

## SECTION 1 – MAJOR APPLICATIONS

None.

## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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**Item: 2/01**  
**17 WESTWOOD AVENUE, SOUTH HARROW P/2629/06/DFU/RV2**

Ward ROXETH

SINGLE AND TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION;  
FRONT PORCH; CONVERSION TO TWO SELF-CONTAINED FLATS

**Applicant:** VELA PROPERTIES LTD  
**Agent:** ADVANCED MANAGEMENT

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### RECOMMENDATION

Plan Nos: 06/01, 02, 03, 04, 05, 06, 07, 10, 11, 12, 14(i) (All Received 25/09/06)  
06/08(a), 09(a), 13(a) & 14 (All Received 03/11/06) & site plan

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

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

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 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.

7 The development hereby permitted shall not commence until details of a scheme to provide a level or ramped entrance to the front and rear in order to facilitate access for disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure adequate provision of facilities for use by disabled people in accordance with the policies of the Harrow Unitary Development Plan.

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

REASON: To safeguard the amenity of neighbouring residents.

## **INFORMATIVES**

### **1 INFORMATIVE:**

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

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

Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

D4 Standard of Design and Layout

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

SPG Extensions : 'A Householders Guide, Supplementary Planning Document:  
Accessible Homes

## 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:

The applicant is advised that for the purposes of fulfilling the requirements of condition 4 the landscaping details should include: a schedule of plants and densities/numbers in relation to the soft landscaping areas, means of screening the refuse bins, elevations and materials details of the retaining walls and the refuse storage areas, and the materials to be used in the hard surfacing works. The drawing should also show adequate space within the refuse store for a recycling bin.

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

- 1) Quality of design (SD1)/ The standard of design & layout (D4)
- 2) Conversion of houses and other buildings to flats (H9)  
New residential development – Amenity space and privacy (D5)  
Streetside greenness and forecourt greenery (D9)  
Accessible Homes (H18)  
Parking standards (T13)
- 3) Noise (EP25)
- 4) Consultation Responses

## **INFORMATION**

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

### **a) Summary**

Statutory Return Type: Minor Dwellings  
Council Interest: None

### **b) Site Description**

- The subject site is located on the northern side of Westwood Ave, being a two storey semi-detached dwelling that has a single storey lean-to located to the rear and a garage to the side
- No 15 is located to the northwest of the subject site, also a two storey semi-detached dwelling with a single storey rear lean to. Windows are located within the flank elevation, one door at ground floor level to access the kitchen and two windows at first floor level servicing a landing and bathroom.
- No 19 is located to the northeast of the subject site, which is the adjoining semi-detached dwelling.
- The street is generally characterised by detached and semi-detached dwellings, with a gentle rise in slope going up from east to west.

### **c) Proposal Details**

- Single and two-storey side extension
- Single storey rear extension
- Front Porch
- Conversion to two self-contained flats

### **d) Relevant History**

None

### **Amended Plans Requested**

The applicant was requested to submit amended plans showing compliance with lifetimes homes at ground floor level, additional refuse bins and screening of storage bins and increase the size of the kitchen and living area to provide adequate living space. Amended plans were received 03-11-06.

### **e) Applicant Statement**

- The application proposes to replace an existing garage with a two-storey side extension and remove the existing bit part extensions to the rear and construct a new single storey rear extension across the width of the site
- The general appearance and design of the proposal sympathetic and similar to extensions carried out in the area
- The size, height and scale of the development is in accordance with Council's guidelines
- The potential loss of light is negligible as No 15 is located off the flank boundary and separated by a single storey garage and the rooms concerned also have windows to the rear of the property

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- No new windows are proposed along the flank elevation
- The proposal does not involve the removal of any existing trees
- The development is not of a scale to cause any potential disturbance to traffic or car parking
- There will be no impact upon the amenity or character of the area

**f) Consultations:**

- **Highways Engineers:** No objection

**Notifications:**

Sent:  
11

Replies:  
6 + 1 petition with 22  
signatures

Expiry:  
21-OCT-06

**Summary of Response:**

- The development would be out of character and not in keeping with the streetscape
- Flats will attract overcrowding in small living areas and be used for short term rentals
- Increase in car parking demand
- Increase parking on the street
- Additional waste bins provided will devalue the aesthetic appearance of the development and the street
- Will affect house prices
- Flats will encourage unstable rental occupancy
- Set a precedent in the street, which could lead to terrace housing instead of semi-detached
- Two gardens to the rear would be out of keeping with the character of the other gardens
- Loss of light to kitchen, particular to the glazed door fitted to the flank wall of kitchen due to double storey extension on boundary.
- Patio area will be overshadowed
- Additional strain on resources such as utilities and drainage
- Increased noise levels
- Building works would create a disruption and reduce the quality of our life for a considerable time
- Loss of light to the rear yard
- Overlooking
- Overdevelopment of site

**Petition Received with 22 signatures**

- Overdevelopment of site and out of character with the street
- Increased demand for parking

## **APPRAISAL**

### **1) Quality of design/standard of design and layout**

The subject proposal includes a single and two storey side and single storey rear extension and front porch. It is considered that the subject extensions have been designed with proper regard to the particular characteristics of the site and its integration with the surrounding area, as discussed below.

#### Two Storey Side Extension

The subject application proposes to demolish an existing garage extension to the side of the dwelling and replace it with a two-storey side extension. The ground floor would project sideward for approx 2.4m before projecting rearwards where it would match up with the rear wall of the existing dwelling. The first floor extension would be set-in 1m from the front building line, before projecting for a width of 2.4m, then rearwards for 7m in line with the rear wall of the existing dwelling. The extension would have a hipped roof that is subordinate to the original dwelling, with windows proposed to the front and rear elevation.

As mentioned above the proposal would have a 1m setback at first floor level and a subordinate hipped roof over, with a recessed eaves/gutter detail to the flank wall. This complies with paragraph B10 of the Council's Guidelines for such extensions to detached and semi-detached dwellings as a safeguard against excessive bulk and obtrusive presence in the streetscene. The extension would respect the profile and proportions of the original dwelling and, in this locality, are considered to adequately preserve the spatial setting and character of development.

As a safeguard against excessive bulk, overshadowing and light/outlook loss, the 45-degree code (vertical plane) would apply in relation to the impact of side extensions on adjacent 'protected windows'. The adjoining dwelling no. 15 has two windows at first floor level and a kitchen door (not part of the original dwelling house) in the flank elevation; the kitchen has dual aspect windows and as such the window located to the rear elevation being the larger window and the principle aspect would be considered as the 'protected window'. The flank kitchen door is not part of the original dwelling house and is not considered protected in accordance with Paragraph 3.10 & 3.11 of Council's guidance. Furthermore the windows to the first floor serve a landing and bathroom and are therefore not considered to be protected in accordance with paragraph 3.11 of council's guidance.

The two-storey side extension would have no material affect on light to or outlook from the front/rear main windows of the neighbouring dwelling, nor would it cause an unacceptable degree of overshadowing.

The proposed first floor element would be sited on the boundary with no. 15, it does not project beyond the existing rear wall of no.15 and is considered acceptable in this instance due to the adjacent single storey side extension that separates no.15 from the common boundary and complies with the horizontal 45-degree code in relation to that property. Overlooking of adjacent gardens from first floor rear windows would be at an oblique angle and would not be of detriment to privacy/amenity. There is a satisfactory distance to the rear boundary and property beyond in this regard and no windows are proposed in the flank elevation.

#### Single Storey Rear Extension

In accordance with the Council's guidelines for such developments to detached and semi-detached property's the proposed single storey rear extension would have a depth of 3m adjacent to the boundary with both neighbours. The extension would span the full width of the dwelling. The extension would have a lean-to pitched roof to a height of 3m measured above adjacent ground level. It is noted that there is a marginal variation in ground level going up from west to east in Westwood Avenue. With regard to no.15 there is a hard surfaced patio area to the rear of the dwelling, and there is a slight change in ground level between no's 15 & 17 to the front of the dwelling but there is not much difference in ground level at the boundary at the rear. It is considered that the height of the extension will not exceed 3m when measured from the adjoining dwelling at the boundary. No.19, sits higher than the application property, therefore the application property would be less than 3m when measured from the ground/patio level at no.19.

Having regard to Council's guidelines and the site circumstances, it is considered that the proposal would have no material affect on light to or outlook from the rear windows of the neighbouring dwellings nor would it cause an unacceptable degree of overshadowing.

#### Front Porch

The proposal has been amended to increase the width of the front porch to allow for disabled access. The porch would not link with the front bay window nor would it project beyond the front of the bay. The front extension is considered acceptable and accords with the Council SPG for extensions.

## **2) Conversion of houses and other buildings to flats**

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

The application proposes the conversion of the ground floor into a two bedroom flat, and the first floor into a separate one bedroom flat with a study. The ground floor unit will comprise of two bedrooms with one bathroom and a separate WC & shower room, as well as separate kitchen and living areas. The second floor flat will comprise of one bedroom, a bathroom a study and separate kitchen and living areas as well as separate access to the rear yard.



The front entrance from the existing front door would be retained as the principal access to both units with a single door to the front elevation thereby retaining the appearance of a single dwelling in the streetscene - but otherwise each unit would be fully self-contained and a shared lobby within. The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom which would help to avoid undue internally generated noise effect.

The Council now requires ground floor flats, as far as practical; to comply with the minimum standards of "lifetime homes" as set out in recently adopted SPD "Accessible Homes". Bearing in mind the age, size, layout and quality of much of the existing housing stock within the borough, it is acknowledged that it cannot always be reasonable to insist that all ground floor flat conversions comply with these standards.

In this particular instance it would not be possible to adapt the flats to fully meet these standards. Notwithstanding this the applicant has amended the plans to comply as far as practical with the minimum standards, as such a parking space with a width of 3.5m and within minimum distance of the home has been provided, doorway widths a minimum of 900mm including the doorway to the first floor flat which could allow for future access to the first floor flat and a living room at entrance level. Although the applicant has not indicated level access to the front or rear of the dwelling, a condition is attached requiring (for the ground floor flat) plans indicating level threshold entrances and ramps to be submitted to, and approved in writing by the Local Planning Authority before works can commence so as to allow access to the property for people with mobility difficulties.

Paragraph 6.51 of policy H9 specifically states that the standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. The document '*The Housing Act 1985: Houses in multiple occupation – minimum standards for amenities and facilities, including space and standards (HMO)*', has been adopted by Harrow Council for use by Environmental Health Officers when assessing the adequacy of converted accommodation. The total habitable floor space provided in both the ground and first floor/second floor flats meets the relevant minimum standards as published in the HMO.

**The level of usable amenity space available**

Both the ground floor flat and the first floor flat have access to the rear amenity space. The space provided for each flat is considered acceptable and is in accordance with sub paragraph 6.53 of UDP policy H9. Further to ensure adequate amenity space for the two flats, a condition is recommended requiring landscape plans showing appropriate boundary treatment between the two sections of rear amenity space.

### **Traffic and highway safety**

As a single family dwelling of more than five habitable rooms, the existing dwelling would generate a UDP maximum standard parking requirement of 2 spaces; one space is available in the form of a garage at the side although it appears unlikely that this has been utilised for parking purposes for some years. The proposed flats would generate a combined maximum standard parking requirement of 3.4 spaces, which includes an element of visitor provision. It is considered that one parking space is provided for the ground floor flat would be suitable/adaptable for disabled use. Although there is a deficiency in parking in particular no car parking is provided for the first floor flat, the site is situated very close to good public transport links within the South Harrow Local Centre. It is therefore considered that the short fall in on site parking would not result in a material increase in demand for that parking. Highway engineer is satisfied with the proposal.

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

Submitted plans indicate an area for refuse storage on the front forecourt. However, sufficient detail has not been provided to sufficiently assess the acceptability of the forecourt treatment. It is recommended that the grant be conditional upon a scheme for the landscaping of the site including, siting of the refuse bins and elevations of refuse enclosure for the disposal of refuse/waste to be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

### **3) Noise**

A condition requiring sound insulation details to be agreed and provided prior to first occupation is suggested

### **4) Consultation Responses**

#### **A summary of all responses**

- The development would be out of character and not in keeping with the streetscape  
*Comment: refer to appraisal section 1*
- Flats will attract overcrowding in small living areas and be used for short term rentals  
*Comment: refer to appraisal section 2*
- Increase in car parking demand  
*Comment: refer to appraisal section 2*
- Increase parking on the street  
*Comment: refer to appraisal section 2*

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- Additional waste bins provided will devalue the aesthetic appearance of the development and the street  
*Comment: refer to appraisal section 2*
- Will affect house prices
- Flats will encourage unstable rental occupancy  
*Comment: As discussed above the proposed conversion is in accordance with Council's Policies in particular H9, that allows for conversions from dwelling houses to residential flats, in this instance the proposal complies with the criteria as outlined in the policy and is unlikely that the above reason could justify refusal and house prices/rental occupancy are not a material planning consideration*
- Two gardens to the rear would be out of keeping with the character of the other gardens  
*Comment: refer to appraisal section 2*
- Loss of light to kitchen, particular to the glazed door fitted to the flank wall of kitchen due to double storey extension on boundary.  
*Comment: refer to appraisal section 1*
- Patio area will be overshadowed  
*Comment: refer to appraisal section 1*
- Additional strain on resources such as utilities and drainage  
*The provision of utilities and drainage is not the responsibility of Council, further it is not a material planning consideration*
- Increased noise levels  
*Comment: refer to appraisal section 3*
- Building works would create a disruption and reduce the quality of our life for a considerable time  
*Comment: If the application were to be recommended for approval this would be addressed via an informative directing the applicant's attention to Considerate Contractor Code of Practice*
- Loss of light to the rear yard  
*Comment: refer to appraisal section 1*
- Overlooking  
*Comment: refer to appraisal section 1*
- Set a precedent in the street, which could lead to terrace housing instead of semi-detached  
*Comment: refer to appraisal section 1*

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- Overdevelopment of site  
*Comment: refer to appraisal sections 1 & 2*

**CONCLUSION**

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

This application is recommended for grant.

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**MULBERRY HOUSE, PINNER HILL, PINNER**

**Item: 2/02**

**P/2619/06/CFU/OH**

Ward PINNER

TIMBER PLANT ROOM TO REPLACE EXISTING DETACHED OUTBUILDING AT SIDE; HARDSURFACING AND PROVISION OF SWIMMING POOL AT REAR

**Applicant:** MR & MRS WEERASEKERA

**Agent:** ORCHARD ASSOCIATES

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## **RECOMMENDATION**

Plan Nos: 402/20D, 402/22, 402/SK1, 1 x unnumbered A4 plan (illustrating swimming pool section at scale 1:10), site plan, design and access statement, email dated 3/11/06

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

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

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

2 The 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.

3 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.

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

- (a) the extension/building(s)
- (b) the ground surfacing

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

REASON: To safeguard the appearance of the locality.

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

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

6 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.

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

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

## **INFORMATIVES**

### **1 INFORMATIVE:**

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

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

Harrow Unitary Development Plan:

- 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
- D4 Standard of Design and Layout
- D5 Amenity Space and Privacy
- D10 Trees and New Development
- 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:

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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>

### **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) Green Belt (EP33, EP34)
- 2) Conservation Area and Area of Special Character (SD1, SD2, D4, D14, D15, SEP5, SEP6,)
- 3) Trees (D14, D10)
- 4) Neighbouring Amenity (SD1, D4, D5)
- 5) Consultation Responses

## **INFORMATION**

### **a) Summary**

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

### **b) Site Description**

- Two storey new build property, currently under construction and located on the western side of Pinner Hill
- Located on the corner of Hillside Road and Pinner Hill
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Densely vegetated area containing a mixture of trees and shrubs located along the northern boundary of the site, close to the boundary shared Pine Trees– the trees are not the subject of a TPO but are protected by virtue of the conservation area
- Brick built shed located along this boundary – would have either been a coal shed or possible bomb shelter
- Gradient levels fall from north to south
- Existing pond within the rear garden, with an area of hard standing around the edges
- Three Cypress trees are located adjacent to this pond, one is dying and the other two are normal



**c) Proposal Details**

- Proposed swimming pool located in the same area as the existing pond. The proposed pool measures 4.267m in width, 8.534m in length and 1.380m in depth
- Proposed paving area around the pool and replacement steps leading up to the existing terrace area at the rear of the property
- Demolition of the existing brick built shed along the northern boundary and replacement with a timber shed which would contain the pool plant

**d) Relevant History**

P/713/05/CCA	Conservation area consent: demolition of existing house	GRANTED 17-JUN-05
P/712/05/DFU	Demolition of existing house, development of replacement house	GRANTED 17-JUN-05

**e) Applicant Statement**

The swimming pool and electrically operated safety cover will provide the owners of Mulberry House with a recreational facility which will not impact upon the open, rural character of the Pinner Hill Estate Conservation Area.

**Design**

- The proposed works comprise the construction of a swimming pool within the rear garden, and in line with the rear opening of the garden room. The swimming pool is to be located where there is currently an ornamental pond and lawn
- The swimming pool is to be set within the existing ground with an electrically operated safety cover set below the perimeter pool copings
- The proposed garden shed for the pool plant would be concealed by existing trees, shrubbery and hedging would replace a larger redundant brick built outbuilding
- Neither the pool or the shed will have an impact upon neighbouring properties
- The proposed steps, paving around the pool and the paved area between the pool and the terrace will be in Yorkshire stone to match the existing paving to the rear terrace

**Access**

- The proposed replacement steps from the terrace area would relate to the alignment of the swimming pool and garden room and allow access up to the higher level of the side garden area and the proposed garden shed for the pool plant
- The proposed lower paved area would link the swimming pool surround to the steps down from the terrace, from the garden room
- There is no change proposed to the existing layout and access to or within the house.

- f) **Consultations:**  
**CAAC:** No objection  
**Pinner Association:** No response

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

**Notifications:**

Sent:	Replies:	Expiry:
5	0	09-OCT-06

**Summary of Response:**

- None

**APPRAISAL**

**1) Green Belt**

The property has a rear garden area of around 1,500m<sup>2</sup>. The application site is large and the proposed pool and paved area around it would have no impact on the openness of this part of the Green Belt. The level of additional hardsurfacing is small. The proposed timber plant room would replace an existing detached brick built outbuilding. The proposed replacement structure would be smaller in footprint and volume.

It is considered that the proposed swimming pool and paved surround and timber plant room would not be harmful to the character and appearance of this Green Belt site.

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

It is considered that the proposal would not detract from the open or green character of the Conservation Area, nor is it deemed that any harm would occur to the features that characterise the Area of Special Character.

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

**3) Trees**

There are three Cypress trees located adjacent to the existing pond, one is dying and the other two are in a normal condition and would merit retention. It is clear that the dying Cypress tree will need to be removed. The applicant has confirmed that this is the case and that a replacement tree will be located elsewhere in the rear garden – details of which are requested by the suggested landscaping condition.

**4) Neighbouring Amenity**

It is not considered that there would be any impact on neighbouring amenity. The site is large and well screened from the road and surrounding properties by mature gardens and trees.

**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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**Item: 2/03**  
**LAND AT MOUNT PARK ROAD, NEAR P/1879/06/DFU/OH**  
**JUNCTION WITH MOUNT PARK**  
**AVENUE, HARROW**

Ward HARROW ON THE HILL

REPOSITIONING OF GATE ACROSS VEHICLE CARRIAGEWAY;  
AUDIO/KEYPAD ENTRY POST; EQUIPMENT HOUSING; POLE MOUNTED CCTV  
CAMERA; ALTERATIONS TO ROAD MARKINGS AND DUCTING

**Applicant:** MOUNT PARK RESIDENTS ASSOCIATION  
**Agent:** MRS D HINTON

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### **RECOMMENDATION**

Plan Nos: Unnumbered plan at scale 1:200 (received 17/11/06), letter from Mount Park Residents' Association dated 15/11/06 (received 17/11/06), letter from Crimeguard Systems dated 13/11/06 (received 17/11/06), A4 drawing illustrating timber construction to house electrical controls, photographs of other gates and on around the Mount Park Estate, A4 plan illustrating proposed new gate, photographs of equipment and site plan.

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

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

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

2 The 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.

3 The development hereby approved, shall be installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.

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

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of 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.

## **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:**

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:

Item 2/03: P/1879/06/DFU continued....

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 INFORMTIVE

**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) Quality of Design, Areas of Special Character and Impact on Conservation Area (SEP5, SEP6, SD1, SD2, EP31, D4, D14)
- 2) Amenity and Noise (EP25)
- 3) Security & Safety
- 4) Consultation Responses

#### **INFORMATION**

This application is reported to the Committee because a petition has been received and the application is recommended for grant.

##### **a) Summary**

Statutory Return Type: Minor Development

Conservation Area: Mount Park Estate

Council Interest: None

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

- Mount Park Road is a private road, located in Mount Park Estate Conservation Area

- The western verge is densely vegetated and the side boundary wall of the residential premises Rowney borders this verge
- The eastern verge is a shingle footpath and the side boundary wall of St. Dominic's borders this verge
- The site is approximately 7 metres from the junction with Mount Park Avenue and is located 15 metres to the north east of the nearest corner of Rowney and 15 metres to the north west of the nearest corner of St. Dominic's
- There is a set of timber gates at Mount Park Avenue, just around the corner from the site

**c) Proposal Details/Amendment to the Previous Proposal**

- Currently there are a set of metal gates, a keypad entry post, equipment boxes, a CCTV camera and additional road markings located on Mount Park Road, approximately 43 metres from the junction with Mount Park Avenue – this development took place without the benefit of planning permission. An application for the retention of the development was refused (please see next section for further details)
- It is proposed to relocate the gate 35 metres to the north, approximately 7 metres from the junction
- The design of the proposed new gate has been improved and it would now consist of timber rather than metal and the elaborate finials would also be removed
- The keypad entry post would also be relocated to the north
- The timber encased box housing the electrical controls would be removed from St. Dominic's boundary wall and also relocated to the north of the existing site – however, not on the wall as previous, it would be mounted onto a frame adjacent to the wall and adjacent to a Council litter bin
- The CCTV pole would be relocated from its current position to an area within the densely vegetated verge on the west
- It is proposed to place a single marigold line on the road on the new site instead of the existing yellow box
- The existing signage on St. Dominic's fence will be removed

**d) Relevant History**

P/2959/05/DCO	Retention of gates across carriageway and keypad entry post; equipment boxes on wall and post-mounted camera; additional road markings	REFUSED 02-FEB-06
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This application is currently at Appeal

**Reasons for Refusal:**

1. The gates and associated development, by reason of prominence and incongruous design fail to preserve the character and appearance of the Mount Park Conservation Area.

Item 2/03: P/1879/06/DFU continued....

2. The gates and associated development, by reason of incongruous design location adjoining residential property are unduly obtrusive and results in unacceptable disturbance to the detriment of residential occupiers enjoyment of their property and the residential amenity of the neighbouring occupiers.

**Georgian Way**

P/2395/06/DFU	Installation of security gates, six CCTV cameras mounted on three poles and marking of parking bays	GRANTED 23-NOV-06
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**e) Applicant Statement**

- We have attempted to overcome the conservation officers objections to the first application
- The signage is drastically reduced and removed from the fence. Signage has however been an established feature on the fence for many years and was put there originally with permission from St. Dominic's
- The gate is repositioned back to almost its original position – it was only moved down the road at the specific request from a Rowney resident
- Line of finials have now been removed
- Electrical equipment is now re-housed in timber in line with conservation comments
- The audio keypad has been painted Brunswick Green
- Hatched yellow markings are reduced to a single marigold line
- Noise reduction measures will be implemented
- Three attempts in recent months to temporarily dampen the noise on the existing gates until planning permission has been obtained have resulted in the buffers and other material being removed by persons as yet unknown
- We hope you appreciate the fact that this is not a selfish act by residents to keep others out. We are merely trying to preserve the character of Mount Park Road which we fear will become more of a fly tipping zone should the Council make many more changes to rubbish collection
- Since the gates have been in place we have been spared the vast amount of builders rubble, garden rubbish, fridges, mattresses etc that were becoming a common feature of our much loved road and all of which had been removed at the residents' expense
- Many people enjoy walking in the area and we want to keep it a pleasant experience to share with them
- The Council were foresighted enough to designate it the borough's first conservation area so please help its residents to conserve it

**f) Consultations:**

**Environmental Health:** Environmental Health would encourage suitable and adequate remedial works in conjunction with the problem, however, should a statutory nuisance occur we would consider taking formal action in terms of the Environmental Health Act 1990.



**Highways Engineer:** No objection

**CAAC:** Over ostentatious to have electrical gates. Gates are better than before but should be timber. This is an opportunity for applicant to get together with Georgian Way applicants (P2395/06/DFU) to design similar gates in a suitable material. Do not agree in principle with CCTV on poles. Do not like audio keypad, this should be out on the other side.

**Harrow Hill Trust:** No response

**Advertisement:** Character of Conservation Area      Expiry: 03-NOV-06

**Notifications:**

Sent:  
13

Replies:  
2

Expiry:  
09-OCT-06

**Summary of Responses:** previous reasons for refusal still valid, noise, disturbance and nuisance intolerable, car doors slamming, revving engines, members of staff and students from St. Dominic's have enjoyed free access and parking, proposal will prevent these access and parking rights which have been in place for more than 80 years

**+ 1 petition containing a total of 5 signatures objecting to the development:** enjoyment of communal garden not possible since installation, noise, disturbance, health and quality of life

## APPRAISAL

### 1) **Quality of Design, Areas of Special Character and Impact on Conservation Area**

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 away from the main junction of Mount Park Road and Mount Park Avenue and therefore, would have no material impact on highway safety.

Mount Park Road is a private road. In terms of parking and traffic there will be no detrimental impact upon the surrounding conservation area. However, it is considered that a metal gate would not be in keeping with the character and appearance conservation area, as the boundary treatments within the Mount Park Conservation Area are generally of a wooden rural style. Therefore to preserve the setting of the surrounding conservation area and to match the character of the existing gates at Mount Park Avenue, the proposed timber gate is considered appropriate, which would be in keeping with the character and appearance of the Conservation Area.

The proposed CCTV camera would be mounted on 3.5m high metal pole which would be sited in the densely vegetated verge on the western side of the site. It is considered that this location is unobtrusive and considered to be acceptable and would not impact on the setting of the surrounding Conservation Area.

Likewise the proposed development is also considered satisfactory and would have no material impact upon the Harrow on the Hill area of special character.

## **2) Amenity and Noise**

Policy EP25 of the Harrow UDP seeks to minimise noise, vibration and disturbance 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 current gate and associated equipment are sited in close proximity to a residential property and is considered unsatisfactory due to its impact on neighbouring amenity; hence planning permission was refused on the 2<sup>nd</sup> February 2006. The proposed relocated gate would be at least 35 metres away from the current position and 15 metres away to the north east (as the crow flies) of the nearest residential properties in Rowney, therefore they would not be in direct proximity of residential amenity. In addition, and subject to the use of appropriate materials for the gate, the vegetation to the south and west of the proposed gates would muffle the potential sounds emanating from the proposal and from cars waiting at the junction to enter or leave Mount Park Road. In this regard a suggested landscaping condition is attached.

The proposed equipment box and CCTV cameras are not considered to be harmful in terms of noise output and therefore, would have no material impact upon the amenity of neighbouring residents.

## **3) Safety and Security**

The proposed development would provide a controlled entry to Mount Park Road. This together with the presence of the CCTV camera 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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**192 - 194 KINGSHILL DRIVE, HARROW**

**Item: 2/04**

**P/3185/05/DFU/ML1**

Ward KENTON WEST

COMBINING NOS 192 & 194 INCLUDING EXISTING GARAGES TO PROVIDE CARE HOME WITH SINGLE-STOREY REAR LINKING EXTENSION & EXTERNAL ALTERATIONS

**Applicant:** MR ZAHID MAHMOOD

**Agent:** MOTION ARCHITECTURE

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## **RECOMMENDATION**

Plan Nos: KH-100 Rev. 02, KH-010 Rev. 03 and Site Plan

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

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

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

2 The front boundary wall between the existing access points shall be built in accordance with the approved plan no. KH-010 Rev 3 and the associated landscaping works shall be carried out before first occupation of the development and thereafter retained permanently.

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.

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

REASON: To safeguard the appearance of the locality.

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

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

5 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 plans shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

6 The window(s) in the flank wall(s) of the proposed development shall:  
(a) be of purpose-made obscure glass,  
(b) be permanently fixed closed below a height of 1.8m above finished floor level,  
and shall thereafter be retained in that form.

REASON: To safeguard the 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
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- C8 Health Care and Social Services
- C17 Access to Leisure, Recreation, Community and Retail Facilities
- H12 Houses in Multiple Occupation
- H14 Residential Institutions
- T13 Parking Standards

### **2 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>

### **3 INFORMATIVE:**

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

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

- 1) Community Use (C8, H12, H14)
- 2) Impact on Character and Appearance of Area and Neighbouring Amenity (SD1, D4, D5)
- 3) Accessibility (C17)
- 4) Parking (T13)
- 5) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Minor Development  
Car Parking: Standard: On its own merits  
Justified: 2  
Provided: 2  
Council Interest: None

### **b) Site Description**

- Site is occupied by a pair of semi-detached houses on the eastern side of Kingshill Drive.
- Both properties have shared driveways with their adjacent semi-detached properties with a pair of garages setback at the end of each driveway.
- The frontage of both properties is hard surfaced.
- No 192 is a registered HMO

### **c) Proposal Details**

- Conversion of two houses into a single residential care home for six residents, a maximum of four staff are proposed to be working at any one time (two overnight).
- Care home is to provide assisted accommodation for 6 registered adults between the age of 18 and 65 with medium to moderate learning difficulties to help them settle within the community. Two care workers would be onsite 24 hours a day, with a manager and assistant manager working during the daytime only. No staff would live onsite.
- Single storey rear extension to both properties and decked rear patio with ramped access to the rear garden.
- It is proposed to link the two dwellinghouses to form a residential care home with two bedrooms on the ground floor and four on the first floor.
- A rear extension would extend the detached flank walls of both properties rearward to link into the structures with the same footprints as the existing garages.
- In-between the two garages would be a 3.8m deep single storey rear extension containing glazed sliding folding doors which would open out onto an area of decked patio extending no further than the rear line of the existing garages.
- At the front of the property there would be a carriage driveway arrangement

Item 2/04: P/3185/05/DFU continued....

- utilising the existing accesses to the shared driveways which lie on either side of Nos.192-194, incorporating the retention of a low wall at along the rest of the front boundary and a large planter to ensure the introduction of soft landscaping.
- Internal bin stores with external access are proposed at ground floor level in the flank wall of No.192.

**d) Relevant History**

- None

**e) Applicant Statement**

- Department of Health and the CSCI's minimum standards have been followed as part of the design process.
- Acknowledge that a care home for six users can be permitted development, but due to the scale of development proposed it was decided to apply for planning permission for the scheme.

**f) Consultations:**

- **Head of Care, Social Services:** No response.
- **Highways Engineer:** Proposals acceptable, suggest condition to ensure boundary fence or wall is maintained at the front. A small amount of on-street parking may be caused at times when visitors arrive (mainly weekends), but it is probable that this could be contained within the length of the frontage and harm to other users of the highway should therefore be minimal.
- **Access Officer:** No response.

**Notifications:**

Sent:	Replies:	Expiry:
10	3 + 1 petition (4 signatures)	07-MAR-06

**Summary of Response:**

Disruption and noise caused by building work; will cause additional parking and traffic problems due to staff, visitors and deliveries; unclear who care home is for; loss of privacy; increased noise; access to shared driveway; safety; future upkeep of site; out of character with residential nature of area; increased pollution; increased strain on drains.

**APPRAISAL**

**1) Land Use**

Policy C8 of the UDP states that the Council will seek to ensure that there are sufficient appropriate social care and health care facilities to cater for the needs of the community. Policy H14 seeks to retain Houses in Multiple Occupation, No.192 being a registered HMO. On balance, however, this proposal is considered to be acceptable in policy terms, the loss of the HMO and one other residential property here being justified by the need for facilities for those with

specific needs such as those for which this care home is proposed. It is noted that the proposal would provide a much better standard of accommodation than presently on site and that this would be also be reflected in terms of an improvement in the intensity of use of the properties, their impact on the surrounding area also lessening due to the proposed improvements to the external appearance as part of the development.

**2) Impact on Character and Appearance of Area and Neighbouring Amenity**

The design and scale of the proposed development should ensure that its use as a care home for people with learning difficulties would not be detrimental to the amenities of neighbouring occupiers. It is thought that the provision of accommodation here for 6 adults plus the associated staff would not be an over intensive use of this site or be out of character with the residential nature of the area, the number of people onsite not being more than could be reasonably expected at two dwellinghouses (in fact at the time of application it was stated that a total of 12 people were occupying the two properties). The proposed use would not be deemed to cause any unacceptable level of disturbance to neighbouring occupiers and therefore would not be detrimental to their amenities in this way, this type of use not being expected to generate high levels of noise or activity.

This proposed extensions would not be deemed to have a detrimental impact on the residential amenities of neighbouring occupiers (complying with the householder SPG in regard to impact on the adjacent properties) and would not change the character of the area, the majority of the extension being hidden from the streetscene. It is noted that as these extensions would be no wider than the original dwellinghouses they would not be deemed to impact upon access to the detached garages at the adjacent properties on either side, and that the existence of these garages would mean that the use of the existing proposed here garages would have no detrimental impact upon neighbouring occupiers' privacy amenities.

**3) Transport Issues and Parking Standards**

This site is located within easy reach of good public transport links via local bus routes. The car parking proposed is acceptable, the two spaces being necessary to provide some off-street parking for staff and provision for servicing at this end of Kingshill Drive. The use proposed would not otherwise create an unacceptable level of on-street parking however, as justified by the Highway's Engineer, and a condition here will ensure the retention of a boundary wall or fence fronting the highway in order to restrict vehicular access and to ensure the retention of some on-street parking in front of the properties.

**4) Accessibility**

The submitted plans show ramped access at the front and rear of the combined properties via ramps. Appropriate corridor widths, door widths and turning circles have been shown and there is also a disabled WC proposed on the ground floor. In this way the ground floor should be accessible to wheelchair users, although it is stressed by the Applicant that none of the residents would be wheelchair bound. The Applicant have provided an Access

Item 2/04: P/3185/05/DFU continued....

Statement to demonstrate a broad compliance with Lifetime Homes standards, in this way complying with the UDP's accessibility policies.

**5) Consultation Responses**

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

- Noise from music or other amplified sound has been conditioned here to ensure no detrimental impact on the amenities of neighbouring occupiers.
- Not planning issues here: disruption and noise caused by building work; increased strain on drains; future upkeep of site, increased pollution.

**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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**26/28 KENILWORTH AVE, HARROW**

**Item: 2/05**

**P/348/06/DFU/KMS**

Ward ROXETH

SINGLE STOREY FRONT & 2 STOREY SIDE AND REAR EXTENSIONS TO BOTH HOUSES. CONVERSION FROM 2 HOUSES TO 4 FLATS, PARKING AT FRONT

**Applicant:** AUTO CRASH PROPERTIES LTD

**Agent:** SAXTON DESIGN

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## **RECOMMENDATION**

Plan Nos: 2690/03 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 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 development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

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

4 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.

Item 2/05: P/348/06/DFU continued....

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 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.

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

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

## INFORMATIVES

### 1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H9 Conversions of Houses and Other Buildings to Flats

EP25 Noise

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:**

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

**4 INFORMATIVE:**

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [odpm@twoten.press.net](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) 2-storey side to rear, single storey front, side and rear extensions (SD1, D4, D5)
- 2) Conversions of Houses and Other Buildings to Flats (H9, H18, T13)
- 3) Character of area (SD1, D4, D5)
- 4) Residential amenity (SD1, D4, D5)
- 5) Consultation Responses

**INFORMATION**

Details of this application are reported to committee as a petition opposing the proposed development has been received.

**a) Summary**

Statutory Return Type:	Minor Development		
Habitable Rooms:	12		
Density:	192.31 hrph	32.05 dph	
Car Parking:	Standard:	5.6 (maximum)	
	Justified:	See report	
	Provided:	4	
Council Interest:	None		

**b) Site Description**

- Pair of semi-detached dwellings on south west side of Kenilworth Avenue.

Item 2/05: P/348/06/DFU continued....

- No. 26 has attached garage, no. 28 has detached garage
- Dwellings set in from side boundaries by 2.7-3.7m
- Neighbouring dwellings also semi-detached. Not extended

**c) Proposal Details**

- Single storey side and rear, and 2-storey rear, extensions to both dwellings
- Conversion of extended dwellings to provide 4 flats
- Partial hard surfacing of forecourt to provide 4 off-street car parking spaces

**Revisions to Previous Application:**

Following the previous decisions (P/718/05/DFU and P/417/06/DFU) the following amendments have been made:

- Depth of single storey rear extension increased from 3m to 4.2m
- Internal layout revised to produce better stacking of rooms and enable both ground floor units to comply with lifetime homes standards
- Increased landscaping to forecourt

**d) Relevant History**

P/718/05/DFU	2-storey side to rear and single storey front extension to no. 28; conversion of no. 28 to 2-self-contained flats	GRANTED 04-OCT-05
P/2539/05/DFU	1 <sup>st</sup> floor side to rear, single storey front and rear extensions to no. 26; conversion of no. 26 to 2 self-contained flats	REFUSED 25-JAN-2006

**Reasons for Refusal:**

1. The proposed two-storey side to rear extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality
2. The internal layout of the proposed flats would be likely to give rise to unreasonable levels of noise transmission between the units, to the detriment of the amenities of future occupiers thereof
3. The proposed parking area, by reason of inadequate landscaping, would be unduly obtrusive and detract from the appearance of the building and the streetscene
4. The proposed parking area would require a crossover of excessive width, prejudicial to the safety of pedestrians and other users of the adjacent highway
5. The submitted plans do not include satisfactory arrangements for the collection and disposal of waste arising from the proposed development
6. The submitted plans do not include provision for disabled access to the ground floor unit

P/2970/05/CFU	Redevelopment: 2/3-storey block containing 6 flats; access and parking	REFUSED 28-MAR-06
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**Reasons for Refusal:**

1. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties which comprise mainly pairs of two-storey semi detached houses and blocks of two-storey terraced houses in single family occupation, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area.

2. The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties, and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and the character of the area.

3. The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality.

4. The proposed development, by reason of excessive number of units, size of building and hard-surfaced parking areas, with the associated disturbance and general activity, would result in an over-intensive use and amount to overdevelopment of the site to the detriment of neighbouring residents and the character of the area.

5. The proposed development would require an excessive width of vehicle access from the highway, detrimental to the safety and convenience of pedestrians using the adjoining footway

P/417/06/DFU	Single and 2-storey side and rear extensions; front porch; conversion to 2 self-contained flats (No 26)	GRANTED 22-SEP-06
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**e) Applicant Statement**

- None

**f) Consultations:**

**Transportation:** no response

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

Sent: 14	Replies: 5 including 54- signature petition opposing	Expiry: 06-MAR-06
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(Sent 13/02/2006)

**2<sup>nd</sup> Notification**

16	Replies: 0	Expiry: 16-NOV-06
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(Sent 26/10/2006)

**Summary of Response:**

increased parking requirements, excessive size and visual impact, materials not specified, loss of light, overlooking, hard surfacing of forecourt, insufficient notification, deeds do not contain access rights to shared path at side, owners of shared path not served notice, area lacking local park, development out of character with surrounding area, development for private profit, increased sewage, noise and disruption during construction

**APPRAISAL**

**1) 2-storey side to rear, single storey front, side and rear extensions**

As part of the proposed conversion to apartments, it is proposed to construct extensions to the front, side and rear of the existing dwellings.

The proposed front extensions would take the form of open front porches in front of the proposed side to rear extensions. Their height and forward projection would be identical to the existing front canopies and they are therefore not considered to be detrimental to the character and appearance of the existing dwellings.

The proposed 2-storey side to rear extension to no. 26 would project 2.6m from the flank elevation and 3.3m from the rear elevation of the existing dwelling, wrapping around its rear corner by 1.3m. The proposed 2-storey side to rear extension to no. 28 would project 2.8m from the flank elevation and 3.3m from the rear elevation of the existing dwelling, wrapping around its rear corner by 1.2m. Both these extensions would be set back from the front corner of the existing building by 1m and have subordinate hipped roofs. It is considered that these extensions would not appear unduly bulky in the streetscene and would be sufficiently subordinate in appearance to respect the character of the existing building. They would also give a symmetrical appearance to the completed development. Both extensions would comply with the 45-degree code measured from the existing party boundary between nos. 26 and 28, and the rear corners of the unattached neighbouring dwellings. It is considered that such compliance, combined with the orientation of the properties and the subordinate nature of the extensions, would result in there being no undue loss of light or overshadowing of neighbouring properties. Furthermore, as no windows are proposed for the extensions flank elevations, they would not give rise to increased overlooking of neighbouring properties.

The single storey rear extension would project 4.2m from the rear elevation of both the existing dwellings and would abut the inside flank walls of the 2-storey side to rear extensions. Although single storey rear extensions beyond 3m depth are normally considered unacceptable due to their impact on neighbouring properties an exception can be justified in this case as provided the extension is built in its entirety, there would be no adverse impact on the amenities of either no. 26 or 28. A condition is therefore suggested requiring the whole of the proposed development to be completed prior to any part of it being occupied.

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

### **Suitability of units created in terms of sizes, circulation and layout**

It is proposed to convert the extended dwellings into 4 self-contained flats. 2 would be located in no. 26 and 2 in no. 28. Each unit would have its own front entrance door, but otherwise the extended building would retain the appearance of a pair of semi-detached dwellings when viewed from the street. It is not considered that conversion as proposed, would result in any detrimental change on the character of Kenilworth Avenue. Each unit would comprise of a lounge, kitchen, bathroom and 2-bedrooms, one of which would have an en-suite facility. The internal layout is considered satisfactory and the vertical stacking of rooms would reduce the potential for noise transmission between units, subject to standard noise insulation condition.

### **Standard of sound insulation measures between units**

The acceptability of the internal layout is acknowledged above and it is considered that the proposed layout would be acceptable in terms of noise reduction. Furthermore, the suggested noise insulation condition would further negate potential noise disturbance between the units themselves and the attached neighbouring property.

### **Amenity space**

In terms of outdoor amenity space, the extended properties would have a combined rear garden area of approximately 350m<sup>2</sup>. This area would be subdivided to enable all 4 units to have their own private amenity areas. This level of provision is considered to be acceptable in accordance with the advice given in policy H9, which states that all units in conversions involving semi-detached properties should normally have access to rear gardens.

### **Front garden / forecourt treatment**

The existing forecourt is largely given over to soft landscaping with hard surfaced driveways to the front of the existing garages. The proposal to convert the property into apartments includes provision for 4 off-street parking spaces on 2 driveways. Each of these driveways would be centrally positioned within each dwelling's existing front garden and would be accessed by 3.6m wide crossovers. The remainder of the frontage would be given over to soft landscaping, full details and implementation of which can be secured by conditions. It is considered that the proposed forecourt layout would enable sufficient off-street parking for the needs of future occupiers to be provide without compromising pedestrian and highway safety, or the appearance of the development in the streetscene.

The amended plans indicate details related to the storage of refuse/waste, which are considered to be acceptable.

### **Lifetime Homes**

The amended plans show gently graded ramps to the front entrances of the ground floor units, external doors with an opening width in excess of 0.9m, internal doors with an opening width in excess of 0.8m and 1.5m wheelchair turning circles in all bedrooms, lounges, bathrooms and kitchens. This is considered acceptable in terms of enabling both ground floor units to comply with Lifetime Homes standards unit in accordance with policy H18.

### **3) Character of Area**

Given that the proposed extensions and conversion comply with adopted UDP policy and supplementary planning guidance, and there are no extenuating circumstances, it is not considered that there would be any detrimental impact on the character of locality as a result of this development.

### **4) Residential Amenity**

Similarly, given that the proposals comply with adopted UDP policy and supplementary planning guidance, it is considered that the proposal would have no material impact on the amenities of adjoining owners.

### **5) Consultation Responses**

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

- materials not specified: a condition requiring the use of materials to match the existing dwellings is attached
- insufficient notification: notification carried out in accordance with standard procedure
- deeds do not contain access rights to shared path at side: not a material planning consideration
- owners of shared path not served notice: application site excludes this path
- area lacking local park: sufficient private amenity space provided on-site
- development for private profit, increased sewage, noise and disruption during construction: not material planning considerations

### **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 REAR OF 54 COLBURN AVENUE,  
PINNERWOOD FARM, HATCH END**

**Item: 2/06**

**P/2959/06/CFU/KMS**

Ward HATCH END

REPLACEMENT OF EXISTING 15M MONOPOLE WITH 17.5M DUAL USER MONOPOLE WITH TWO SETS OF SIX ANTENNAE EACH, ONE 0.6M DIAMETER DISH AND THREE EQUIPMENT CABINETS WITHIN THE EXISTING O2 COMPOUND

**Applicant:** O<sup>2</sup> UK LTD

**Agent:** KNAPP HICKS & PARTNERS LTD

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## **RECOMMENDATION**

Plan Nos: 26559/001/A, 26559/002/A, 26559/003/A, 26559/101/D, 26559/102/D,  
supplementary supporting information received October 17, 2006

**GRANT** planning 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 monopole and ground level equipment cabinets shall be painted grey to match the existing equipment cabinet

REASON: To safeguard the appearance of the locality

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

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

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

D24 Telecommunications Development

## 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.

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

- 1) Compliance with ICNIRP
- 2) Need for Installation
- 3) Character of Green Belt and Visual / Residential Amenity (S1, D4, EP33, D24)
- 4) Consultation Responses

### **INFORMATION**

#### **a) Summary**

Statutory Return Type: Other  
Council Interest: None

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

- Existing compound containing 15m monopole mast comprising 1 set of 6 antennae and 4 ground level equipment cabinets on agricultural field to rear of Colburn Avenue
- Existing mast is green in colour. Existing equipment cabinets and fencing are grey
- Public footpath runs to east of site with Shaftesbury Playing Fields beyond. Nearest residential property (54 Colburn Avenue) is c.40 m from site
- Site is accessed from Colburn Avenue via existing gate leading to field
- Site and surrounding fields are within green belt

#### **c) Proposal Details**

- Remove existing 15m high single user mast
- Install 17.5m high 3G dual user mast with 2 sets each comprising of 6 antennae and 1 dish
- Relocate existing O2 equipment cabinets and provide 3 additional T-mobile equipment cabinets all within existing compound
- Mast and additional cabinets to be grey in colour

#### **d) Relevant History**

WEST/1002/00/DTD	Determination: provision of 15m mast with equipment housing and 2.4 metre high chainlink fence	GRANTED 20-DEC-00
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#### **e) Applicant Statement**

- There is an operational need for the development in relation to the provision of 2G and 3G services

- Alternative sites have been examined. Application site considered most suitable as already in use as mast/base station and would be a site share
- Policy analysis shows compliance with ICNIRP
- Proposal would comply with HUDP policies EP33 and D24

**f) Consultations:**

- None.

**Notifications:**

Sent:  
43

Replies:  
28

Expiry:  
13-NOV-06

**Summary of Response:**

proximity of mast to homes, health impacts, existing mast should be relocated, impact on property values, noise, need for mast, appearance of mast, impact on conservation area

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with government guidance in PPG8, a refusal of health grounds would therefore not be justified.

**2) Need for Installation**

The applicant provides technical information with regards to the current capacity and coverage. They state that the replacement mast and additional set of 6 antennae are necessary in order to provide 3G as well as 2G services, and that the proposed increase in height to enable site sharing would be preferable to the alternative option of erecting an additional mast in terms of visual intrusiveness. As such, the applicant shows both technical justification and an operational need for the works proposed.

**3) Character of Green Belt and Visual / Residential Amenity**

Given the scale and nature of the proposal, it is not considered that the works would have a negative visual impact on the character of the green belt or the visual and residential amenity of nearby residents.

The proposed replacement mast would be 2.5m higher than the existing structure and would have an additional set of antennae. Given that it would replace an existing 15m high mast, it is not considered that it would have a significant visual impact. Both the mast and equipment cabinets would be located within the existing compound, the footprint of which would not be extended. The plans show both the mast and equipment cabinet as being grey in colour as per the existing equipment cabinets. A condition is therefore attached requiring the proposed cabinet to be so painted in order to minimize its visual impact.

Item 2/06: P/2959/06/CFU continued....

Concern has been expressed regarding noise levels emanating from the proposed installation. At the time of the site visit, the level of noise emanating from the existing equipment cabinets was low and was not evident other than when close to the compound. However, in order to prevent problems from arising in future, a condition prohibiting noise transmission into neighbouring premises is recommended.

**4) Consultation Responses**

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

- impact on property values: not a material planning consideration
- relocation of existing mast: beyond scope of current application
- other matters: dealt with above

**CONCLUSION**

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

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**19 MEPHAM GARDENS, HARROW**

**Item: 2/07  
P/2378/06/DFU/SW2**

Ward HARROW WEALD

PART TWO, PART THREE STOREY BLOCK OF FIVE TERRACED HOUSES, WITH PARKING

**Applicant:** WARDEN HOUSING ASSOCIATION

**Agent:** SOPHIE UNGERER

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## **RECOMMENDATION**

Plan Nos: (PL)-701, 702, 704, 710C, 711B, 712B, 713B, 714B, 715A, 716D, 717A, 720, Site Plan

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

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

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

2 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 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.

3 Notwithstanding any indication given in the approved drawings 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.

4 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.

5 Notwithstanding any indication given in the approved drawings 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.

6 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 plans, shall be installed in the wall(s) and roof of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

7 The window(s) in the flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

## **INFORMATIVES**

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION -  
HOUSEHOLDER APPLICATION:

The decision to grant planning 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

T6 The Transport Impact of Development Proposals

- T13 Parking Standards
- H18 Accessible Homes
- C16 Access to Buildings and Public Spaces

## 2 INFORMATIVE:

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

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

- 1) Appearance, Character of the Area and Design (SD1, D4)
- 2) Residential Amenity (D5)
- 3) Parking, Highway Safety and Transport Impact (T6 & T13)
- 4) Disabled Persons' Access/Lifetime Homes (H18 & C16)
- 5) Landscaping
- 6) Affordable Housing (H5)
- 7) Consultation Responses

### **INFORMATION**

#### **a) Summary**

Statutory Return Type:	Minor Development
Site Area:	1477.54m <sup>2</sup> 0.147 Hect
No of Habitable Rooms:	31
Density:	210 hrph 34 dwellings per Hect
Car Parking:	Required: 7 Justified: 7 - See report
Council Interest:	The Council owns the site

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

- Site was a scout hut (Class D1) on a substantial plot of land between 17 Mepham Gardens and Artillery Place
- Surrounded by mature trees with a green to the front of the site
- The surrounding dwellings are 2 and 3 storey single family dwelling houses with a consistent building line
- Electricity substation located to north of site, adjacent to 1 Artillery Place.
- There is an existing drive access to the front of the site that would be retained

#### **c) Proposal Details**

- Part 2, part 3 storey block of 5 terraced houses to provide 5 affordable units
- Houses to be sited in general alignment with building line between 17 Mepham Gardens and 1 Artillery Place
- New access from Mepham Crescent would provide one way traffic flow into site, with exit via existing dwelling to Mepham Gardens

**d) Relevant History**

- **Planning Advisory Team:** Stepped frontage out of context, recessed areas to front are undesirable from a secure by design perspective, footpaths should be 90° to the building frontage. At odds with the uniform character of the surrounding terrace blocks, the vertical non-alignment of windows gives the impression of an ad hoc development. Large block is out of context, creates an unbalanced appearance. Cycle shed placed at the rear. Lifetime homes standards
- **Revisions to Application**  
Resite the dwellings, address the massing, secure by design, 45° sightlines from neighbouring dwellings, overlooking from balconies, reduce the bulk in relation to surroundings, address the chamfered building line of properties.

**e) Applicant Statement**

- **Design Statement:** aims are to enhance the character of the area, to provide new high quality housing and amenity space, maintain light, privacy and amenity to neighbouring properties, comply with local and central government policies.
- Patchwork of materials in the area and surrounding vegetation, not within conservation area or designated zone.
- Enhance the character of the area through exemplary contemporary design, providing enjoyable, sustainable, high quality living spaces. Achieves appropriate balance between the expression of diversity and uniformity.
- In keeping with context, additional storey is no higher than adjacent roof slopes. Ordered, well-proportioned composition with sufficient variation to provide interest.
- Shared driveway with individual parking spaces designed as a courtyard screened off from the existing pedestrian route by a row of planting, overlooked by front windows of the dwellings to provide passive surveillance.
- West facing gardens, high quality sustainable materials to compliment surroundings. Bricks provide clear individual houses. Tiled surfaces to enhance the buildings form, well proportioned windows, cedar cladding is an attractive low maintenance material, mix of horizontal and vertical boards adds variety and texture to the composition.
- Visual interest in flank by high-level openings. The buildings skin takes into account the surrounding area. No impact on daylight levels, level access, one-way vehicle access, cycle stores are provided in the rear gardens. Each unit has its own front and rear amenity space.
- All balconies face the front and rear gardens no overlooking. Bin stores in the front gardens, connected to the main sewer. Enjoyable safe residential environment. Planting provides natural barrier along the boundary reducing number of entrance routes into the site. Timber fences with lockable gates surround rear gardens.
- **Access Statement:** 7 spaces are provided 1 for the wheelchair unit with level access between covered area and front door. Parking areas well lit.



- Gently sloping entrances to all units, storage space for mobility unit, a rear patio area linked to a garden path is provided as a safe means of escape for wheelchair users.
- Comply with part M of Lifetime Homes Standards and Harrow's SPD: Accessible Homes. Vertical lift provided in wheelchair house, open living, dining, kitchen area for flexibility. Bathrooms, WC's, bedrooms, kitchens, dining and living spaces have been designed to Lifetimes Homes Standards. En-suite wheel-in wet room, accessible bedroom also has direct access to paved roof terrace offering outdoor space for less able inhabitants.

**f) Consultations:**

- **Highways:** No Objection, a single access would not be safer, the requirements for turning space within the site would reduce the development potential and require manoeuvres that may not be safe close to dwellings.
- **Access Observations:** The proposal complies with the principles of Lifetime Home Standards and Wheelchair Home Standards
- **Urban Design:** The bins should be moved to the other side of the front gardens, failed to understand the need for quality architecture that works within the neighbourhood rather than causing conflict. Attempted to produce something that responds to current thinking but have failed to produce a scheme that enhances and adds to the coherence of the neighbourhood.

**Notifications:**

Sent:  
15

Replies:  
Awaited

Expiry:  
05-DEC-06

**Summary of Response:**

To be completed.

**APPRAISAL**

**1) Appearance, Character of Area and Design**

The proposed new dwellings would be sited in what has previously been a break in the streetscene provided by a small single storey scout hut surrounded by open space and mature trees. The proposed new dwellings would be located where two different styles of properties meet. The design that has been proposed attempts to relate to the form and fenestration to the neighbouring properties so that there is a relationship with the existing surrounding buildings. The proposal achieves a relationship between the surrounding properties and is therefore acceptable in this respect.

The proposed building line provides a uniformity of building lines in relation to the terraces along Mephram Gardens and the semi detached properties in Artillery Place. The third storey on the 4 dwellings to the north end of the site would remove the bulk away from the dwellings along Mephram Gardens and the front elevation and towards the larger brick built dwellings of Artillery Place.

The massing is now considered to be acceptable.

## **2) Residential Amenity**

The siting of the dwellings has been designed to minimise any amenity impact on the immediate neighbours. In relation to No. 17 Mephram Gardens the two storey property is kept to a minimal height (6.1m) and is at its nearest point 5.95m from the shared boundary. The positioning of the new dwellings flank wall would gradually increase in distance away from the boundary. The wheelchair accessible house would not infringe the 45° sightline as taken from the first floor rear corner of No. 17. The distance between the proposed dwelling and the boundary is considered to overcome any overbearing issues in relation to this neighbouring property.

Similarly, at its closest point the 11-person house would be sited 7.55m from the boundary with No. 1 Artillery Place. It is considered that the substantial distance between the proposed new dwelling and the boundary would not create any undue harm to neighbouring residential amenity.

Balconies are proposed at the rear of all the properties. The 11-person house has a Juliet balcony. This is proposed at first floor level and would provide views into the rear. Due to the siting of the proposed new dwellings the rear garden of No. 1 Artillery Place would be viewed at an oblique angle therefore mitigating any direct overlooking. Further, there are mature trees located on the boundary that act as shielding vegetation. The three proposed 6-person houses at the centre of the terrace would have balconies at second floor level that would allow mutual overlooking of their rear gardens. A balcony is proposed at first floor level of the wheelchair home. As these balconies would have no impact on existing neighbouring properties the proposals are considered acceptable. The distance and orientation of the proposed balcony of the wheelchair accessible house with No 17 Mephram Gardens is considered to mitigate and potential overlooking issues.

The proposed rear gardens would vary in size depending on the size of the property. The 11 person house would have a garden approximately 12m (w) x 12.8m (d), the 6-person house would have a rear garden area 5m (w) x 12m (d) and 5m (w) x 11.2m (d), the 8-person house 6.8m (w) x 10.4m (d) and the wheelchair home is 14.6m (w) and 9.5m (d). The garden areas are considered to provide a satisfactory amenity area that would reflect the character of the locality.

## **3) Parking, Highway Safety and Transport Implications**

The proposal details 7 parking spaces for the 5 new dwellings, a new access road and hard surface areas to the front and side of the site. The wheelchair home to the south of the site provides a covered carport in line with the wheelchair homes standards in the Accessible Homes SPD. All other parking spaces are provided in line with Lifetimes Homes Standards. The number of spaces proposed would comply with the maximum standards as detailed in the Harrow UDP.

The proposal includes a new access to be created over the grass area to the front of the site. After consultation with the Highways Engineers this means of access is considered to be the safest option and would prevent dangerous manoeuvres within the site itself.

**4) Disabled Persons' Access/Lifetime**

The proposal offers 5 new dwellings 4 to be built to Lifetime Homes Standard and 1 to be built to Wheelchair standards. The layout of the internal space would offer adequate turning circles in habitable rooms (1.5m), door widths/corridor widths, bathroom sizes and the provision for an internal lift to be installed if it would be required. The proposal would comply with the principles of the Accessible Homes SPD and is therefore considered acceptable in this respect.

**5) Landscaping**

The proposal details the removal of vegetation and trees and the hard surfacing of some of the grass area. The proposal details a small front garden for each of the dwellings which offer a clear frontage to each dwelling. This is considered to help provide a clear frontage to all of the dwellings and offers a semi private area for the perspective occupiers. This contributes to a liveable environment.

**6) Affordable Housing**

The site has come forward following the Council's decision to declare the land surplus to requirements and appropriate for disposal for the provision of affordable housing. The scheme provides standard and wheelchair accessible houses for which there is an identified need for within the Borough. It is the only known opportunity to provide a 6 bed social rented property, for which there is an unmet demand in Harrow.

**7) Consultation Responses**

- Awaited

**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.

**74, 76 & 78 CHANDOS CRESCENT, P/2655/06/DFU/MRE  
EDGWARE**

Ward EDGWARE

CHANGE OF USE OF GROUND-FLOOR FROM STORAGE OR DISTRIBUTION TO CHILDRENS CENTRE WITH SINGLE-STOREY REAR EXTENSION (CLASS B8 TO D1)

**Applicant:** HARROW COUNCIL PEOPLE FIRST

**Agent:** DAVID KANN ASSOCIATES

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## **RECOMMENDATION**

Plan Nos: LBH/CC/01 Rev B, LBH/CC/02 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 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification)

REASON: To safeguard the amenity of neighbouring residents and in the interest of highway safety

3 The garden area detailed on the approved drawing shall not be made available for the use of customers, except in the event of fire or other emergency which requires the premises to be rapidly vacated.

REASON: In the interests of the amenities 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

D4 Standard of Design and Layout

- T13 Parking Standards
- EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas
- C2 Provision of Social and Community Facilities
- C8 Health Care and Social Services

## 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>

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## MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use (EM15, C2, C8)
- 2) Neighbouring Amenity
- 3) Extensions and Alterations
- 4) Traffic and Highway Safety/Parking (T13)
- 5) Consultation Responses

## INFORMATION

### a) Summary

Statutory Return Type: Change of Use

Council Interest: Council Application: Harrow Council, People First, Capital and Development

### b) Site Description

- Site is located on the southerly side of Chandos Crescent at the apex of the junction with Buckingham Road, Whitchurch Avenue and Merlin Crescent, forming part of a commercial parade which also comprises a Post Office and a doctors surgery

Item 2/08: P/2655/06/DFU continued....

- Council-owned former retail units with approved use for storage and distribution; currently vacant
- Variety of residential building type around junction including 2-storey dwelling houses, 3-storey purpose built flats and 2-storey parade terrace with commercial use at ground floor and a single storey commercial parade, with permission to be redeveloped for 10 flats in a 2/3 storey building
- First-floor of site is in residential use (Council Freehold)

**c) Proposal Details**

- Change of use of ground floor premises at 74, 76 & 78 Chandos Crescent from Storage and Distribution (B8) use to a Children's Centre (D1)
- Single storey extension to rear of No.74 to a 2.6m depth and 4.6m width

**d) Relevant History**

LBH/203530/E	Use of unit 8 for Class x warehousing (storage and distribution)	GRANTED 25-FEB-82
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**e) Applicant Statement**

• **Design & Access Statement**

- The proposal form part of Harrow Council's implementation of Central Government's policy to create a number of new children's centres in the Borough during 2006 to 2008.
- The Council's Officers have selected the location of the site within an area of identified need.

**f) Consultations:**

**Highways:** awaited

**Notifications:**

Sent:	Replies:	Expiry:
56	5	25-OCT-06

**Summary of Response:**

Increase noise levels, increase traffic levels, increase pollution levels, increase parking pressure.

**APPRAISAL**

**1) Change of Use**

Policy EM15 of the HUDP seeks to resist the loss of B8 Warehousing floor space, on employment grounds, subject to the assessment of individual proposals against specific criteria. In relation to each these: -

- a) The proposal would result in the loss of approximately 149m<sup>2</sup> floor space of non-modern type but would not, on its own, detract from the range of office sizes and type available within the Borough. The site was formally of retail use and by its character, being of large frontages to the street, could be utilized as more suitable accommodation. In these circumstances it is not considered that the proposal would result in any conflict, in this case, with

- criterion A.
- b) There is no evidence to suggest that the use of the premises for D1 occupation would be harmful to the local economy for the purposes of criterion B. Indeed, the addition of the proposed D1 unit would add to the interest, the appearance and the vitality of the area.
  - c) The site is vacant due to relocation of Harrow Council archive storage and as previously stated could be utilized as more suitable accommodation.
  - d) As above
  - e) The site is directly adjacent to residential dwellings and below first-floor residential accommodation. While it is considered that the previous occupancy was not severely detrimental to residential amenity, future occupancy under B8 use class could potentially raise issues of detrimental impact to living amenity to neighbouring occupiers due to their close proximity to the site and the residential character of the site.
  - f) For the purposes of criterion F access to the site is considered to be reasonable.
  - g) For the purposes of criterion G, access for delivery vehicles is considered to be reasonable.

The criteria of Policy EM15 are considered to be met to a satisfactory level.

Policy C2 and Policy C8 of the HUDP seeks the provision of new Social and Community facilities and Social Services in areas identified to be in need of such facilities.

The area has been identified as being suitable for part of Harrow Council's implementation of the Government's directive to create a number of new children's centres in the Borough. The premises are well served by public transport, with the close proximity of major bus routes and Canons Park Underground Station, and would be accessible by a range of transport options to the catchment population the centre would serve.

## **2) Neighbouring Amenity**

The proposal is not considered to present any issues of noise and disturbance beyond those associated with the current B8 use class, with the appropriate restrictive conditions proposed.

It is proposed that the Children's Centre would provide a range of parental services such as a counselling service, drop-in advise facility, a crèche facility, maternity anti-natal classes as well as providing office space for up to 10 employees associated with the Children's Centre.

The main entrance would be situated in the centre of the parade (No.78), away from the nearest residential dwellings on Chandos Crescent.

It is considered that the proposed activities within the Children's Centre are considered to not cause any detrimental impact to the living amenity for nearby residential occupiers.

In light of the proximity of residential occupiers, a condition restricting the hours of operations is imposed. As well as this, a condition restricting the use of the rear garden area is proposed to ensure that no unreasonable activity associated with customer use can occur within the rear garden area.

**3) Extensions and Alterations**

A single storey extension is proposed at the rear of No.74. The extension would be to a rearwards projection of 2.6m and a 4.6m width. The extension would be spaced over 5m from the shared boundary with adjacent residential dwelling at No.72 Chandos Crescent and is considered to not present any issues of detrimental impact to any neighbouring amenity.

**4) Traffic and Highway Safety/Parking**

Awaiting consultation

**5) Consultation Responses**

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

- Awaiting consultation

**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 WEALD**

**Item: 2/09**

**P/2094/06/DFU/KMS**

Ward HARROW WEALD

SINGLE STOREY EXTENSIONS TO EAST & WEST ELEVATIONS, FORMATION  
OF ANCILLARY CAFE AND EXTERNAL ALTERATIONS

**Applicant:** BARCHESTER HEALTHCARE LTD

**Agent:** SALMON SPEED ARCHITECTS

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## **RECOMMENDATION**

Plan Nos: 1048/1\_02/P2, 1048/1\_03/P3, 1048/1\_04/P3, 1048/1\_05/P3,  
1048/1\_06/P3, 1048/1\_07/P3,

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

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

## **INFORMATIVES**

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Listed buildings

EP25 Noise

D4 Standard of Design and Layout

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:**

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:

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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:**

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.

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

- 1) Impact on Listed Building and character of area (SD1, SD2, D11)
- 2) Character of area (SD1, D4)
- 3) Residential amenity (D4, EP25)
- 4) Traffic and parking (T13)
- 5) Consultation Responses

**INFORMATION**

Details of this application are reported to committee as a petition opposing the development has been received.

**a) Summary**

Statutory Return Type:	Minor Development
Listed Building	Grade II
Site Area:	0.8 ha
Habitable Rooms:	43
Density:	53.75 hrph
Car Parking:	Standard: Considered on merit
	Justified: See report
	Provided: No change
Council Interest:	None

**b) Site Description**

- Detached Grade 2 Listed Building, in extensive grounds, at end of Wilsmere Drive, on south side
- Footprint is largely 'n'-shaped, the central section comprising the original c19th building and the remainder comprising more recent single and 2-storey extensions
- Site is surrounded by residential development on all sides

**c) Proposal Details**

- Single storey extension to east elevation of non-original part of building, to provide ancillary café, comprising partly glazed conservatory measuring 6.53m deep by 6.937m wide (with chamfered corners). Tiled hipped roof rising to overall height of 5m. Set c.12m away from boundary with nearest residential property
- Single storey extension to west elevation to provide additional plant and store rooms (1 each) measuring 1.5m deep by 5.8m wide. Tiled hipped roof rising to overall height of 3.6m
- New kitchen access doors in existing south elevation, adjacent to proposed extension, replacing existing window

**Revisions to Previous Application:**

Following the previous withdrawal (P/567/05/DFU) the following amendments have been made:

- Use of proposed extension to east elevation changed from day centre to ancillary café
- Additional extension to west elevation proposed

**d) Relevant History**

LBH/42305	Alterations and 2/3-storey extensions; change of use to residential care home	GRANTED 30-MAY-91
P/567/05/DFU	Single storey side extension to form day centre	WITHDRAWN
P/1909/06/DLB	Listed Building Consent: Single storey extensions to east and west elevations; internal alterations to existing rooms	PENDING

**e) Applicant Statement**

- None

**f) Consultations:**

**English Heritage:** Application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

**Advertisement:** | Extension of Listed Building | Expiry: 05-OCT-06

**Notifications:**

Sent:	Replies:	Expiry:
15	3 including 7 signature petition	03-OCT-06

**Summary of Response:**

noise and disturbance to neighbouring residents, maintenance of existing access, increased off-site parking, intensification of use, privacy

**APPRAISAL**

**1) Impact on Listed Building**

This proposed single storey extension to the west elevation would be attached to an existing extension granted planning permission in 1969 and not the original building. As such, it would not damage any features of architectural or historic interest and would therefore comply with policy D11 of the HUDP. The extension would not be visible in views of the north elevation of the original building and would therefore have no impact on its symmetrical appearance. Subject to the use of matching materials as per the attached condition, it is considered that this extension would preserve the character, setting and special interest of the Listed Building and would therefore comply with policies SD2 and D11 of the HUDP.

Similarly the proposed single storey extension to the east elevation would be attached to an existing extension, granted planning permission in 1991, and would not be visible from the original north elevation, thereby maintaining its symmetrical appearance. Subject to the use of matching materials as per the attached condition, it is considered that this extension would preserve the character, setting and special interest of the Listed Building and would therefore comply with policies SD2 and D11 of the HUDP.

The proposed additional door in the east elevation would be sited adjacent and to the left of the proposed single storey extension to the east elevation, and would replace an existing window. Given its proposed location, and subject to the use of appropriate materials, it would have no impact on the character, setting of special interest of the Listed Building and would therefore comply with policies SD2 and D11 of the HUDP.

**2) Character of Area**

The proposed extensions would represent comparatively small additions to the existing building, creating 42 sq. m additional floorspace. As such, it is considered that they would not amount to an overdevelopment of the site nor be detrimental to the character of the area. Furthermore, the submitted plans show that the number of residents able to be accommodated would be reduced from 89 to 86. It is therefore considered that there would be no increase in the intensity of use of the site.

**3) Residential Amenity**

The proposed single storey extension to the west elevation would bring development to within c.2.5 m of the boundary with the nearest residential property in Wilsmere Drive. This extension would comprise a plant room and a storeroom. It is considered that the separation distance from the boundary and the attached condition would be sufficient to protect the amenities of neighbouring occupiers in terms of noise. Furthermore, the siting of this extension and the orientation of the existing buildings would prevent it giving rise to undue overshadowing or loss of light to neighbouring properties.

The proposed single storey extension to the east elevation would be sited 12m from the boundary with the nearest residential property in Richmond Drive. Given that this distance is greater than the closest part of the existing building to neighbouring residential properties (c.10.5m) and is to be used as an ancillary café rather than to increase the number of resident's rooms, it is considered that it would not give rise to a significant increase in noise and disturbance to neighbouring residents. The 12m separation distance would also be sufficient to prevent problems of loss of light, overshadowing, and loss of privacy from arising

**4) Traffic and Parking**

The proposals do not include any provision for increased off-street parking, or alteration to the existing access. However, given that the proposed ancillary café would be for the use of existing staff and residents, it is not considered that any additional parking would be required. It is also considered that it would be unlikely to generate substantial volumes of additional traffic entering and leaving the site.

**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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**WILSMERE HOUSE, WILSMERE DRIVE, HARROW**

**Item: 2/10**

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

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

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

2 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.

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

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

4 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.

### **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;
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- 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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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**

Item 2/10: P/1909/06/DLB continued....

- 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 19th century building.
- The list description reads 'Early 19th century. 2 storeys. Yellow stock brick. Slate roof. Originally a symmetrical house of 9 bays. Centre bay projects 13 1/2 ft. 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.

**d) Relevant History**

LBH/2217/2	Alterations and extensions to house	GRANTED 19-JUN-69
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Item 2/10: P/1909/06/DLB continued....

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-JUL-76
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**e) Applicant 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	Extension of listed building	Expiry: 28-AUG-06
Harrow Times	Extension of listed building	Expiry: 07-SEP-06
Advertisement	Extension of listed building	Expiry: 31-AUG-06
Site Notice	Extension of listed building	Expiry: 01-SEP-06

**Notifications**

Sent: 13	Replies: 2	Expiry: 28-AUG-06
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**Advertisement:**

Character of Conservation Area	Expiry: 17-NOV-05
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**Notifications:**

Sent: 82	Replies: 8	Expiry: 04-NOV-05
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**Summary of Response:**

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**

**1) Statutorily Listed Buildings**

**Single Storey Extension to the West Elevation**

This proposed extension will not be attached to the original building. It 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 roofline will mirror the existing and the width of the store extension follows the existing building line. It is not unduly bulky since it measures 5.5m (depth) x 2.5m (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 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**

The extension's roofline 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 not be visible from the original elevations 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**

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**

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). I received written confirmation from the agent for the applicant in an email dated 4<sup>th</sup> September, 2006 that 'refurbishing' and 'refitting' does not mean any features of the building will be removed. Also I recommend the standard condition Listed Building – Protection of Interior (LBCA\_SAFE). 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.

## **2) Consultation Responses**

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

- None

## **CONCLUSION**

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

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**PRIORY HOUSE, 95 CLAMP HILL, STANMORE**      **Item: 2/11**  
**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: 2/12**  
**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.

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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.

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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		
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 19th 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 20th century doors installed on the northern elevation facing the coach house. There is also a late 20th 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) Consultations:**

<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	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.
}	P/2300/06/CLB	
<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 Clamp 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:

- 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.
- b) 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.

- c) Relates to extensions to existing dwellings.
- d) 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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**16A UXBRIDGE RD, STANMORE**

**Item: 2/13**

**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



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 geotextile 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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**LAND AT HOLLY GROVE HATCH END**      **Item: 2/14**  
**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: 05/2347/2C, 05/2347/3B, 05/2347/4C, 05/2347/5B, 05/2347/6E, 05/2347/7A, 05/2347/8E, 05/2347/9C, 05/2347/10B, 05/2347/11B, 05/2347/12B, 05/2347/13A, 05/2347/14A, 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 be constructed to Lifetime Homes Standards as shown on the approved plans and thereafter retained.

REASON: To ensure the development meets Lifetime Homes Standards in accordance with policies of the Harrow Unitary Development Plan 2004.

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:

Item 2/14 : P/2739/05/CFU continued...

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.

6 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.

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.

Item 2/14 : P/2739/05/CFU continued...

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

Item 2/14 : P/2739/05/CFU continued...

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 REFUSED 24-JUL-00
WEST/517/00/FUL	Demolition of existing building and provision of 3x2 storey detached houses with integral and attached garage	

**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
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P/871/04/CFU	Redevelopment to provide 3x2 storey detached houses with garages	GRANTED 30-JUL-04
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**e) Applicant Statement**

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

**f) Consultations:**

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

**Notifications:**

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

**Summary of Response:**

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

**APPRAISAL**

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

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

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

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

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

## **2) Neighbouring Amenity**

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

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

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

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

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

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

## **3) Traffic, Access and Parking**

The 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. Plans submitted show full compliance with these 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.

### SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

## SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

## SECTION 5 - PRIOR APPROVAL APPLICATIONS

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**Item: 5/01**  
**LAND ADJ TO EAST SIDE OF ACCESS TO P/3070/06/CDT/MRE**  
**BELMONT, HEALTH CENTRE, KENTON LANE**

Ward KENTON WEST

PRIOR APPROVAL DETERMINATION: ERECTION OF 11.5M TELECOM POLE WITH TWO CABINETS AT GROUND LEVEL

**Applicant:** ORANGE LTD  
**Agent:** MASON D TELECOMS

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### RECOMMENDATION 1

**PRIOR APPROVAL of details of siting and appearance IS required**

### RECOMMENDATION 2

Plan Nos: 01 A, 02 A

**REFUSE** prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

1 The proposal, by reason of excessive size and unsatisfactory siting, within the land designated as 'Green Chain' would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the green chain and of the surrounding locality contrary to policies SD1, SEP5, D4, D24 and EP46 of the Harrow Unitary Development Plan.

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### MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Need for Installation (D24)
- 3) Character of Area and Visual / Residential Amenity (SD1, SEP5, D4, D24, EP46)
- 4) Consultation Responses

### INFORMATION

#### a) Summary

Statutory Return Type: Not Categorised  
Council Interest: None

#### b) Site Description

- Site currently used as a maintained highways pavement and verge
- North side of Kenton Lane within 100m of Belmont Circle
- Pavement affronts car park of Belmont Health Centre with Health Centre situated 20m away

Item 5/01 : P/3070/06/CDT continued...

- Surrounding area is mixed use. Residential properties over ground floor commercial premises located to the South East of the site, Health Centre adjacent and St Joseph's RC School opposite westerly approximately 40m
- Large tree situated 5m north of proposed siting
- Designated Green Chain

**c) Proposal Details**

- Erection of 11.8m mock lamppost/telegraph pole with antennae hidden within top section of pole
- At ground level associated equipment cabinet measuring 1.45m x 0.65m x 1.25m and Meter Pillar measuring 0.39m x 0.25m x 0.95m
- Lamppost and cabinet to be finished in midnight green

**d) Relevant History**

EAST/466/93/DTD	Determination:	15m	high	GRANTED
	telecommunications mast, antennas and equipment cabin			20-DEC-93
EAST/312/94/FUL	22.5m Telecommunications Mast and Antenna			REFUSED 20-JUN-94

**Reasons for Refusal:** No record

EAST/339/94/DTD	Determination:	15m	High	REFUSED
	Telecommunications mast, antennas and equipment cabin			21-JUN-94

**Reasons for Refusal:** No record

P/615/06/CDT	Installation of telecommunication equipment cabinet	11.8 metre lamp post and	high	REFUSED 11-APR-06
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**Reasons for Refusal:** The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the green chain and of the surrounding locality.

**e) Applicant Statement**

- Proposed structure to closely matches existing street furniture
- The structure and cabinet have been coloured green to maximise natural screening afforded by trees to the rear
- Type of structure proposed is designed to replicate appearance of a lamppost

**f) Consultations:**

- None

**Notifications:**

Sent:	Replies:	Expiry:
24	108	16-NOV-06

**Summary of Response:**

- proximity of proposed development could endanger health of school children

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

**2) Need for Installation**

The applicant states that 'there is currently a deficiency in the network in the residential area surrounding the proposed location'. 'The proposed development will increase capacity and improve the coverage in the target cell centre'.

It is considered that this point alone does not warrant the addition of the new telecoms structure in this vicinity.

**3) Character of Area and Visual / Residential Amenity**

The telecom pole would be to a height of 11.5m and positioned at the rear of the pavement, spaced 5m from a large tree. This section of pavement is within the perimeter of a designated green chain, which passes beneath the pavement.

Being located in and surrounded by a designated green chain, of which was formally the Belmont Railway Line Policy EP46 of the Harrow Unitary Development Plan 2004 should be adhered to. This Policy requires the Council to safeguard and improve the character of the Boroughs green chains from inappropriate development. Furthermore policy D24 of the Harrow Unitary Development Plan 2004 highlights telecoms installations are considered favourable provided they do not have a detrimental impact on structural features identified in policy SEP5, of which green chains are included. It is considered that, although the proposal attempts to reflect the form of existing lampposts in this section of Kenton Lane and would acquire a degree of screening from the nearby tree, the proposed structure would not complement the character of the surrounding area or the green chain.

It is therefore considered that by reason of excessive size and unsatisfactory siting in the green chain the proposal would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the surrounding locality.

**4) Consultation Responses**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines and is hence considered to be acceptable in this respect.

**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 refusal.



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**LAND OUTSIDE LEEFE ROBINSON P.H, UXBRIDGE ROAD, STANMORE**

**Item: 5/02**

**P/3108/06/CDT/SW2**

Ward HARROW WEALD

PRIOR APPROVAL DETERMINATION: 15 METER HIGH REPLACEMENT COLUMN WITH ANTENNAE AND ONE GROUND BASED EQUIPMENT CABINET

**Applicant:** WALDON TELECOM LTD

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**RECOMMENDATION 1:**

Plan Nos: P/11971H-1/GEN/050 F, 051 F

**PRIOR APPROVAL of details of siting and appearance IS required**

**RECOMMENDATION 2:**

PRIOR APPROVAL of details of siting and appearance is granted subject to the following conditions:

**GRANT** approval of details of siting/appearance for the following reason(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 If after the implementation of this permission, the antenna and the associated ancillary development are no longer required, the antenna, cabinet and associated installations shall be removed from the site and restored to its former condition.

REASON : To safeguard the visual amenity of the locality.

3 The associated equipment cabinet shall be painted green before its first use and thereafter retained permanently.

REASON : To safeguard the visual amenity and appearance of the locality.

**INFORMATIVES**

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D26 Advertisements and Signs on Buildings

## 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

Statutory Return Type: Other  
Council Interest: None

### b) Site Description

- North western side of Uxbridge Road, Harrow and Weald, outside Leefe Robinson VC Public House
- Located on pavement adjacent 2 vehicle crossovers at Leefe Robinson Public House
- Residential properties opposite
- 2 similar telecommunications masts (EAST/1263/01/DTD and EAST/1344/01/DTD) and ancillary equipment boxes located approximately 27m and 33mm north east of the site, outside what was the Texaco Service Garage

### c) Proposal Details

- Erection of a 15m high replacement column with antennae
- One ground based equipment cabinet 1.36m (length) x 1.43m (high) x 0.352m (width)

### d) Relevant History

EAST/1263/01/DTD	Determination: 15m high monopole mast with tri-band antenna and two equipment cabinets	REFUSED 12-FEB-02 APPEAL ALLOWED 15-AUG-02
EAST/1344/01/DTD	Determination: 15m high monopole mast with three antenna and 2 equipment cabinets	REFUSED 21-JAN-02 APPEAL ALLOWED 30-SEP-02
P/2224/04/CDT	Determination: provision of 12m high column antenna with 3 equipment cabinets	REFUSED 08-SEP-04 APPEAL ALLOWED 01-AUG-05

Item 5/02 : P/3108/06/CDT continued...

**Reason for Refusal:**

The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenity and appearance of the street scene and the area in general.

P/1264/06/CDT Prior Approval Determination: 12.5m PERMISSION  
high replacement column with antennae NOT REQUIRED  
and one ground based equipment 05-JUL-06  
cabinet on land adjacent to Leefe  
Robinson PH, 76 Uxbridge Road.

**e) Applicant Statement**

- Proposed telecommunications apparatus will comply with ICNIRP public exposure guidelines.
- Considerable amount of street furniture, the proposal would not contrast with the immediate setting and would blend in with people's perception of the streetscene.
- Due to the surrounding vegetation the scale, siting and design of the proposed development would have minimal visual impact on the surroundings
- Achieves a balance between the operational requirements and planning and other considerations

**f) Consultations:**

- None

**Notifications:**

Sent:	Replies:	Expiry:
50	Awaiting	22-NOV-06

**Summary of Response:**

- Awaited

**APPRAISAL**

**1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines

**2) Need for Installation**

The applicant provides technical information with regards to the current capacity and coverage. They state that the existing network in this area does not provide a satisfactory level of network coverage due to the configuration of the antenna. As such, the applicant shows both technical justification and an operational need for the works proposed.

**3) Character and Appearance of Area and Visual / Residential Amenity**

The application proposes to replace the existing antenna and column which would result in an overall height increase of 2m. The proposed antenna and column would be adjacent to the highway located on the pavement. The telecoms mast is surrounded by illuminated and non-illuminated signage that has been installed by the Leefe Robinson Public House. There is also a tall tree in close proximity to the location of the mast. It is noted that there is an existing mast and ancillary equipment on site. It is not considered that the alterations proposed would create any material harm to the streetscene or surrounding occupiers due to the existence of a mast in this location currently. The extra height is not considered to unduly overbear or dominate the streetscene and is therefore considered acceptable.

A condition has been suggested to ensure that the equipment is removed and the land reinstated to its current condition, in the event that the installation is no longer required.

The associated ground based equipment cabinet would be located 1m from the existing cabinet on site. The dimensions would be 1.36m (length) x 1.43m (high) x 0.352m (width). The proposed equipment cabinet would be sited on the edge of the pavement adjacent to the grass verge. It is recommended that the equipment box is painted green to merge with its surroundings which would reduce the overall visual impact of the addition cabinet.

Given the scale and nature of the proposal, it is considered that the works would have no material visual impact on the character and appearance of the area or the visual amenity of nearby residents.

**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 approval.

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**Item: 5/03**  
**LAND AT JUNCTION UXBRIDGE RD & P/3043/06/CDT/JW**  
**ST THOMAS DRIVE, HARROW**

Ward HATCH END

PRIOR APPROVAL DETERMINATION: 10 METRE LAMPOST MICROCELL COLUMN ON FOOTPATH AND EQUIPMENT CABINETS ON GREEN VERGE, NEW VEHICULAR ACCESS & HARDSURFACED AREA

**Applicant:** MASON D TELECOMS

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**RECOMMENDATION 1:**

**PRIOR APPROVAL of details of siting and appearance IS required**

**RECOMMENDATION 2:**

Plan Nos: GLN7950/A/01/B, GLN7950/A/02/C, site plan + un-numbered photographs

**PRIOR REFUSAL IS REFUSED FOR THE FOLLOWING REASONS:**

1 The proposed development, including hardsurfaced area, by reason of excessive size and siting, would be visually obtrusive on this prominent junction, to the detriment of the visual amenity of neighboring occupiers and the character of the area, contrary to policies S1, D4 & D24 of the Harrow Unitary Development Plan.

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

- 1) Compliance with ICNIRP
- 2) Need for Installation
- 3) Character of Area and Visual / Residential Amenity (S1, D4, D24)
- 4) Consultation Responses

**INFORMATION**

**a) Summary**

Statutory Return Type: Other  
Council Interest: None

**Difference between current and previous application:**

- Reduction in height of column from 10-12m
- Re-siting of cabinets on grass verge
- Introduction of grasscrete hardsurfaced area with vehicular crossover

**b) Site Description**

- Land at junction of Uxbridge Road and St Thomas Drive.

Item 5/03 : P/3043/06/CDT continued...

- Site currently used as a maintained highways verge, it contains a triangular shaped area of lawn containing 4 trees (None of which are covered by a TPO) and three lampposts, one of which is redundant.
- The area of lawn has concrete footpaths bordering all three sides.
- To the east are the gardens of Churchill Court.
- Surrounding area is residential, with a mixture of semi-detached houses and flats.

**c) Proposal Details**

- Installation of new 10m lamppost column which will hold one antenna
- New vehicular access onto Uxbridge Rd leading to proposed hard surfaced (Grasscrete) area for use by maintenance vehicles.
- Two proposed cabinets serving the lamppost, located adjacent to the eastern footpath. The front of the cabinet (where maintenance access will be gained from) will front the footpath edge.

**d) Relevant History**

P/350/06/CDT	Erection of 12m telecom mast in form of telegraph pole with equipment cabinet at ground level	REFUSED 16-MAR-2006
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**Reasons for Refusal:**

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

**e) Applicant Statement**

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

**f) Consultations:**

- Environmental Health: No response
- Highways Engineer: happy for the application to be approved subject to a condition requiring the design and specification of the vehicle access and standing point for the cherry picker to be agreed with our Highways Section.

**Notifications:**

Sent:	Replies:	Expiry:
52	4	29-NOV-06

**Summary of Response:**

- Detrimental visual impact to the area
- Concerns over health impact of the mast

## **APPRAISAL**

### **1) Compliance with ICNIRP**

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

### **2) Need for Installation**

The applicant provides technical information with regards to the current capacity and coverage. They state that the existing network in this area is unable to cope effectively and as a consequence there is an inadequate provision of service in this area. As such, the applicant shows both technical justification and an operational need for the works proposed.

### **3) Character of Area and Visual / Residential Amenity**

The proposed mast would be sited over 30m away from the residential properties on the Northern side of Uxbridge Road and 50m or more from other nearby residential dwellings to the east and south of the site. The proposed cabins would be sited over 45m away from the residential properties on the Northern side of Uxbridge Road and 30m or more from other nearby residential dwellings.

The cabinets would be sited in such a location to ensure that they would cause minimum impact to the character of the area. However, siting of the cabins significantly away from the proposed mast would necessitate laying of underground cable which could erode open space. The proposed mast would be sited beside a busy road and east of a prominent junction. A curved hardsurfaced (Grasscrete) area is proposed, leading from the vehicular access to behind the proposed mast. The area will measure 2.5m in width and a total of 11.5m in length. The use of this area will be for occasional parking of vehicles associated with the servicing of the mast and cabinets. Despite the hardsurfaced area being described as "Grasscrete", it is nevertheless for the purpose of this planning application to be assessed as a hardsurfaced area, given its need to support vehicles of a considerable weight. Taking into account the size of this hardsurfaced area and its prominent location immediately adjacent to the junction of Uxbridge Rd and St Thomas Drive and the 10m high mast, it is considered that this element, and the proposal in its entirety would harm the appearance of this area of open space, adding an unnecessary element of visual clutter, to detriment to the character of the locality and the visual amenity of the area.

A new vehicular access with half battered kerbs is proposed onto the Uxbridge Road, close to its junction with St Thomas Drive to provide access for maintenance vehicles to the proposed hardsurfaced. The highways engineers raise no objections.

**4) Consultation Responses**

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

- Detrimental visual impact to the area: Addressed in report
- Concerns over health impact of the mast: The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines

**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 refusal.