properties.

#### Landscaping / trees

The scheme proposes a 'no-dig' solution to surface treatment of the front forecourt as a revision to concrete paved blockwork as proposed in previously refused applications. The 'no-dig' method would provide a geo-textile membrane capable of carrying vehicular traffic. This solution is considered to be adequate in ensuring the survival of trees to the front of the site, and more specifically the protected large oak located in Riverine Lodge, close to the northerly boundary. The proposed access is the same as previously existed on the site and has not been significantly enlarged to provide additional parking spaces. It is considered that the forecourt proposal would not significantly have any more visual impact than the gravelled access that previously existed on the site or endanger the survival of trees. The council's Landscape Officer approved the proposed method and raised no objection.

## **2) Residential Amenity**

Windows to habitable rooms in The Chantries would face the southerly flank wall of the proposed building at ground and first-floor. The spacing between buildings at the point of the window would be 9m and hence the proposed building on this side would not transgress a 45° splay taken from the ground floor window.

This flank elevation would have minimal glazing comprising 2 bathroom windows on ground and first floors. The high level windows would be small and of obscured glazing and by their nature are considered to not present any issue of overlooking.

A balcony is proposed in the rear elevation on this side that would be spaced 1.5m from the shared boundary with The Chantries. The balcony would be

enclosed with a flank wall on the side facing The Chantries. This screening is considered to sufficiently reduce the outlook to the side amenity space of The Chantries from the balcony and is considered to be acceptable.

Glazing in the main facing rear elevation would comprise triple casement dormer windows in the rear roof slope and a large triple casement window at first-floor as well as full-height windows at ground floor. There would be a minimum of 15m between the closest aspects of the rear of the new building and the rear boundary shared with residential accommodation known as Caprice situated to the rear of the application site. This spacing is considered to be sufficient in avoiding any issue of overlooking on the rear amenity of this dwelling.

The flank elevation facing Riverine Lodge would comprise 2 bathroom windows on ground and 1 at first floor. Again these would be high-level windows and would be small and of obscured glazing and by their nature are considered to not present any issue of overlooking.

On this side the rear section of the proposed building would be at the level of an extensive raised patio area and spaced 5m from it. Where the rear of Riverine Lodge begins the flank of the proposed building would be set in a further 2.2m resulting in a 3.7m spacing to the boundary. This would result in a spacing of over 11m between the buildings. This flank wall of Riverine Lodge comprises secondary windows serving habitable rooms and WC windows. It is considered that the spacing negates any adverse impact on these windows by way of overshadowing or outlook from them.

A small garden to the front and main garden to the rear would provide 215m<sup>2</sup> of communal garden area. The level of useable amenity space is increased from the previously refused application and is considered to be adequate for provision for 3 flats.

#### Waste Storage

Two enclosed storage areas are provided to the front of the building adjacent on the northerly flank boundary. This provision is considered to be sufficient for the proposed level of accommodation and its location is considered to provide practical access for location.

### **3) Parking and Access**

The proposal would meet the Council's parking standards and there would be adequate visibility at the entrance. No objections are therefore raised on this part of the proposal.

### **4) Consultation Responses**

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

- Traffic congestion – The proposal would not significantly increase traffic pressure in the area
- All other issues 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.

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**OPEN SPACE AT JUNCTION OF  
WHITCHURCH LANE AND HONEYPOT  
LANE, EDGWARE**

Item: 2/09

P/1574/06/CFU/ML1

Ward CANONS

CHANGE OF USE FROM COMMON LAND TO HIGHWAY LAND TO FACILITATE  
CONSTRUCTION OF CYCLE LANE

**Applicant:** LONDON BOROUGH OF HARROW - ROAD SAFETY TEAM

**Agent:** BARRY PHILIPS

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**RECOMMENDATION**

Plan Nos: LBH/TM/JA/009, LBH/TM/JA/010

**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.

**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:

EP11 Development within Floodplains

EP28 Conserving and Enhancing Biodiversity

EP47 Open Space

T10 Cycling

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Change of use (EP11, EP28, EP47, T10)
- 2) Residential Amenity
- 3) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Change of Use

Council Interest: Applicant is Harrow Council

### **b) Site Description**

- Thin strip of land adjacent to a pedestrian pavement on the northern edge of open grassland on the south eastern corner of the Whitchurch Lane and Honeyput Lane junction.
- Edgware Brook runs through part of this designated Open Space, to the south of the proposal site.
- The application site lies within a Site of Nature Conservation Importance and a Flood Plain.

### **c) Proposal Details**

- The change of use of a 52m long strip of land (maximum width 1.2m) which runs along the northern edge of the open space, on the southern side of Whitchurch Lane, from common land to highway land to facilitate the construction of a cycle lane.

### **d) Relevant History**

P/2245/06/COU Formation of footpath and associated landscaping, current application

RECEIVED  
8-AUG-06

P/2246/06/COU Formation of footpath and associated landscaping, current application (duplicate)

RECEIVED  
8-AUG-06

### **e) Applicant Statement**

- None

**f) Consultations:**

- **Environment Agency:** Unable to respond
- **Three Valleys Water:** No response
- **Thames Water :** No objection with regard to sewerage infrastructure
- **Highways:** No objection

**Notifications:**

Sent:	Replies:	Expiry:
29	1	16-OCT-06
Site Notice		11-OCT-06

**Summary of Response:**

- Overdevelopment of residential area; detrimental to quiet suburban area; object to change of use from residential to business; detrimental effect on highway safety; what arrangements have been made regarding the flood plain?

**APPRAISAL**

**1) Change of Use**

This proposal would see a thin strip of land converted from its current common land use to highway land in order to facilitate the construction of a cycle lane. This thin strip of grassed land sits on the edge of the designated Open Space and as such its conversion would not be detrimental to the appearance of the wider area, this land currently being adjacent to the pavement on the southern side of Whitchurch Lane. Although this site is within a designated Flood Plain it is not deemed that such a small increase in hard surfacing likely to result from this change of use would be detrimental.

The site is also within a Site of Nature Conservation Importance and in this way the Council's policies aim to conserve and enhance biodiversity. As the strip of land is located on the edge of the site, is small in size and is sited some distance from Edgware Brook (the main feature of the Open Space and Site of Nature Conservation Importance) it would not, however, be detrimental to allow this change of use. The Council's transport planning policies support the development of cycle routes and in this way the change of use of this small strip of land would help achieve this aim; there are no objections from the Council's Highways Engineer.

**2) Residential Amenity**

Council policies aim to protect areas of Open Space within the Borough to the benefit of resident's amenity space needs. This change of use would represent only a very small loss of Open Space, however, and would be balanced by the benefits to residents brought by the installation of a new cycle lane.

**3) Consultation Responses**

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

- Overdevelopment of residential area; detrimental to quiet suburban area;

- object to change of use from residential to business.

There is no change to a business use proposed and this development would not be detrimental to the character 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 grant.

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**BRIDLE COTTAGE, BROOKSHILL P/2177/06/CFU/GL**  
**DRIVE, HARROW WEALD**

Item: 2/10

Ward HARROW WEALD

INSTALLATION OF TIMBER GATE ALONG THE STREET FRONTAGE

**Applicant:** MR N FITZGERALD

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## **RECOMMENDATION**

Plan Nos: Drawing nos. Site Plan; 318J (Received 19-OCT-2006)

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

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

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

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

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

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

D14 Conservation Areas

D16 Conservation Area Priority

### **2 INFORMATIVE:**

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.



## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Householder  
Green Belt  
Conservation Area: Brookshill Drive and Grimsdyke Estate  
Listed Building Grade II  
Area of Special Character  
Council Interest: None

### **b) Site Description**

- Single-storey cottage, formerly built to serve to Copse Farm, with No 2 Bridle Cottages attached
- Dwelling is set in Brookshill Drive and Grimsdyke Estate Conservation Area, Green Belt, Harrow Weald Ridge Area of Special Character
- Property is a Statutorily Listed Building Grade II
- Property is sited on north side of Brookshill Drive, an unmetalled road
- Property has a low (1m) high white timber picket-style fence at part of front boundary, with hedging at remainder
- Driveway at eastern flank gives access to No 2 Bridle Cottages and garage at rear
- Area is characterised by detached dwellings and farm buildings in a village-like rural area

### **c) Proposal Details**

- Installation of a timber gate consisting of two openable panels, 1.5m high and 3.5m wide (combined) at street frontage

### **d) Relevant History**

P/1500/05/CLB	Listed building consent: replacement weatherboarding, external door and windows and internal alterations	GRANTED 13-APR-06
P/1322/05/CFU	Detached timber garage	GRANTED 11-NOV-05

Item 2/10 : P/2177/06/CFU continued...

P/1049/04/CFU    Single storey rear extension.

REFUSED  
16-JUN-04  
APPEAL  
WITHDRAWN  
30-MAR-05

**Reasons for Refusal:**

1. The proposal would adversely affect the character of building to the detriment of the conservation area and the area of special character
2. The extensions and alterations to the grade ii listed building would damage the harmony, openness and appearance of the building and surrounding area of special character located in the green belt

P/1098/04/CLB    Listed building consent: single- storey rear extension.

REFUSED  
16-JUN-04  
APPEAL  
WITHDRAWN  
30-MAR-05

**Reasons for Refusal:**

1. The proposal would adversely affect the character of building to the detriment of the Conservation Area and the Area of Special Character
2. The extensions and alterations to the Grade II Listed Building would damage the harmony, openness and appearance of the building and surrounding Area of Special Character located in the Green Belt

**e) Applicant Statement**

- None

**f) Consultations:**

- English Heritage
- Stanmore Society
- Conservation Area Advisory Committee
- Highways

<b>Advertisement:</b>	Character of Conservation Area Setting of a Listed Building	Expiry: 07-SEP-06
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**Notifications:**

Sent:	Replies:	Expiry:
5	0	30-AUG-06

**Summary of Response:**

- **Conservation Area Advisory Committee:**
  - “Gate will block view of interesting building and landscape at the front. We do not want solid gate and it is too high. It would be better with a 5-bar gate which was lower and white to match the picket fence”
  - NB – CAAC comments received in respect of original proposal for 1.8m high solid gates.
- **Design and Conservation Officer**
  - Gate to be made by same joinery company that crafted and installed oak garage doors and wooden side entrance doors, so quality not an issue
  - Gates appear too high, would prefer height of 150cm, or in line with hedgerow
  - No objection to design, colour, materials or siting of the gate, which would preserve the character and appearance of the Conservation Area
- **English Heritage**
  - This application should be determined in accordance with National and Local Policy guidance, and on the basis of Harrow Council’s specialist Conservation advice
- **Highways**
  - No objection
- **Stanmore Society**
  - No reply received

**APPRAISAL**

**1) Green Belt Land and Area of Special Character**

Harrow’s Unitary Development Plan policy requires that ‘development will be strictly controlled within the green belt to ensure that such land remains primarily open and existing environmental character is maintained or enhanced’.

The property stands in a part of the Green Belt characterised by agricultural and ancillary buildings. The immediate vicinity has been developed since the latter part of the nineteenth century, and the area retains a rural feel. There is a variety of entrance gates in use on Brookshill Drive and the path leading on to Old Redding. Copse Farm (opposite) has a white 5-bar gate 1.5m high. 1 Brookshill Cottages (the neighbouring property) has a 1.8m high solid gate, while 2 Brookshill Cottages has a brown-stained 5-bar gate. The proposed gates would be constructed to match the picket fence at front of premises and are considered to be in keeping with the pattern of development in the locality.

They are also considered to maintain the existing environmental character of this part of the green belt.

With regard to the area of special character, the Council will protect skylines and views from intrusive development and ensure that redevelopment schemes preserve or improve the character and appearance of the area. The proposed gate would be in keeping with the pattern of development in the locality. The open picket style of construction would help preserve the view of the interesting building and would not impact on the skyline. As such they are considered to preserve the character and appearance of the area.

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

Bridle Cottages are set in the Brookshill Drive and Grimsdyke Conservation Area. This part of the Conservation area is characterised by agricultural and ancillary buildings.

Council policy is to preserve or enhance the character or appearance of Conservation Areas. The proposed gate will be similar to that of the neighbouring Brookshill Cottages. It is considered that the timber would be of good quality and respectful of the Conservation Area. The proposed gates are in keeping with the pattern of boundary treatments in the vicinity and are considered to preserve and enhance the character and appearance of the Conservation Area.

## **3) Listed Buildings**

Bridle Cottages are Grade II Statutorily Listed Buildings.

Council policy is to ensure the protection of the Borough's stock of Listed Buildings and to preserve their special interest, by only permitting developments within the curtilage of Listed Buildings that do not detrimentally affect their setting.

As noted in previous sections, the proposed gates are considered not to detrimentally affect the setting of the Listed Building.

## **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.

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**THE HOLLIES, 36 OXHEY LANE**

**Item: 2/11  
P/1707/06/CFU/JW**

Ward HARROW WEALD  
CONSERVATORY AT REAR AND DEMOLITION OF EXISTING GARDEN SHED

**Applicant:** MR & MRS D GOLD  
**Agent:** JONATHAN FISZPAN AGI ARTS

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## **RECOMMENDATION**

Plan Nos: 391/1; 391/2; 391/4 (Revision A); 391/5

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

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.

## **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

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

EP33 Development in the Green Belt

EP34 Extensions to Buildings in the Green Belt

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Areas of Special Character, and Green Belt (SEP6, EP33, EP34)
- 2) Standard of Design and Layout (SD1, D4)
- 3) Impact upon residential amenity
- 4) Consultation Responses

## **INFORMATION**

This application was deferred from the 17-09-2006 Committee for consultation with the neighbouring borough.

### **a) Summary**

Statutory Return Type: Householder  
Green Belt Yes

Site Area: 1649.33m<sup>2</sup>  
Council Interest: None

**b) Site Description**

- Two storey detached property on north east side of Oxhey Lane, Harrow Weald
- Last house in a run of similar development on this side of Oxhey Lane – open land outside the Borough boundary adjacent to north side
- Detached outbuilding at the southeastern corner of the site, for which a certificate of lawful existing development has been obtained (P/455/06/DFE).

**c) Proposal Details**

- Permission sought for a conservatory to the rear of the property, glazed on all sides.
- Maximum depth of 4.45m and width of 4.6m (17m<sup>2</sup>)
- Finished with a part ridged, part crowned roof, 3.4m in height at the ridge and 2.2m at the eaves.
- Situated towards the north of the properties rear wall, 10m from the southern flank wall of the property.
- Demolition of existing detached outbuilding.

**Revisions to Previous Application:**

Following the previous decision WEST/718/01/FUL the following amendments have been made:

- Conservatory to rear of property, glazed on all sides
- Maximum depth of 4.5m, with a width of 12.1m.

**d) Relevant History**

EAST45690/92/FUL	Two storey detached house garage with integral garage	GRANTED 14-DEC-92
WEST/718/01/FUL	Conservatory at rear	REFUSED 21-NOV-01

**Reason for Refusal:**

The proposed conservatory, by reason of the disproportionate extent of additions over and above the size of the original dwelling on the site that would result, would constitute an inappropriate development in the Green Belt and would be harmful to this part of the Green Belt, contrary to the provisions of the adopted Harrow Unitary Development Plan (1994).

P/455/06/DFE	Certificate of Lawful Existing Development: Retention of outbuilding	GRANTED 22-MAR-06
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Operational development of more  
than 4 years

**e) Applicant Statement**

- None

**f) Consultations:**

- **Three Rivers District Council** : No comments to make on the application
- **Hatch End Association** : No comment

**Notifications:**

Sent:	Replies:	Expiry:
1	0	14-JUL-06

## **APPRAISAL**

**1) Areas of Special Character and Green Belt**

The property is located within the Green Belt and is part of the Harrow Weald Ridge Area of Special Character. Harrow Council's Green Belt policies require that proposals to extend buildings should minimise the adverse effect on the Green Belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

Considering the modest size of the conservatory in relation to the house itself and gardens to the rear, the proposal is not considered to result in a disproportionate addition over and above the size of the original dwelling and is in this respect acceptable. In a similar respect, the size of the structure is modest enough to preserve the openness of the Harrow Weald Ridge Area of Special Character. The demolition of the outbuilding further reduces any cumulative impact the development may have upon the character of the area. With no permitted development rights, no other building could be built within the curtilage of the property without the need for planning permission.

**2) Standard of Design and Layout**

The size of the structure ensures that it will not look out of proportion compared to the building of which it will be ancillary. The design of the conservatory blends well into the built form of the original building, and is considered acceptable with regards to the above criteria.

**3) Consultation Responses**

- None

## **CONCLUSION**

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

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**Item: 2/12**  
**GREEN ISLAND LODGE, HILLSIDE ROAD, P/2742/06/CFU/OH**  
**PINNER HILL**

Ward PINNER  
FIRST FLOOR REAR EXTENSION AND ALTERATIONS AT REAR TO FORM  
BALCONY (REVISED)

**Applicant:** MR MEVAN ALWIS  
**Agent:** ANDREW ROSS

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## **RECOMMENDATION**

Plan Nos: 1 x existing plans, 1 x existing elevations, 1 x proposed plans, 1 x proposed elevations, site plan and design and access statement

**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 or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the character or appearance of the Conservation Area.

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

REASON: To safeguard the amenity of neighbouring residents.

4 Before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of measures, including fencing for the protection of the trees shall be undertaken in accordance with plans to be first submitted to and approved in writing by the local planning authority; the fencing 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 prior 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.

5 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have



been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

SD1 Quality of Design

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

EP31 Areas of Special Character

EP33 Development in the Greenbelt

EP34 Extensions to Buildings in the Greenbelt

D4 Standard of Design and Layout

D5 Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

## **INFORMATION**

### **a) Summary**

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

### **b) Site Description**

- Two storey detached property on south side of Hillside Road
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Dwelling sited approximately 1 metre from the eastern boundary shared with Highcroft and 5 metres from west boundary shared with Balblair
- A number of attractive trees are sited along the boundary shared with Balblair – these are not the subject of a TPO but are protected by virtue of the conservation area
- Flat roofed garage at Balblair sited adjacent to the shared boundary
- Existing single storey side to rear extension (sited behind original integral garage and wrapping around the rear of the house); also front porch extension
- Gradient levels fall from east to west, Balblair is located at a lower level

### **c) Proposal Details**

- Proposed first floor rear extension sited adjacent to the western flank boundary shared with Balblair
- It is sited over the existing single storey rear extension
- It would measure 1.89 metres deep beyond the original main rear wall of the subject property and would be 4.35 metres wide
- There are no flank windows proposed
- The roof form over the proposal is a subordinate hipped roof
- Proposed balcony accessed via the proposed first floor rear extension

### **d) Relevant History**

LBH/36745	Single storey rear extensions and front hall extension	GRANTED 21-OCT-88
WEST/443/95/FUL	1 <sup>st</sup> floor rear extension	REFUSED 12-SEP-95

**Reasons for Refusal:**

1. The proposal, by reason of its excessive size, bulk and volume in relation to the original size of the dwelling, would detract from the open character and appearance of this part of the Green Belt, contrary to policies E9 and E10 of the Harrow Unitary Development Plan and the provisions of PPG2.

P/1663/06/CFU	First floor rear extension and alterations at rear to form balcony; single storey side/rear extension to form garage	REFUSED 24-AUG-06
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**Reasons for Refusal:**

1. The proposed development, by reason of the resultant disproportionate extent of additions over and above the size of the original dwelling, would constitute inappropriate development in the Green Belt and would be harmful to the character of this part of the Green Belt, contrary to policies SEP5, SEP6, EP32, EP33 and EP34 of the Harrow Unitary Development Plan.

2. The proposed garage would result in the loss of trees of significant amenity and landscape value which would be detrimental to neighbouring amenities and the character and appearance of the Pinner Hill Estate Conservation Area, contrary to policies SD2, D5, D14 and D10 of the Harrow Unitary Development Plan.

- Amendment to previous proposal Single storey side to rear extension to form garage has been deleted from this revised scheme.

**e) Applicant Statement**

- We have omitted garage from the application so the only volume increase on the property is now the first floor rear extension. I understand this now falls in line with the maximum volume increase guidance for the area.

**Design**

- The small extension proposed on the first floor rear bedroom has been proposed with the intention of blending elegantly into the existing house
- The proportions both in plan and elevation reflect the nature of the existing house and materials have been chosen to match these adjacent
- The generous south facing window frames the secluded garden and the terrace enhances the connection between the inside and the outside
- All junction details will be carefully considered to ensure that the context is respected
- Other elements of the original house will remain unaffected by the works
- All works will comply with required legislation and will be designed to maximise energy efficiency

**Access**

- There is no change proposed to the existing layout and access to or within the house. The expansion of the rear bedroom will enhance any movement within the space. New threshold details will be created flush with ample clear

opening width.

**f) Consultations:**

**Landscape Architect:** No objection provided ground protection tree root protection measures are incorporated in the scheme.

**CAAC:** No objections subject to no overlooking issues

**Pinner Association:** No response

<b>Advertisement:</b>	Character of Conservation Area	Expiry: 02-NOV-06
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**Notifications:**

Sent:  
2

Replies:  
0

Expiry:  
25-OCT-06

**Summary of Response:**

**APPRAISAL**

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

The design and form of the proposed extension at the rear would reflect the character of the original building. Its siting is relatively discreet and the impact on the street scene would be limited.

**2) Impact on Greenbelt**

The proposed extension is of modest proportions and its design / siting would continue to contain the extent of the dwelling within a compact building envelope; there would be no reduction in space between the house and neighbouring dwellings. There would be no further increase in the footprint of the dwelling. In these circumstances it is considered that the proposal would retain the openness and character of this part of the Green Belt and would have no adverse impact on the skyline.

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

	Original	Existing	% Over original	Proposed	% Over original
<b>Footprint (m<sup>2</sup>)</b>	115.71	217.81	88.24%	N/A	N/A
<b>Volume (m<sup>3</sup>)</b>	788	1078	36.8%	1115.13	41.5%
<b>Floor Space (m<sup>2</sup>)</b>	208.11	310.21	49%	326.86	57%

It is considered the proposed additions would not be disproportionate and the proposal therefore constitutes appropriate development in the Green Belt.

**3) Impact on Harrow Weald Ridge Area of Special Character**

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

**4) Neighbouring Amenity and Residential Character**

The proposed 1<sup>st</sup> floor rear extension and rear balcony would be located approximately 5 metres from the western boundary, adjacent to trees, which by virtue of their location in a conservation area have protected status. The trees would provide a screen and mitigate any detrimental impact in relation to this proposal.

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

**5) Consultation Responses**

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

- none

**CONCLUSION**

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

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**8 WELBECK ROAD, SOUTH HARROW**

**Item: 2/13**

**P/2029/06/DFU/OH**

Ward      WEST HARROW

SINGLE AND TWO STOREY SIDE TO REAR EXTENSION TO FORM NEW DWELLING: SINGLE AND TWO STOREY REAR EXTENSION TO EXISTING DWELLING (REVISED)

**Applicant:** MR A AKILAN

**Agent:** MR PRANAM SHAH

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## **RECOMMENDATION**

Plan Nos: 008/WEL/004 REV. B

**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 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

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

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

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

REASON: To ensure satisfactory arrangements for access to the building, and to safeguard the visual amenity of the locality.

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

REASON: To ensure that adequate precautions are taken to avoid noise nuisance

and to safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the appearance of the locality.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development to the existing and new dwelling which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

## **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 Development

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

H18 Accessible Home

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:**

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](mailto:odpm@twoten.press.net)

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

#### 4 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

#### 5 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

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### **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Appearance in the Street Scene (SD1, D4, D5, D9)
- 2) Character of Area (SH1, SH2, SD1, D4, D5, D9)
- 3) Landscaping (D4, D9)
- 4) Residential Amenity (D4, D5)
- 5) Accessible Homes (H18)
- 6) Parking Provision/Highway Safety (T13)
- 7) Consultation Responses

### **INFORMATION**

Details of this application are reported to Committee as one petition objecting to the development has been received and it is recommended for grant.

#### **a) Summary**

Statutory Return Type:	Minor Dwellings
Car Parking:	Standard: 3.4 (overall)
	Justified: 2
	Provided: 2
	88



Council Interest:                None

**b) Site Description**

- Two storey semi-detached dwelling with a small single storey extension at the rear
- Located on north western side of Welbeck Road on a large corner plot at the junction with Twyford Road
- Existing dropped kerb and hard surfaced front garden
- Property on opposite corner, number 7 Welbeck Road has a large single storey side extension with a flat roof, the whole property has been converted into a doctors surgery
- There is an existing garage and dropped kerb at the rear boundary fronting Twyford Road.
- The rear amenity space is approximately 14 metres long and 12 metres in width

**c) Proposal Details**

- Construction of a two storey side extension to the existing dwelling to a width of 5.5 metres from the flank wall and to the full depth of the main house and maintains a gap of 1 metre between the flank wall and the side boundary
- The first floor element is set back for a depth of 1 metre and the roof over is subordinate
- The proposed two storey rear extension is set in 2.7 metres from the corner boundary and wraps around the rear of the existing original two storey rear extension; this element is 800mm in depth beyond the rear wall of the existing two storey rear projection and the roof over is a pitched roof
- It is proposed to add a single storey rear addition onto the two storey rear projection; the depth of this element is 1 metre and 3 metres in height with a flat roof
- Conversion of the side element into a separate house, main entrance door on the front elevation facing Welbeck Road
- Accommodation to provide four habitable rooms (of which, two would be bedrooms)
- Rear amenity space split into two, two off-street parking spaces provided – one for the existing dwelling and one for the proposed dwelling

**d) Relevant History**

<u>15 Twyford Rd</u> P/1710/03/DFU	Two storey side to rear, single storey front and rear extension to provide additional dwelling	GRANTED 29-AUG-03
<u>9 Welbeck Road</u> P/1880/04/DFU	Single and two storey side extension, single storey rear extension and front porch	GRANTED 02-SEP-04

Item 2/13 : P/2029/06/DFU continued...

P/2041/05/DFU	Two storey side, single storey front and rear extension to provide house; single storey rear extension to existing house and parking at front	RECOMMEN- DED FOR GRANT & REFUSED BY COMMITTEE 11-NOV-05
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**Reasons for Refusal:**

1. The proposed additional residential unit would amount to an over-intensive development and occupation of this site and would give rise to an unreasonable increase in residential activity and association disturbance to the detriment of the amenity of neighbouring occupiers and the character of the locality.

**e) Applicant Statement**

- None.

**f) Consultations:**

**Highways Engineer:** No objections but there will be some necessary changes to the existing vehicle crossings that must be carried out by the Council at the expense of the applicant. The applicant should be informed that the highways section has the practice of limiting the width of crossings for domestic property to a max of 3.6 metres measured along the back of the footway.

**1<sup>st</sup> Notifications:**

Sent:	Replies:	Expiry:
15	1	04-SEP-06

+ 1 petition containing a total of 31 signatures objecting to the proposed development – would like to draw your attention to planning refusals at 9 Welbeck Road, character, bulk, prominence, over-intensive development, additional parking, traffic overlooking, noise, residential activity increase

**Summary of Responses:**

character, creating a terrace property, parking and access, restricted access for emergency services

**2<sup>nd</sup> Notifications:**

Sent:	Replies:	Expiry:
15	1	19-OCT-06

**Summary of Responses:**

Still insufficient space for car parking; again reiterate previous objections, character, creating a terrace property, parking and access, restricted access for emergency services

## **APPRAISAL**

### **1) Appearance in the Street Scene**

It is considered that the proposed new house is acceptable with regards to its appearance in the street scene. It is considered that this proposal complies with the policies of the UDP (i.e. SD1 and in particular D4) and the Council's adopted Supplementary Planning Guidance in respect of development on corner property. The flank wall of the development is set 1m from the boundary on the corner, this along with the set back and subordinate roof reduces the bulk and any unreasonable impact that the development may have on the street scene (including Twyford Road). The set in from the corner boundary adequately retains the character of space in the corner plot and reduces its visual impact.

It is recognised that the proposal would have a visual presence in the approach to Welbeck Road from Twyford Road. However it is considered that the length of the rear garden, along with the subordinate design is sufficient to provide a suitable spatial setting for the development without any detrimental impact on the Twyford Road street scene.

### **2) Character of Area**

As a two storey dwelling, the proposal would be consistent with the character of buildings in this locality and while the local form is predominantly semi-detached, the introduction of an end of terrace dwelling is not considered to be significantly at odds with the grain/pattern of development. The depth of the dwelling and its hipped roof form are also considered to be in keeping, and together with the width it would be of a satisfactory bulk in the street scene and therefore in character with the general area.

### **3) Landscaping**

The frontage of the site is currently hardsurfaced. The submitted drawings suggest an indicative scheme of landscaping on the frontage along with a space for refuse storage for the proposed house and the existing dwelling, which is considered to be acceptable in relation to neighbouring amenities. A suggested landscaping condition has been attached to safeguard the appearance and character of the area and to enhance the appearance of the development. In line with this, the extent of proposed hard standing has been reduced on the frontage of 8 Welbeck Road. This then allows for more remedial landscaping on the frontage, greening the development further in the street scene in accordance with policies D4 and D9.

### **4) Residential Amenity**

proposed extensions would have an acceptable relationship with the neighbouring properties (see above). It is considered that the proposed house will not have any unreasonable impact by loss of light to the properties on Twyford Road because of the distance between the properties. The proposed extensions accord with the Householders Supplementary Planning Guidance and therefore it is considered that it would not have any unreasonable impacts

on the amenities of the adjoining occupiers in Twyford Road or Welbeck Road.

The formation of the site along with the single storey rear extensions would curtail the garden of number 8 Welbeck Road to a maximum of 12.5 metres in length and an area in the region of 82m<sup>2</sup>. The proposed dwelling would also have a rear garden depth of 12.5m and a rear garden area in the region of 65-70m<sup>2</sup>. Nearby dwellings in Welbeck Road have similar rear garden areas and layouts. It is considered that the layout and size of the amenity space is indicative of a development that is acceptable with regards to the overall size of the site. PPG3 paragraph 56 states that LPAs should “focus on the quality of the places and living environments being created” and in this case it is considered that the layout and size of the amenity space provides an adequate useable amenity area for future occupiers.

Subject to suitable boundary treatment, that could be required by condition, it is considered that the form and amount of amenity space for the dwelling proposed would be sufficient to protect the amenity and privacy of neighbouring occupiers in relation to ground floor windows and outdoor activity.

The distance from the proposal to the rear boundary is considered sufficient to ensure that overlooking from the window on the first floor rear elevation would be negligible. Likewise the addition of this proposal would not directly overlook the adjoining properties. It is therefore considered that the degree of actual or perceived overlooking would not be detrimental to the privacy amenity of the neighbouring occupiers on Twyford Road or Welbeck Road.

It is acknowledged that activity associated with the site- access/egress at the front and use of the rear garden would intensify as a result of the formation of an additional dwelling of the size proposed. The site is located in an urban area where such activity is to be expected. Furthermore, in view of the generous width and depth of the forecourt at the front and the acceptable size of the rear gardens, it is not considered that there would be any detriment to the amenity of neighbouring occupiers by reason of noise/disturbance or general loss of privacy. Neither is it considered that the increased use intensity would be so significant as to be detrimental to the character of the locality.

## **5) Accessible Homes**

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

**6) Parking Provision/Highway Safety**

It is not considered that there would be an unacceptable increase in the level of traffic along Welbeck Road or Twyford Road as a result of this application. In response to the Highway Engineer's comments amendments to the width of the vehicle access at the front have been sought.

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

**7) Consultation Responses**

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

- 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 grant.

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**PRIORY HOUSE, 95 CLAMP HILL, STANMORE**      **Item: 2/14**  
**P/2299/06/CFU/LW**

Ward      STANMORE PARK

CONVERSION OF STABLE BLOCK INTO SELF-CONTAINED DWELLING HOUSE, INCLUDING DEMOLITION OF CONSERVATORY, SINGLE STOREY REAR EXTENSION, EXTERNAL ALTERATIONS, USE OF COACH HOUSE AND CAR PORT FOR ANCILLARY PARKING

**Applicant:** L JOHNSON

**Agent:** JEREMY PETER ASSOCIATES

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**PRIORY HOUSE, 95 CLAMP HILL, STANMORE**      **Item: 2/15**  
**P/2300/06/CLB/TBW**

Ward      STANMORE PARK

LISTED BUILDING CONSENT: CONVERSION OF STABLE BLOCK INTO SELF-CONTAINED DWELLINGHOUSE, INCLUDING DEMOLITION OF CONSERVATORY, SINGLE-STOREY REAR EXTENSION, INTERNAL & EXTERNAL ALTERATIONS; USE OF COACH HOUSE & CAR PORT FOR ANCILLARY PARKING

**Applicant:** L JOHNSON

**Agent:** JEREMY PETER ASSOCIATES

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**P/2299/06/CFU**

## **RECOMMENDATION**

Plan Nos: 0440/01, 0440/02 Rev B, 0440/03 Rev C

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

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

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

2 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

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

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

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

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

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

5 The proposed garage(s)/parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D13 The Use of Statutorily Listed Buildings
- D20 Sites of Archaeological Importance - Field Evaluation
- D21 Sites of Archaeological Importance - Land Use Management
- D22 Sites of Archaeological Importance - Archaeological Investigation
- EP31 Areas of Special Character
- EP32 Acceptable Land Uses (Greenbelt)
- EP33 Development in the Greenbelt
- EP34 Extension to Building in the Greenbelt
- EP37 Re-Use of Existing Buildings in the Greenbelt
- T13 Parking Standards

### **2 INFORMATIVE:**

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

**3 INFORMATIVE:**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

**4 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

**5 INFORMATIVE:**

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

**6 INFORMATIVE:**

**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.

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## **P/2300/06/DLB**

### **RECOMMENDATION**

Plan Nos: 0440/01, 0440/02 Rev B, 0440/03 Rev C

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

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

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

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

- (a) External and internal doors
- (b) External windows
- (c) External rooflights and new roofing materials if applicable
- (d) All proposed external materials and finishes to the extended and rebuilt sections of the stable block
- (e) New kingpost trusses and steel ties and methods of fixing them to existing fabric
- (f) New internal walls and methods of fixing them to existing fabric

(g) Full details of internal and external repairs

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

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

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

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

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

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

8 Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

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

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

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

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

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

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

### **2 INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising

from building operations, and in particular the limitations on hours of working.

### 3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

### 4 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Impact on Area of Special Character (EP31)
- 2) Impact on the Greenbelt (EP32, EP33, EP34, EP37)
- 3) Impact on the Listing buildings, their setting, character and appearance (SD1, SD2, D4, D11, D13)
- 4) Archaeology (D20, D21, D22)
- 5) Residential Amenity (SD1, SH1, D4, D5)
- 6 Access and Parking (T13)
- 7) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type:	Minor Dwellings; Listed Building Consent;	
Listed Building	Grade II	
Green Belt:		
Habitable Rooms:	6	
No of Residential Units:	1	
Car Parking:	Standard:	2
	Justified:	2
	Provided:	2
Council Interest:	None	

### **b) Site Description**

- Large plot, approximately 5ha with access from Clamp Hill, designated Greenbelt and Archaeological Priority Area.
- Priory House is a Grade II Listed building used as a residential dwelling house. Adjacent to the house is a coach house, former stables and Mulberry Cottage, all within the curtilage of the listed building.
- Mulberry Cottage is separately owned and occupied, with a shared driveway running through the subject land.
- Lower Priory Farm is located to the south and there is some low-density residential development in Clamp Hill.
- The coach house and stables are currently used for storage incidental to the residential use of Priory House.

### **c) Listed Building Description**

- The principal listed building (Priory House) is a 16<sup>th</sup> century timbered farmhouse, possibly using old materials from the medieval priory that Bentley Priory takes its name from and possibly standing on or near the site of the earlier priory building. No archaeological evidence exists for this claim, but the area around Priory House has been designated as an Archaeological Priority Area to ensure that any potential remains are properly uncovered and recorded if any development work takes place.
- The stable block and coach house are also listed by virtue being within the curtilage of Priory House and dating from before 1948. They appear to date to at least the early 19<sup>th</sup> century and have always had an ancillary relationship with the main farmhouse. They have a modest and unfussy appearance, but have significant architectural and historic value as farm outbuildings.
- •The stable block is a long, narrow single storey building, which rises up the slope of the hill towards Priory House. It is constructed from brick and is lime washed/painted white. It has a pitched slate roof supported by timber rafters and purlins. There are a number of timber windows along the south-eastern elevation and stable doors along the north-western elevation, with a couple of later 20<sup>th</sup> century doors installed on the northern elevation facing the coach house. There is also a late 20<sup>th</sup>

century conservatory extension on the south-eastern elevation adjacent to the driveway into Mulberry Cottage. Internally, the stable block is divided into a number of smaller rooms, presumably for housing livestock at one time, although they are now used for storage.

- The coach house is also a single storey brick building, painted/lime washed white with a pitched slate roof. However, it is one and a half times taller than the stable block, with an internal floor to apex measurement of approximately 6.4 metres. There are timber windows on the side elevations, with garage doors on the front. The building is currently used for parking and/or storage space.

Both outbuildings are in a relatively poor condition, with structural cracks and damaged/rotten roof timbers.

**d) Proposal Details**

- Conversion of stables to provide a separate dwelling house with ancillary garage located in the detached coach house .
- The conservatory extension on the stables will be demolished.
- Single storey extension is proposed on southern flank of building. Total increase in building footprint will be 13m<sup>2</sup>, located at the rear of the stable building, on the opposite side of Priory House.
- Proposal will result in three bedrooms, one ensuite, kitchen, living room, dining room, entrance hall and three bathrooms.

**e) Relevant History**

- None.

**f) Applicant Statement**

- The proposal is to provide accommodation for members of the owners family so that they will be on-site to assist in the future care of the owner as he approaches the later years of life.
- The scheme will stabilise the existing severe structural defects that will inevitably lead to the collapse of the buildings and helps to ease the pressure on the need for additional housing in the area through the re-use of an existing under-utilised building.
- The majority of the buildings will remain in-situ, with new kitchen extension that will follow the footprint of and replace the existing dilapidated lean-to conservatory, together with a modest new single storey rear extension, with repairs being made to the structure where necessary, using materials and methods that reflect the historical nature of the building.
- The scheme retains as much of the original fabric and utilises the cellar arrangement of the stables as far as possible. Where it is absolutely necessary to remove dividing walls, it is proposed that brick piers be retained as a feature, projecting beyond the dry lining of the perimeter walls into the new rooms to clearly delineate and reflect the character of the original stables.
- The proposal would be undertaken in a sympathetic and sensitive manner, which would accord with government guidance and UDP

- policies.  
It would reuse existing buildings in the Green belt and would ensure the restoration of curtilage buildings that provide a setting to the main listed building.

f)	<b>Consultations:</b>		
	<b>Thames Water</b>	P/2299/06/CFU	On the basis of the information provided, Thames Water would advise that with regard to sewerage infrastructure there is no objection to the above planning application.
	<b>Three Valleys Water Company</b>	P/2299/06/CFU	No response received.
	<b>English Heritage</b>	P/2299/06/CFU	No response received.
	<b>Society for the Protection of Ancient Buildings</b>	P/2300/06/CLB	No response received
	<b>Ancient Monuments Society</b>	P/2300/06/CLB	No response received
	<b>Victorian Society</b>	P/2300/06/CLB	No response received
	<b>Georgian Group</b>	P/2300/06/CLB	No response received
	<b>Council of British Archaeology</b>	P/2300/06/CLB	No response received
	<b>Stanmore and Harrow } Historical Society }</b>	P/2299/06/CFU P/2300/06/CLB	Area of extension is modest. Materials – timber, painted brickwork and slates are to match so that appearances are maintained. Is site of archaeological importance? Otherwise the Society supports this application.
	<b>Stanmore Society</b>	P/2299/06/CFU	No response received.

**Advertisement** | Extension of Listed Building | Expiry: 13-SEP-06

**Notifications:**

	Sent:	Replies:	Expiry:
P/2299/06/DFU	4	1	01-SEP-06
P/2300/06/DLB	4	0	01-SEP-06

**Summary of Response:**

Stables in question are listed and should not be changed as all historical content will be lost; Rebuilding work will disturb fragile state of Mulberry Cottage; Mulberry Cottage should also be redeveloped, or demolished and relocated; In terms of care arrangements, daughter can live in Priory House, regardless she lives in Camp Hill.

**APPRAISAL**

**1) Impact on Area of Special Character**

The site is located within the Harrow Weald Ridge, and as such importance is placed on the protection and preservation of the architectural, historical and natural features of the area.

This proposal is considered to protect and enhance the features of the subject site, being both architectural and historical. The re-use of the former stables will ensure the longevity of the subject buildings without detrimental affecting the setting, skyline or openness of the site.

**2) Impact on the Green Belt**

This proposal involves the conversion of the former stables into a separate dwelling house, and utilising the coach house as an ancillary garage. A new dwelling within the green belt is not identified as an acceptable land use under the UDP however, it is considered that this application has special circumstances that support the change of use. Specifically as it involves the re-use of existing listed buildings.

Both buildings are listed by reason of being within the curtilage of a Grade II Listed Building (Priory House). Currently the two buildings are in a state of disrepair and have long stopped being used for their original purposes. The coach house is currently used as a garage for Priory House and the stables for storage of household items pertaining to Priory House. If the buildings were to remain in their current usage, it is likely their condition would continue to deteriorate, to the detriment of the character and setting of Priory House, and to the buildings themselves. Furthermore, given the size, design and location of the subject buildings there is limited potential for a redevelopment that would comply with green belt policies, and reverting back to the original stable use is not a reasonable option in the current day.

Policy EP37 of the UDP outlines four criteria for assessing the suitability of re-using buildings in the Green belt, these are listed and discussed below;

- a) Whether any of the buildings have been erected under the general permitted development order within four years.

No buildings have been erected in the last four years, it is noted that the existing conservatory is not part of the original stables but while there is no record of the date of construction, it is well over four years old.

- b) Whether the proposed use has a materially greater impact than the present use on the openness of the green belt and the purposes of including land in it.

The establishment of a second dwelling on the site is not considered to further impact upon the openness of the green belt given that it will occur within existing buildings with only a minimal increase in floor space, no additional buildings are being proposed and the current access and hard surfacing are sufficient to cater for the use. No existing trees or natural features will be disturbed as a result of the conversion further ensuring the open and green character of the site is maintained. The resulting increase in activity to and on the site is likewise not considered to create any significant increase in impact than the present residential use.

- c) Whether the buildings are of permanent and substantial construction and are capable of conversion within major or complete reconstruction.

The proposal does involve building work, however this is related to the restoration of the buildings. The proposed residential use can be incorporated within the buildings without the need for complete reconstruction and the original shape, design and features of the stables have been maintained.

- d) Whether there is a need to withdraw permitted development rights for any subsequent development.

There will be no need to withdraw the permitted development rights of the new dwelling, given that it will be within listed buildings and therefore any future development on the site will require, at the minimum, a Listed Building Consent.

In relation to the extensions to buildings within the green belt, Policy EP34 outlines assessment criteria, listed below.

- d) Minimise adverse environmental impact on the green belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

The proposal is not expected to create an environmental impact upon the greenbelt character as minimal building work is required and all natural features on the site will be retained. The increase in size over and above the original stable is as set out below, the existing conservatory has been included as an extension to the original.



	<b>Original</b>	<b>Existing</b>	<b>% over original</b>	<b>proposed</b>	<b>% over original</b>
<b>Footprint (m<sup>2</sup>)</b>	198m <sup>2</sup>	228m <sup>2</sup>	15	241m <sup>2</sup>	22
<b>Floor Area (m<sup>2</sup>)</b>	198m <sup>2</sup>	228m <sup>2</sup>	15	241m <sup>2</sup>	22

It is considered that the resulting floorspace and footprint would be not be disproportionate to the existing stables and no increase in height is proposed. The total site area is approximately 5 hectares and therefore the nominal increase in site coverage is considered appropriate and will ensure the open nature of the site is maintained.

- e) Relates to extensions to existing dwellings.
- f) Contributes to the reduction of any existing environmental problems on the site.

The proposal will result in the full restoration of the former stable and coach house, which would otherwise continue to deteriorate. The resulting future maintenance and continuing use of the buildings will ensure that the setting and character of the site and Priory House will continue into the future, to the benefit of the listed building and the Harrow Weald Ridge Area of Special Character.

The applicant has suggested conditioning the use so that the new dwelling remains linked to Priory House. However, it is concluded that as the proposed dwelling house would comply with the green belt policies it is not necessary to restrict the proposal in this way.

### 3) **Impact on the character and appearance of the Listing Building and its setting**

In accordance with central government guidance, the ideal use for any listed building is normally the original use for which the building was intended. In that regard, the stable block and coach house outbuildings should ideally continue to be used for storage and agricultural purposes. However, the use of the Priory House site has shifted towards solely residential, and it would be unrealistic and probably unviable to insist that the stable block, for instance, is used only for the storage of livestock. At the same time, one has to be mindful of the structural condition of the outbuildings and consider proposals that would lead to their repair and long-term preservation. As stated in the Listed Building Description, the outbuildings have significant architectural and historic merit and form an important part of the setting of the principal listed building of Priory House. Therefore, the principle of converting the stable block and coach house to

ancillary residential use is considered acceptable from a listed building and conservation perspective.

The proposed alterations and additions to the outbuildings are relatively discreet and sympathetic, allowing the structures to be used as residential spaces whilst retaining their original character and appearance. The alterations to the coach house are particularly minor, with the renovation of existing windows and doors and other repairs. The use of a steel tie to the existing timber bracing will provide structural support to a building that currently suffers significant cracks. The greatest change is to the side elevation facing the stable block, where a door and canopy will be added to the existing window. This is considered acceptable from a listed building perspective in terms of design and impact, and will allow the coach house to be accessed from the stable block.

The alterations to the stable block are more wide ranging, as this will house most of the new residential dwelling. Although most of the internal dividing walls between each of the 'stables' will be altered in some way, the layout of the new internal space will respect the original. For example, the width of the master bedroom and living room is exactly two stable bays each, with the retention of brick piers on the removed walls to indicate the original layout. The amount of new internal walls is limited and would not detrimentally affect the layout of the building. There are no objections to the removal of the existing late 20<sup>th</sup> century conservatory, and the new kitchen/utility space structure utilises a flat roof that lessens the impact on the historic building. The extension along the south-eastern side of the stable block will affect the appearance of the building, but the addition is relatively small and is designed to replicate the architecture and materials of the historic building. The number of rooflights along the south-eastern elevation has been kept to a minimum, whilst the insertion of windows into the top half of the stable doors on the north-western elevation provides additional lighting without destroying the character of the original doors. The incongruous modern doors on the north-western elevation will be replaced with more appropriately designed doors. The overall structure will be repaired using existing or reclaimed materials where possible, whilst the use of new king-post trusses to support the original roof structure is considered an acceptable intervention. Other alterations, such as a new 'floating floor' will hide original features, but will be reversible.

In summary, the proposed development is considered acceptable from a listed building perspective, subject to the receipt of details requested by the above conditions.

#### **4) Archaeology**

The proposal involves minimal building work and no specific underground work and as such minimal impact on the archaeological area is expected.

**5) Residential Amenity**

The proposal is well sited to ensure minimal disturbance on the existing residential amenities. In relation to Priory House, the stable building is located a minimum of 15m away, and is screened from view by the slope of the land and the location of the coach house, being in the middle of the two buildings. Therefore any increase in noise or disturbance will be well mitigated by the site circumstances. Neither building is orientated towards the other and as such minimal overlooking from either building will occur.

In relation to Mulberry Cottage, whilst the new dwelling will abut the cottage it will only be for the width of one room (being a bedroom) and the rest of the dwelling stretches away from the cottage, with the main living areas provided away from the cottage. Given also the modest size of the proposed dwelling it is considered that minimal noise and disturbance will occur to the residents of the cottage. The design of the buildings, being almost in a straight line running away from each other, ensures that overlooking and privacy will be maintained for both dwelling houses.

The proposal provides approximately 500m<sup>2</sup> of private amenity space for the new dwelling in two lots, one on the north side of the stables and one the south side of the stables. This is considered adequate for the potential number of occupants of the dwelling. Priory House will still have a significant amount of amenity space, with a large portion provided adjacent to the house. It is therefore considered that adequate amenity space exists for the new building.

**6) Access and Parking**

The proposal has provided one covered space within the coach house and adequate space on the existing hard standing outside the coach house for another car. This is considered adequate parking provision when taking into account the size of the new dwelling. Ample room remains elsewhere on the site for the parking of cars associated to Priory House, without requiring additional hard standing.

The cottage has a shared driveway with Priory House, for access to the site. This arrangement will remain unchanged.

**7) Consultation Responses**

- Stable building will be preserved as a result of the proposal.
- Building work will be guided by Contractors Code, and Building Regulations to ensure no disturbance to the structure of Mulberry Cottage will occur.
- A planning application would be required should Mulberry Cottage need redevelopment.
- The approval is for a self contained dwelling, and who lives there is not relevant to 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

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**WILSMERE HOUSE, WILSMERE DRIVE,  
HARROW**

**Item: 2/16**

**P/1909/06/DLB/LH**

Ward HARROW WEALD

LISTED BUILDING CONSENT: SINGLE STOREY EXTENSIONS TO EAST AND WEST ELEVATIONS; INTERNAL ALTERATIONS TO EXISTING ROOMS

**Applicant:** BARCHESTER HEALTHCARE LTD

**Agent:** SALMON SPEED ARCHITECTS

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## **RECOMMENDATION**

Plan Nos: 1\_105/P3, 1\_104/P3, 1\_107/P3, 1\_106/P3, 1\_103/P3, 1\_102/P2, 1\_101/P2, EMAIL FROM AGENT FOR APPLICANT DATED 04/09/2006, site plan

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

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

- a) Materials for the extensions
- b) Proposed door on the east elevation

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

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

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

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

3 Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

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

4 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **INFORMATIVES**

### **1 INFORMATIVE:**

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

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

Harrow Unitary Development Plan:

SD2 Listed Buildings

D11 Listed Buildings

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

### **4 INFORMATIVE:**

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

### **5 INFORMATIVE:**

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to

commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Statutorily Listed Buildings (D11)
- 2) Listed Buildings (SD2)
- 3) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Listed Building Consent  
Council Interest: None

### **b) Site Description**

- The application site is a detached grade II listed building located at the end of Wilsmere Drive, on the south side.
- The footprint largely follows an 'n' shape, the central section of which is the original 19<sup>th</sup> century building.
- The list description reads 'Early 19<sup>th</sup> century. 2 storeys. Yellow stock brick. Slate roof. Originally a symmetrical house of 9 bays. Centre bay projects forward. with simple pediment over consoled and hooded entrance door. 3 bays at each end project. 2 storey addition right and lower 2 storey building further right are not of special interest.'
- There have been further single, two and three storey additions since then to the west, east and south elevations.

### **c) Proposal Details**

- The proposal is to attach single storey extensions to the non-original parts of the east and west elevations and create a new door opening in place of a window on a non-original part of the east elevation.
- The proposal is also to carry out internal alterations that involve stripping some rooms, bricking up certain openings, creating new openings, and refurbishing and refitting certain rooms.
- The extension on the west elevation would have maximum dimensions of: 2.0m (depth) x 5.6m (width) x 3.5m (height). It would be at ground level to provide a plant/store.
- The extension on the east elevation would have maximum dimensions of: 6.52m (depth), by 6.93m (width), by 5.0m (height). It would be on the lower ground floor to provide a café/bar.

**d) Relevant History**

LBH/2217/2	ALTERATIONS AND EXTENSIONS TO HOUSE	GRANTED 19-06-1969
LBH/2217/10	ERECTION OF 2 STOREY EXTENSION TO FRONT OF SCHOOL BUILDING TO PROVIDE ENLARGED GYMNASIUM OVER WITH FIRE ESCAPE AT SIDE	GRANTED 22-07-1976

**e) Applicant's Statement**

- A planning application was made in March 2005 (ref: P/567/055/DFU) (this was withdrawn) since when there have been various modifications including one that is submitted at the same time as this application.

**f) Consultations**

Stanmore and Harrow Historical Society	No Response	Expiry 28/08/2006
Harrow Times	No Response	Expiry 07/09/2006
Advertisement		Expiry 01/09/2006
Site Notice		Expiry 01/09/2006
Notifications	Sent	Replies
	13	2

**Summary of Responses:** 2 letters. 1 from residents of 26, 32, 34, 36, 38, 40, 44, 46, 54 Richmond Gardens: damage to their amenity due to increased off site parking; increasing pedestrian thoroughfare; increased use of property increasing noise; extensions are an overdevelopment bringing building closer to their boundaries; increasing traffic to and from property. 1 from 8 Wilsmere Drive: objects to west elevation extension due to: reaching close to shared boundary; noise from extension power plant; blocking emergency vehicles access.

**APPRAISAL**

Single Storey Extension to the West Elevation – SD2, D11

This proposed extension will not be attached to the original building. It will be on the ground floor and will join an extension granted under permission LBH/2217/2 (19-06-1969). In this way it complies with policy D11 by not damaging 'any features of architectural or historic interest which it possesses'.

The symmetry of the original building is highlighted within the list description. This extension will not be visible from the original main elevation to the north and so will not affect this. Also it will not be attached to the original part of the building. So it complies with policy SD2 by preserving 'the special interest of listed buildings'.

It is not unduly obtrusive as facing brickwork and roof slates are proposed to match existing (this should be conditioned), the roof line will mirror the existing and the width of the store



extension follows the existing building line. It is not unduly bulky since it measures 2.0m (depth) x 5.6m (width) x 3.5m (height) according to plan number 1\_104/P3. In this way it again complies with policy D11 by preserving 'the character and setting of the listed building'.

A letter signed by 9 residents of Richmond Gardens argues that this extension, along with the proposed east extension, and previous extensions, constitutes an overdevelopment. However, since, it is not unduly bulky or obtrusive, it does not offset the symmetry of the original building, and it will not be attached to the original building, it complies with Harrow UDP listed building policies D11 and SD2.

A letter signed by 9 residents of Richmond Gardens argues that the setting of the listed building would become far busier due to this extension. However, since this extension is to cover a power generator and the rest will be used as a plant / store, this is very unlikely. So, it will comply with policy D11 by preserving the listed building's setting.

#### Single Storey Extension to the East Elevation – SD2, D11

The extension's roof-line will mirror that of the existing building. All materials should be conditioned to match existing to comply with policy D11 by preserving 'the character and setting of the listed building'. The extension will be a maximum of 6.52m (depth), by 6.93m (width), by 5.0m (height), which is not unduly bulky. It is to provide a café bar. It will not be visible from the original elevations and will be on the lower ground floor thereby again complying with policy D11. The extension is attached to an existing extension granted under planning permission LBH/2217/10 granted on 22/07/1976. In this way it will comply with policy D11 by not physically damaging 'any features of architectural or historic interest which it possesses'.

A letter signed by 9 residents of Richmond Gardens argues that, along with the proposed west extension and previous extensions, this is an overdevelopment. However, it will not be unduly obtrusive, it will not be directly attached to the original part of the building and it will not be visible from the main original elevation of the property, so it does not break listed building policies SD2 or D11 by damaging the special interest of the property, or its character or setting.

This objection also argued the surrounding area would become far busier. Traffic may increase slightly. However, any direct increase will be minor and this has to be balanced against keeping the original building in an active use. So, this still complies with policy D11 by preserving the setting of the listed building.

#### New Access Door to the Kitchen Corridor formed in existing window opening – SD2, D11

This door will be formed to the left of the proposed conservatory on the east elevation (see plan ref 1048/1\_103/P3). It will be formed in an existing window opening, on a part of the building that is not original. So, it will comply with policy SD2 by preserving the special interest of the listed building. There is an existing door 10.5m to the left on this elevation. The door proposes to be of a similar design, although this will be a double door and there will be window openings above it. As long as materials for this match the existing building it will comply with policy D11 again by preserving 'the character and setting of the listed building'.

### Internal Alterations – SD2, D11

The plans show proposed alterations that involve stripping some rooms, adding new walls and creating new openings within the building. A site visit confirmed that no features of architectural or historic interest would be disturbed by these alterations. This therefore complies with Harrow UDP policy SD2 by preserving the special interest of the property and D11 by preserving the character features of architectural or historic interest.

The plans show proposed alterations that involve 'refurbishing' and 'refitting'. A search of the property revealed a number of nice original features to the building (for example, an original fireplace in the administration room on the ground floor, an original fireplace in the day room on the ground floor, nice internal window framing and shutters to other windows, cornicing in other rooms). The applicant has confirmed on the 4<sup>th</sup> September, 2006 that 'refurbishing' and 'refitting' does not mean any features of the building will be removed. The standard condition to protect the interior of the listed building is included in the report. These points confirm that no features of architectural or historic interest will be affected if any of the alterations are carried out and so the special interest of the property will be maintained. This ensures policies SD2 and D11 are met.

### **Conclusion**

There will be no alterations that affect features of architectural or historic interest or the special interest of the property and so it will comply with Harrow UDP policies SD2 and D11.

### **Notification Responses**

All objections that relate to listed building policies have been addressed.

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.

**ANMER LODGE, COVERDALE CLOSE, P/2731/06/DVA/MRE  
STANMORE**

Ward STANMORE PARK

VARIATION OF CONDITION 2 OF PLANNING PERMISSION EAST/809/99/FUL TO  
ALLOW HOSTEL USE TO CONTINUE TO 01-FEB-08

**Applicant:** HARROW COUNCIL - HOUSING SERVICES

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## **RECOMMENDATION**

Plan Nos: Site Plan

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

1 The use hereby permitted shall be discontinued and the land restored to its former condition no later than 1st February 2008, unless otherwise agreed in writing by the local planning authority before the expiration of the permission in accordance with the scheme of work submitted to, and approved by, the local planning authority.

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

## **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:

H15 Hostels

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Housing Policy (H15)
- 2) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type:	Other
Car Parking:	Standard: No specified standard
	Justified: -
	Provided: -
Council Interest:	Freehold owner of building

**b) Site Description**

- Adjacent to northern boundary of Stanmore District Centre at end of Coverdale Close which connects to Stanmore Hill, south side of Rainsford Close
- Occupied by pentagonal shaped single/2 storey building originally erected as Home for Elderly Persons
- Used since 1999 as Hostel with separate day care centre
- Planted courtyard in centre of building, grassed areas of open space surround building on northern, eastern and western sides of building
- Residential properties in Rainsford Close and Laburnam Court / Dennis Gardens adjacent to northern and eastern boundaries respectively
- Ground level and multi-storey car parks abut southern boundary
- Car parks for Stanmore Library and upper floor offices (Burnell House) next to western boundary
- Public footpath crosses south-west corner of site between Stanmore Hill and The Broadway

**c) Proposal Details**

- Variation of Condition 2 of planning permission EAST/809/99/FUL to allow hostel use to continue to 01-Feb-2008

**d) Relevant History**

EAST/809/99/FUL	Change of use: Residential Care Home for the elderly to Residential Hostel (Class C2 to sui generis) with alterations to entrance of Day Care Centre	GRANTED 25-OCT-99
P/2598/03/CVA	Variation of Condition 2 of Planning Permission EAST/809/99/FUL to allow hostel use to continue to 01-FEB-07	GRANTED 13-FEB-04

**e) Applicant Statement**

- An assessment of the levels of need for this type of accommodation and it has been concluded that 2 separate properties are required
- It is therefore recommended that a purpose built facility should be developed at an alternative location
- It is envisaged that the development will not be in place, hence the requirement for the variation of Condition 2 relating to the expiry date.
- Other options have been considered but are not considered to be viable.

**f) Consultations:**

- None

**Notifications:**

Sent:  
325

Replies:  
5

Expiry:  
15-OCT-06

**Summary of Response:**

Increase in crime, negative impact on amenity in Stanmore, pressure on traffic and parking

**APPRAISAL**

**1) Housing Policy**

Provision of the existing hostel was considered against adopted policy H16. Criteria in this policy have been amended and carried forward into Policy H15 of the Harrow UDP adopted July 2004.

The proposed continued use would comply with the criteria as follows:

A) The site abuts Stanmore District Centre where public transport is available

B) There is no concentration of hostel uses in the area

Although some comments relating to crime have been received it is not possible to necessarily attribute criminal incident within the area directly to the existing hostel.

**2) Consultation Responses**

- Detriment to amenity in Stanmore - Policy H15 accepts the impact of hostel proposals on the character (or amenity) of the area providing the relevant criteria are complied with.
- All other issues 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.

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**12 GEORGIAN WAY, HARROW ON THE HILL**

**Item: 2/18**

**P/2395/06/DFU/SB5**

Ward HARROW ON THE HILL

INSTALLATION OF SECURITY GATE, 6 CCTV CAMERAS MOUNTED ON 3 POLES AND MARKING OF PARKING BAYS

**Applicant:** G.W.R.A. LTD

**Agent:** ROBIN G BEYNON

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## **RECOMMENDATION**

Plan Nos: GW01

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

- (a) 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.

- (a) 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) Security Gate

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

REASON: To safeguard the appearance of the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SEP5 Structural Features

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

EP25 Noise

EP31 Areas of Special Character

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance,

and Historic parks and Gardens.

D4 Standard of Design and Layout

D14 Conservation Area Impact

**2 INFORMATIVE:**

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

**3 INFORMATIVE:**

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

**4 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](mailto:odpm@twoten.press.net)

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

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Quality of Design, Areas of Special Character and Impact on Conservation Area (SEP5, SEP6, SD1, SD2, EP31, D4, D14)
- 2) Amenity Space and Noise (EP25)
- 3) Security & Safety
- 4) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type:	Minor Development	
Conservation Area:	Outside Mount Park Conservation Area	
Car Parking	Standard	N/A
	Justified	N/A
	Provided	N/A
Council Interest:	None	

### **b) Site Description**

- Georgian Way forms part of a larger development, which was built around the 1970's.
- The local planning authority originally adopted the highway, however it was privatised in July this year.
- Lies to the north west of Mount Park Avenue
- The southeastern aspect of Georgian Way abuts Mount Park Conservation Area, although the dwelling houses along Georgian Way do not form part of this conservation area.
- Georgian Way in terms of topography is hilly and thus the site levels between dwellings are determined by to the position the plot takes along the slope. The approach into Georgian Way from Mount Park Avenue is at steep decline.
- Bollards positioned along the pavement directly adjacent to the front boundary hedge to no.19 Georgian Way.
- All dwellings along Georgian Way have provision for off street parking.
- Site falls within area of special character.

### **c) Proposal Details**

- Install new traffic control gate, set in approximately 10m in from the centre line of the road at the junction with Mount Park Avenue.
- The gate would measure 1.3m in height and 5.6m in width (total width of two panels)
- Proposal also seeks to install 6 CCTV mounted on 3 polls (2 to each pole) set 3.5m high. The first would be located near the proposed gates the second would be located across the highway opposite no.2 Georgian Way and the third would be opposite no.11 Georgian Way.
- 20 parking bays would be marked along Georgian Way, each measuring 2.5m wide and 5m deep.

### **d) Relevant History**

- None

### **e) Applicant Statement**

- Application made on behalf of the Georgian Way Residents Association Ltd (GWRA Ltd), and is made in order to control unauthorised parking which is occurring in the road.



**f) Consultations:**

- **CAAC:** The gate should be of a timber design, either painted white or in a stained wood to respect the semi-rural character of the area; preferably 5 bar in chunky wood. At the moment it looks and acts like a barricade, creating no go areas, the principle of which CAAC are against. CAAC neither like, nor see the need for CCTV, the marking of the bays would change the character of the area, would add to street clutter and are considered unnecessary in this location, and would only appear as street graffiti
- **The Harrow Hill Trust:** No comments received
- **Highways Engineer:**
  - No gates and any other associated apparatus should not be placed within public highway.
  - Deminision of 10 metres along the centre line of Georgian Way should be sufficient in meet the above requirement.
- **Mount Park Residents Association:** No comments received

<b>Advertisement:</b>	Character of Conservation Area	Expiry: 02-NOV-06
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**Notifications:**

Sent:	Replies:	Expiry:
24	1	25-OCT-06

**Summary of Response:**

Gates are not traditional and would be unsightly. Push button post will be on the wrong side of the road, which would lead to confusion; CCTV pole/post will create street clutter; gates will be noisy; no levels shown on plan; yellow lines are unenforceable; 25x5m bay is not sufficient space for line parking; the introduction of gates will be a hazard to road safety.

**APPRAISAL**

**1) Quality of Design, Areas of Special Character and Impact on Conservation Area**

Georgian Way has recently been un-adopted and permission is sought by the Georgian Way residents to install security gate and CCTV cameras to control unauthorised parking in the road. The proposal also includes marking of 20 parking bays in the road.

Policy D4 of the Council's UDP (2004) seeks a high standard of design and layout in all developments proposals. It goes on to state *inter alia* that the layout of streets should take account of the range of different needs and offer a safe, attractive and convenient environment to all users. Proposals should avoid traffic dominated developments and greater priority given to pedestrians.

The proposed gate would be sited satisfactorily away from the main junction of Georgian Way and Mount Park Avenue and therefore would have no material impact on highway safety. In addition the provision of security gate would prevent street parking along the top bend of Georgian Way, which at present causes inconvenience to residents living in Georgian Way.

Georgian Way is a private road, in terms of parking and traffic there will be no impact upon the surrounding conservation area. However the metal gate would not be in keeping with the conservation area, as the boundary treatments within the Mount Park Conservation Area are of a wooden rural style. Therefore to preserve the setting of the surrounding conservation area it is recommended the proposed gate should be of timber, which would be in keeping with the nearby conservation area.

The proposed CCTV cameras would be mounted on 3 x 3.5m high metal poles, painted dark green; subject to further details of the make and type are considered to be acceptable and would not impact on the setting of the surrounding Conservation Area.

The designated parking bays would be painted in white and would provide on street parking for residents and visitors, the proposed location of the bays are considered to be acceptable and are not considered to be a detriment to character of the locality.

Likewise the proposed development is also not considered to impact upon the Harrow on the Hill area of special character.

## **2) Amenity Space and Noise**

Policy EP25 of the Harrow UDP seeks to minimise noise, vibration and disturbance in relating to new proposals. It goes on to state that this could be achieved *inter alia* through the design, layout and orientation, and the use of noise screens. The proposed gates would be located at the top bend of Georgian Way and would not be in direct proximity of residential amenity. In addition, and subject to the use of appropriate materials, the vegetation to the north and south of the proposed gates would muffle the potential sounds emanating from the gates and from cars waiting at the junction to enter or leave Georgian Way.

The proposed equipment box and CCTV cameras are not considered to be harmful in terms of noise output and therefore would not impact upon the amenity of neighbouring residents.

## **3) Safety and Security**

The proposed development would provide a controlled entry to Georgian Way. This together with the presence of CCTV cameras, would help to reduce crime through increased surveillance. It would also help to provide safer neighbourhoods which is consistent with policy D4 of the UDP.

**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.

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**8 AUGUSTUS CLOSE, STANMORE**

**Item: 2/19**

**P/2038/06/CFU/MRE**

Ward      CANONS

**SINGLE STOREY REAR EXTENSION**

**Applicant:** MR M MUSHTAQ

**Agent:** MR SHIRAZ RIAZ

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## **RECOMMENDATION**

Plan Nos: 2429/01, 2429/02, 2429/03

**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.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

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

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

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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](mailto:odpm@twoten.press.net)

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

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

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

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Householder Development

Green Belt

Conservation Area:

Council Interest: None

### **b) Site Description**

- Westerly facing detached two storey dwellinghouse situated at the northern end of Augustus Close
- There is an existing fully glazed rear conservatory at the rear of the property built originally with property
- Approximate 11m rear garden depth and 13m width

### **c) Proposal Details**

- The erection of a 3.4m x 4m conservatory attaching approximately central to the rear elevation
- Fully glazed rear and flank elevations

### **d) Relevant History**

EAST/1060/99/OUT	Residential Development at Government Offices, Brockley Hill, Stanmore	GRANTED 29-JUN-00
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### **e) Applicant Statement**

- None

### **f) Consultations:**

- None

**Notifications:**

Sent:  
3

Replies:  
0

Expiry:  
31-JUL-06

**Summary of Response:**

- None

**APPRAISAL**

**1) Development in the Green Belt**

Policy EP33 of the UDP states the criteria against which development in the Green Belt will be assessed. The proposed rear extension would be in the form of a conservatory attaching centrally to the rear elevation. This property is located on a new housing estate within the Green Belt and as such it would not be inappropriate to extend the building envelope of the site. The proposed conservatory would in fill space immediately to the rear of the property alongside an existing conservatory that was built originally with the property. It is hence considered that the development would not affect the openness and character of this part of the Green Belt.

**2) Standard of Design and Layout**

The extension would be of a standard conservatory design. Full height glazing would sit above a dwarf brick wall on the rear and flank elevations. A glazed, hipped roof with a central ridge is proposed. It is considered that proposal would not detract from the character of the property or the residential locality.

**3) Residential Amenity**

With regards to the southerly adjacent property at No.6 Augustus Close it is considered that due to the existence of the existing conservatory lying between the proposed extension and the shared boundary no impact would be imposed on this adjacent property.

The site's northerly flank boundary is shared with the rear boundary of No.10 Augustus Close. The flank wall of the extension on this side would be spaced a minimum of 4m from the boundary. This spacing is considered to be sufficient in negating any adverse impact on No.10 in terms of the bulk of the extension. The spacing is also considered to be sufficient in not giving rise to any issue of overlooking from the proposed glazing in the northerly flank wall of the conservatory.

The property has limited rear garden depth but is relatively wide at 13m. The proposed conservatory would not project beyond the existing conservatory and has a footprint of 13m<sup>2</sup>. It is considered that the rear garden would not be significantly reduced by way of the proposed development and in this respect the proposal is considered to be acceptable.

**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.

## SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

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<b>421 ALEXANDRA AVENUE, HARROW</b>	<b>Item: 3/01</b>
	<b>P/1792/06/DFU/OH</b>
	Ward RAYNERS LANE
CHANGE OF USE FROM RETAIL (CLASS A1) TO RESTAURANT (CLASS A3) & EXTRACT DUCT AT REAR	
<b>Applicant:</b>	MR S THAYAPARAN
<b>Agent:</b>	MR PRANAM SHAH

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### RECOMMENDATION

Plan Nos: 2 x plans numbered 421/ALE/001 REV.B (proposed floor plans and elevations & extractor ducting), A4 page (details of Aerofoil fan 56JM-63JM)

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

1 The proposal would result in an unacceptable loss of retail frontage, leading to loss of vitality of the shopping parade and the District Centre and would also be detrimental to the character of Rayners Lane Conservation Area contrary to Policies EM16 and D14 of the Harrow Unitary Development Plan (2004) and the Rayners Lane Conservation Area Appraisal (2006).

2 The proposal does not make satisfactory arrangements for fume extraction which would likely to cause smell, odour and noise nuisance to the detriment of residential amenity of nearby occupiers, contrary to policy EM25 of the Harrow Unitary Development Plan (2004).

### INFORMATIVES

#### 1 INFORMATIVE:

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

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- SEM2 Hierarchy of Town Centres
- D4 Standard of Design and Layout
- D7 Design in Employment Areas
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- EP25 Noise
- EM24 Town Centre Environment
- EM25 Food, Drink and Late Night Uses
- EM16 Change of Use of Shops - Primary Shopping Frontages
- T13 Parking Standards
- C17 Access to Leisure, Recreation, Community and Retail Facilities



## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Change of Use of Shops – Primary Shopping Frontages (SEM2, EM16)
- 2) Standard of Design and Layout, Conservation Areas (SD1, SD2, D4, D14, D15)
- 3) Residential Amenity and Noise (EP25, EM25)
- 4) Access to Retail Facilities (C17)
- 5) Parking Standards (T13)
- 6) Consultation Responses

## **INFORMATION**

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

### **a) Summary**

Statutory Return Type:	Change of Use
Conservation Area:	Rayners Lane
Car Parking:	Standard: 1
	Justified: 0
	Provided: 0
Council Interest:	None

### **b) Site Description**

- A terraced two-storey premises located on the western side of Alexandra Avenue
- The ground floor currently comprises a shop (Class A1) which is currently vacant and there is a residential flat above at first floor level, with residential accommodation also within the roof space
- The premises are located in Alexandra Ave, Rayners Lane, which is classified as a District Centre. This particular parade of frontage is classified as primary shopping frontage
- There is no parking allowed at all in front of the site and there is a zebra crossing close by (to the north)
- There are parking restrictions within Rayners Lane (no parking Mon-Sat: 8-6.30 pm). To the rear of the site on the service road there are pay and display metered parking restrictions (Mon-Sat: 8.30-6.30pm)
- The underground station is located within a short walking distance to the north of the site and there are local bus routes along this section of Alexandra Ave

### **c) Proposal Details**

- Change of use of the property from retail (Class A1) to restaurant (Class A3)
- Provision of ventilation flue at the rear
- No other external changes

**d) Relevant History**

465-467 ALEXANDRA AVENUE, RAYNERS LANE

P/1807/06/DFU	Change of use: no 465 from retail (class A1) to take away (Class A5): extract duct at rear	REFUSED 10-OCT-06
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**Reasons for Refusal:**

1. The proposed change of use would result in an unacceptable loss of retail frontage, leading to loss of vitality to the shopping parade, contrary to Policy EM16 of the Harrow Unitary Development Plan (2004).

2. The proposed change of use would result in an unacceptable loss of retail frontage and would be detrimental to the character of Rayners Lane Conservation Area, contrary to Policy D14 of the Harrow Unitary Development Plan (2004).

3. The proposal does not make satisfactory arrangements for fume extraction contrary to policy EM25 of the Harrow Unitary Development Plan (2004).

**e) Applicant Statement**

- None

**f) Consultations:**

**CAAC:** Query on size and positioning of duct; not acceptable if it is made any larger

**Highways:** No objection

**Environmental Health:** The extract fan will end just below the bedroom/living room window of the flat above. Therefore it is highly likely that it will cause odour nuisance to the occupants. Object to siting if the extract duct, it needs to be sited at least 1.5 metres above the eaves of the roof.

<b>Advertisement:</b>	Character of Conservation Area	Expiry: 15-SEP-06
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**Notifications:**

Sent:	Replies:	Expiry:
24	2	09-OCT-06

**Summary of Response:**

Value of property would decrease, parking problems, extractor would cause unwarranted noise, Rayners Lane needs different retail outlets to boost local business

## **APPRAISAL**

### **1) Change of Use of Shops – Primary Shopping Frontages**

Policy EM16 of the Harrow Unitary Development Plan (2004) will permit change from A1 to non-retail use, subject to consideration of the existing locality, which will include *inter alia* the appropriateness of the use to a town centre, the length of existing non-retail frontage, servicing arrangements and retention of a frontage appropriate to a shopping area. This policy goes on further to state that A2 and A3 uses can compliment A1 uses within shopping frontages, and can bring vitality to the area, however the cumulative growth in non-retail uses can also undermine its vitality and viability, and could have an adverse impact on the character of the centre.

Currently, the total length of non-retail primary frontage in Rayners Lane District Centre (including any outstanding permission) is 33.45%. The proposed change of no.421 Alexandra Avenue from retail (A1) to restaurant (A3) would increase this by 0.63 to 33.94% which is well above the 25% maximum contained in policy EM16. It is acknowledged that the existing percentage in non-retail use already exceeds the recommended maximum. It is considered that any further changes of use away from retail would exacerbate the loss of retail function and consequent detriment to the vitality and viability of the Rayners Lane District Centre.

In relation to the other Policy EM16 criteria:

- a) As noted above, an A3 use is considered appropriate within a district centre;
- c) The parade has a strong retail character and the proposal would introduce a non-retail use in this isolated section.
- d) See below re: service access – considered acceptable;
- e) An appropriate window display could be controlled by condition, were the proposed change of use considered acceptable in principle.

Notwithstanding compliance with these criteria, the proposal would fail of criterion B and would therefore be contrary to Policy EM16. Refusal for this reason is therefore recommended.

### **2) Standard of Design and Layout, Conservation Areas**

Policy D4 of the Council's UDP (2004) seeks a high standard of design and layout in all developments proposals. It goes on to state *inter alia* that developments should contribute to the creation of a positive identity through the quality of building layout and design. Developments should have regard to site and setting of surrounding environment and should have a satisfactory relationship with adjoining buildings and spaces.

The proposed change of use would not entail any material change to the external frontage of no. 421, therefore in terms of its design and layout would not impact upon the relationship and character of the adjoining building and the surrounding area. However Policy D14 of the Harrow UDP which relates to

conservation areas, seeks to ensure that in all development proposals, the character of the conservation area should be preserved or enhanced, and should respect the character of the area. According to the Rayners Lane management strategy 'the retail uses in the area are very much a part of its special character', and introducing a non-retail use and takeaways forms a negative feature in the conservation area and therefore should be avoided.

The proposed installation of the extract duct would be located at the rear and subject to the use of appropriate colour to limit its obtrusiveness, its impact on the conservation area would be minimal.

**3) Residential Amenity and Noise**

Policy EM25 of the Harrow UDP (2004) seeks to ensure that proposals for food and drink uses and any late night uses do not have a harmful effect on residential amenity, and particular regard will be given *inter alia* to flats above the premises and arrangements for fume extraction, or any other plant or machinery. The latter being further exemplified in Policy EP25.

The applicant site is located centrally within the District Centre and there are existing A3 uses along this particular parade, introducing a further A3 use would increase the pedestrian and vehicle activity to the area but in context of District Centre location associated noise and disturbance is considered to be acceptable.

The proposed extract duct would be located adjacent to existing residential development located above the commercial premises. The proposed location of the extract duct, below the levels of the upper floor residential windows would be likely to cause problems in terms of its fume extraction, and would be considered detrimental to the amenity of the neighbouring occupiers with regard to odour nuisance. Any increase in the size of the extract duct in order to overcome this problem may lead to further objections with regard to the impact on the character and appearance of the conservation area.

**4) Access to Retail Facilities**

An appropriate access condition could be controlled by condition, were the proposed change of use considered acceptable in principle.

**5) Parking Standards**

Servicing would be done through the rear service road, which is accessible from High Worple and therefore the proposal would not be detrimental to the free flow of traffic along Alexandra Avenue.

Due to its locality, the site is well serviced by public transport and 'pay and display' on street parking, to which customers can use, which stated above are both factors that favour the proposed application. Coupled with this, the parking restrictions are such that after 6.30pm customers of the proposed establishment should be able to park within close proximity of the site. As well as this, there are no objections on highway or parking grounds by the highways department.

**6) 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 refusal.

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**10 WILLOWS CLOSE, PINNER**

**Item: 3/02**

**P/2263/06/DFU/RV2**

Ward PINNER

**ALTERATIONS TO SINGLE STOREY REAR EXTENSION**

**Applicant:** MR A TACK

**Agent:** MR JOHN HAZELL

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## **RECOMMENDATION**

Plan Nos: Tack 01.dwg sheets 1& 2 (Issue A)

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

1 The rear extension, as modified by reason of its size, scale, bulk and setting would continue to appear oppressive, overbearing and harmful to the outlook and visual amenity of No. 11 Willows Close. Contrary to policies SD1, D4, D5 Of the Harrow unitary Development Plan and Supplementary Planning Guidance: Extensions a Householders Guide.

## **INFORMATIVES**

1 INFORMATIVE:

INFORM41\_M The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D5 and Supplementary Planning Guidance: Extensions a Householders Guide.

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Quality Of Design (SD1)
- 2) Standard of Design and Layout (D4)
- 3) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Householder Development  
Council Interest: None

### **b) Site Description**

- The subject site is a terraced property on the eastern side of Willows Close, a cul-de-sac located off Pinner Hill Road
- The terrace is staggered with a garage court to the south, Montesole Playing Fields to the east, further terraced residential development to the north and the rear gardens of properties fronting Pinner Hill Road to the west.
- The terrace forms part of a development granted planning permission in 1970

at which time permitted development rights were removed.

**c) Proposal Details**

- Alterations are proposed to reduce the depth of the existing extension from 3.67m to 2.4m
- The remainder of the extension would continue to be sited adjacent to the boundary with No.11 and 2.5m southeast of the boundary with no.9
- An existing door in the flank elevation facing no.9 would be retained and a window reduced from 1.7m wide to 0.5m wide in the same elevation

**d) Relevant History**

LBH/4837/1	Erection of 8 terraced houses and 6 semi-detached houses with garages and access road	GRANTED 27-APR-70
WEST376/95/CON	Retention of single storey rear extension	REFUSED 12-SEP-95
APPEAL/1/97/ENF	Without planning permission, single storey rear extension	DISMISSED 20-NOV-97 Structure to be removed within a year

Note: Following an inspection of the property by the Council's enforcement officer, the extension was still in situ, contrary to requirements of enforcement notice.

At its meeting 16<sup>th</sup> February 1999, the Planning Applications Sub-Committee (WEST) reconsidered the situation in view of personal circumstances, and considered that prosecution proceedings requiring compliance with the enforcement notice would not be brought against the owner at the time, this case being an exceptional one. However the enforcement notice would remain indefinitely and the Committee may decide to prosecute at some point should there be a change in circumstances.

**e) Applicant Statement**

- None

**f) Consultations:**

- None

**Notifications:**

Sent:	Replies:	Expiry:
2	0	02-SEP-06

**Summary of Response:**

??

## **APPRAISAL**

- 1) In dismissing the applicant's appeal against the Council's decision to issue an enforcement notice in 1997, the Planning Inspector found there to be two main issues: the amenity of neighbouring residents and the character of the neighbourhood. On the first main issue the Inspector found the cumulative rearward projection of the original two-storey flank wall and the extension on the boundary with No. 11 to be oppressive and detrimental to the outlook of the occupiers of that property. He also found that in relation to No. 9 the extension cast an unacceptable shadow and created a cavernous outlook to the detriment of the amenity of the occupiers of that property. On the second main issue the Inspector noted that the resultant garden depth fell below the then guideline figure of 15m and that, together with the reduction in garden space, he found that the development had resulted in a cramped form of development in conflict with the general character of the area and prejudicial to the standard of amenity that residents could reasonably expect in this locality.

Following the Inspector's decision the Council resolved to suspend further enforcement proceedings in light of the applicant's personal circumstances. The current application now seeks to resolve the matter to enable the property to be sold; the proposed solution is to reduce the depth of the extension to 2.4m.

Both the UDP and supplementary planning guidance germane to the Inspector's decision have been superseded. The replacement Harrow Unitary Development Plan (2004) seek a high standard of design and layout in new development, having regard *inter alia* to site and setting, context, scale and character – Policies SD1 & D4. Policy D5 seeks *inter alia* adequate separation between buildings and site boundaries, space around buildings to reflect the setting of neighbouring buildings and the protection of privacy and the amenity of occupiers of existing dwellings. Updated supplementary planning guidance "Extensions: A Householders' Guide" (2003) continues to apply, as a starting point, a depth limit of 2.4m in respect of single storey rear extensions to terraced property but does not provide for any minimum figure in respect of garden depths or areas.

Taken from the rear main wall of no. 11 the extension, even with the lesser depth proposed, would continue to project beyond 2.4m from the rear main wall of No. 11. The guidelines allow for a greater depth where site circumstances allow, for example where the extension or neighbouring property are set away from the common boundary or where the neighbouring dwelling is extended. In the subject instance no. 11 is not extended nor is it set away from the boundary and, as noted above, the staggered rear building line in relation to that property is unfavourable. The Inspector noted that the existing stagger (on two storeys) already exceeds the recommended guideline depth of 2.4m for single storey extensions. It is considered that, even with the proposed alterations to reduce the extension



to 2.4m deep, the Inspector's findings about the impact upon no. 11 continue to be germane and in the revised policy context continues to be unacceptable.

In relation to no. 9 it is considered that the reduction of 1.28m to 2.4m would make a more significant improvement to the impact upon the occupiers of that property. Although the stagger of no. 8 adjoining the other side of no. 9 remains a material site consideration the reduced depth of the extension, in conjunction with its siting 2.5m off the common boundary, would acceptably mitigate the presence of the development in the outlook of ground floor windows to no. 9 and would ensure that morning overshadowing would be largely confined to the applicant's own patio area. It is therefore considered that the Inspector's concerns relating to impact on the occupiers of no. 9 would be overcome.

The revised householder supplementary planning guidance introduces advice not considered by the Planning Inspector relating to overlooking and activity from windows and doors in flank elevations. A distance of 3m is now sought between such openings and a shared boundary. The distance of 2.5m between the flank window and door facing no. 9 falls foul of the current guidance. However the guidelines are not to be applied on a mechanical basis and it is noted that a timber fence, approximately 1.8m high, delineates the common boundary between nos. 9 and 10. This fence is considered sufficient to ameliorate any concerns relating to overlooking and disturbance in this case.

It remains therefore to consider the impact of the proposal upon the character of the locality. The Inspector noted that the rear gardens of dwellings in the Willows Close development fell short, in terms of depth area, of guidelines then on force and observed that the gardens of properties in Pinner Hill Road are significantly larger. However the replacement Harrow UDP (2004) now supersedes earlier guidelines for minimum garden depths and areas. Policy D5 takes a more flexible approach to amenity space provision and the separation of buildings from boundaries; revised guidance seeks adequate garden area for practical use and to reflect the established character of the locality.

In this updated policy context, which itself flows from national planning policy, it is not considered that an objection to the development on character could be substantiated. The reduction in extension depth proposed would, it is calculated, provide a garden area of approximately 54m<sup>2</sup> and a rear garden depth of 9m at the shortest point. It is not considered, in the current context, that the remaining garden area could be regarded as inadequate for practical use by the occupiers of a dwelling of this size. In terms of garden depth it is noted that land beyond the rear is open (playing fields) and as the extension projects across only half the width of the dwelling the original garden depth can still be perceived when viewed from surrounding vantage points. As part of the now established pattern of development of Willows Close and in the policy context

described it is not considered that any significant harm to the form, use-intensity and general character of the area can now be demonstrated.

**2) Consultation Responses**

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

- None

**CONCLUSION**

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

This application is recommended for refusal.

## **SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

None.

## SECTION 5 - PRIOR APPROVAL APPLICATIONS

**LAND O/S 331 BURNT OAK BROADWAY  
EDGWARE  
MIDDLESEX  
HA8 5AW**

**5/01  
P/2825/06/CDT**

Ward: EDGWARE

PRIOR APPROVAL DETERMINATION:  
ERECTION OF 8M SLIMLINE TELECOM POLE WITH CABINET AT GROUND LEVEL

AGENT for APPLICANT: PHA COMMUNICATIONS LTD

**RECOMMENDATION 1:**  
**PRIOR APPROVAL of details of siting and appearance IS required**

**RECOMMENDATION 2:**  
Plan Nos: GLN8336/A/01/B, A/02/B

**REFUSE** approval of details of siting/appearance for the following reason(s):

1	Insufficient details of appearance have been provided to the Local Planning Authority to enable a detailed and proper assessment of the visual impact of the proposal on the character and appearance of the area.
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### **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual / Residential Amenity (S1, D4, D26)\_
- 3) Consultation Responses

### **INFORMATION**

#### **a) Summary**

Green Belt	No
Conservation Area:	No
Council Interest:	None

#### **f) Site Description**

- West side of the A5 at Burnt Oak Broadway north of its junction with Bacon Lane.
- Site currently used as a maintained highways pavement and verge.
- The A5 is a London Distributor Road and busy commuter route that links the A41 and M1 to the north with the A406 to the south.
- There is a bus shelter, a post office box, a rubbish bin and two lamp posts within the immediate vicinity of the proposed site.
- Surrounding area on west side of Burnt Oak Broadway is primarily residential flats.
- On the east side of Burnt Oak Broadway there are commercial uses.

#### **g) Proposal Details**

- Erection of a new 8m slim line pole, which will hold 3 antennas contained in a shroud.
- One equipment cabinet with dimensions of 1450mm (width) x 650mm (depth) x 1250mm (height).
- Adjacent to the equipment cabinet will be a meter pillar with dimensions of 250mm (width) x 390mm (depth) x 950mm (height).

**h) Relevant History**

None.

**i) Applicant's Statement**

- The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment.
- Accordingly, the proposed development is considered to conform to national and local planning policies.
- Edgware is a known area of insufficient 3G coverage, due to the nature of the area with a high density of buildings the coverage provided by the Orange operational sites in the general area do not provide the required level of coverage. Orange 3G network operates at a frequency of 2100MHz and any obstructions in the path such as trees or buildings will reduce the signal levels dramatically. As such, there is technical justification and an operational need for the works proposed.

<b>f) Notifications</b>	Sent	Replies	Expiry
	13	0	25-10-06

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines

**2) Character of Area and Visual / Residential Amenity**

*The details in the application are insufficient. Only one south facing elevation has been provided. In order to determine the suitability of the proposal, elevations from all sides would need to be submitted in order to assess the visual impact of the proposal on the character and appearance of the area. The south elevation is misleading in that it does not show the separation of the 8m slimline pole from the existing lamp post which is some 13m away from it. The dimensions of the antennae shroud have not been given and both the pole and equipment cabinet have been drawn in a pale grey colour, which is very difficult to see or scale. No details have been given regarding the proposed meter pillar except for dimensions on the elevation.*

*The agent would need to supply the Local Planning Authority with all four elevations, clear drawings of the slim line pole, antennae shroud, equipment cabinet and meter pillar, and dimensions of the antennae shroud to enable a full assessment.*

*Without this information accurate assessment of the visual impacts of the proposal cannot be made with the lack of detailed information and therefore this application is recommended for refusal.*

**CONCLUSION**

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

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**R.A.F Bentley Priory  
Priory Drive  
Stanmore**

**Item: 5/02  
P/2840/06/CDT/ML1**

Ward STANMORE PARK

PRIOR APPROVAL DETERMINATION: INSTALLATION OF  
TELECOMMUNICATIONS EQUIPMENT CABINET AND GAS BOTTLE  
ENCLOSURE

**Applicant:** Arqiva

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## **RECOMMENDATION**

Plan Nos: D0.P2-26072 (1 of 2) Rev.3, D0.P2-26072 (2 of 2) Rev.2, D0.E1-20884  
Rev.2, supplementary supporting information received 3/10/06.

**GRANT** prior approval of details of siting and appearance for the development  
described in the application and submitted plans subject to the following reason(s):

1 The ground level equipment cabinets hereby permitted shall be painted green to  
BS 4800 (10-B-21).REASON: To safeguard the appearance of the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

The applicant is advised that this decision relates only to the planning requirements  
imposed by the Town and Country Planning (General Permitted Development)  
Order 1995.

### **2 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PRIOR APPROVAL:**

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

Harrow Unitary Development Plan:

- S1 The Form of Development and Pattern of Land Use
- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings
- D18 Historic Parks and Gardens
- D24 Telecommunications Development
- EP31 Areas of Special Character
- EP33 Development in the Green Belt
- EP35 Major Developed Sites in the Green Belt

## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Compliance with ICNIRP
- 2) Need for Installation
- 3) Character of Area and Visual / Residential Amenity (S1, D4, D11, D18, D24, EP31, EP33, EP35)

### **Consultation Responses**

- 1)
- 2)
- 3)
- 4)
- 5) **Consultation Responses**

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Not categorised  
Council Interest: None

### **b) Site Description**

- Existing telecommunications site consisting of an approximately 35m high communications mast and 3.6m high boxer cabin.
- Site situated towards the north of the Bentley Priory site, adjacent to two tennis courts and parking areas, just off the access road to the main buildings.
- R.A.F. Bentley Priory is a designated Major Developed Site in the Green Belt and lies within Bentley Priory Historic Park and Garden and Harrow Weald Ridge Area of Special Character.
- The central entrance block and clock tower, approximately 100m from the proposed development, are Grade II\* listed.

### **c) Proposal Details**

- The installation of two ground level cabinets, one to house generator equipment and one to be a gas bottle enclosure, adjacent to the existing boxer cabin at the base of the existing mast.
  - The generator equipment cabinet would measure 2.4m x 0.95m x 1.095m.
  - The gas bottle enclosure would measure 1.7m x 0.5m x 1.558m.
- The cabinets would be light grey or green in colour.

### **d) Relevant History**

P/428/06/CDT	Installation of 3 x Yagi antennae on existing tower	WITHDRAWN 20-MAR-2006
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EAST/1153/01/ FUL	Headframe with 20 micro-wave dishes and 3 antennas on existing 35 metre lattice mast and equipment cabinet at ground floor level (revised to remove mod dish and relocate headframe around existing mast)	REFUSED 25-FEB-02
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Reasons for Refusal:

- 1 The proposed headframe and associated dishes would be unduly prominent and detrimental to the visual amenity of neighbouring residents.
- 2 The proposed headframe and associated dishes would unacceptably increase the bulk and prominence of the mast and be prejudicial to the openness of the Green Belt and the objectives of including land within it.

**e) Applicant Statement**

- Additional equipment forms part of the National Fallback Service for the emergency services communication system which currently operates from this transmitting station.
- The proposals would provide an emergency power supply in case of failures in the National Grid, the generator being gas powered and providing backup power for a period of seven days.
- This development is of critical importance to national security and local communities, preventing any loss in coverage and communications for emergency services.

**f) Consultations:**

**Notifications:**

Sent	Replies:	Expiry:
24	Awaited	13-11-05

**Summary of Response:**

Awaited

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal does not include any equipment for which an ICNIRP declaration is necessary.

- 2)** As stated by the Applicant the two cabinets would provide a backup power source for the National Fallback Service, an emergency services communication system which currently operates from this transmitting station. The gas powered generator would provide an emergency power supply in case of failures in the National Grid for a period of seven days. It is stated by the Applicant that this development is of critical importance to



national security and local communities, preventing any loss in coverage and communications for emergency services.

- 3) It is acknowledged that the proposed cabinets are to be located on the site of an existing telecommunications base and would contain equipment ancillary to this use. The proposed volumes of the two cabinets are 2.94m<sup>3</sup> and 1.32m<sup>3</sup> and in this way they are extremely small developments in terms of the Green Belt, it is also acknowledged that R.A.F. Bentley Priory is a designated Major Developed Site in the Green Belt. The cabinets would have no material affect on the openness of the Green Belt due to their location adjacent to the existing, and significantly larger, boxer cabin and mast. The proposed cabinets would also have no affect on the setting of the grade II\* listed building and Historic Park and Garden due to their small size, siting and location adjacent to existing telecommunications structures. The landscape immediately surrounding the site is not of a significant quality and in this way the proposal would have no material affect on the appearance, character or setting of the Area of Special Character.

The submitted plans indicated that a light grey or green colour will be used for the cabinets, it is conditioned that the green colour should be used in order to match the existing boxer cabinet on site.

4) Consultation Responses:

Awaited

CONCLUSION

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