

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

None

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

**PETERBOROUGH COTTAGE
GARLANDS LANE
HARROW ON THE HILL**

**Item: 3/01
P/3169/06/CFU/RP1**

Ward HARROW ON THE HILL

REDEVELOPMENT OF PETERBOROUGH COTTAGE TO PROVIDE NEW
SCHOOL BOARDING HOUSE

Applicant: The Keepers and Governors of Harrow School

Agent: Kenneth W Reed and Associates

Statutory Expiry Date: 08-MAR-2007

**PETERBOROUGH COTTAGE
GARLANDS LANE
HARROW ON THE HILL**

**Item: 3/02
P/3170/06/CCA/RP1**

Ward HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF PETERBOROUGH
COTTAGE AND OUTBUILDINGS

Applicant: The Keepers and Governors of Harrow School

Agent: Kenneth W Reed and Associates

Statutory Expiry Date: 02-JAN-2007

RECOMMENDATION

P/3169/06/CFU

Plan Nos: 1233/100/A, 101/A, 102/A, 103A, 104A, 105A, 106A, 107A, 108A, 109A,
110/A

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

- 1 The proposed building by reason of its bulk, scale and footprint would be out of character with the conservation area contrary to the Harrow School Management Strategy (HSMS) Policy 3c and Harrow Unitary Development Plan Policy D15.
- 2 The proposed development by reason of its unacceptable bulk, height and appearance would have an adverse effect on the fringe of Metropolitan Open Land contrary to Harrow Unitary Development Plan Policy EH43.
- 3 The proposed building by reason of its unacceptable bulk, height and appearance would have an adverse effect on views into the conservation area contrary to HSMS Policy 1 and Harrow Unitary Development Plan Policy D15 and views within the Area of Special Character contrary to Harrow Unitary Development Plan Policy EP 31.

4 The proposed rear balcony would allow overlooking of the rear gardens of the adjoining properties and result in an unreasonable loss of privacy to the occupiers, contrary to Policy D5 of the Harrow Unitary Development Plan.

5 The design of the building would limit natural surveillance and would include a number of inactive frontages, thereby increasing the risk of, and opportunity for crime contrary to Policy D4 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D5, D10, D14, D15, EP29, EP31, EP43

RECOMMENDATION

P/3170/06/CCA

Plan Nos: 1233/100/A, 101/A, 102/A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110/A

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

1 The proposed demolition, in the absence of an acceptable proposal for the replacement of the building(s), would be inappropriate and detrimental to the appearance and character of this part of the Conservation Area.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D5, D10, D14, D15, EP29, EP31, EP43

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Conservation Area , Area of Special Character and MOL (SD1, D10,D15, EP31,EP43)
- 2)** Tree Masses and Spines (EP29)
- 3)** Design and Layout of New Residential Development (D4, D5)
- 4)** Conservation Area Impact (D14)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development
Conservation Area:	Harrow School
Site Area:	0.36 ha
Car Parking:	Standard: On merit with restraint based approach
	Justified: 4
	Provided: 4
Council Interest:	None

b) Site Description

- The site takes access from Garlands Lane which leaves Peterborough Hill by the complex of buildings called The Garlands.
- The site is almost rectangular in shape and contains a number of trees surrounding Peterborough Cottage which occupies the SW part of the site.
- This is a two storey building currently used for school accommodation.
- The site abuts Metropolitan Open Land.

c) Proposal Details

- Existing house to be demolished.
- Redevelopment to provide a 12th school boarding house for up to 70 pupils in 56 rooms, together with 2 x 2 bed room flats for house master and matron and ancillary rooms.
- The new building would be part 4/part 3 storeys high with an almost flat roof, designed to fall to the centre of the building.
- South of the new building would be a court yard with planting boxes facing Garlands Lane. To the west the existing tree line is to be reinforced.

d) Relevant History

A proposal was submitted to the Planning Advice Team in January 2006 and criticised on similar grounds to those set out in the recommendation.

e) Applicant Statement

- 800 pupils in 11 existing boarding houses. Preferred size of a house is 70 pupils ; one house currently has almost 100 pupils plus an overflow house. This accommodation is not to enable the enlargement of the school.
- Seven possible sites looked in school ownership; this is the preferred site. New building is similar in height to the chimney height of the existing building.
- The building has a contemporary design using traditional materials of red brick and mortar.
- The building is fully accessible for disabled and partial ambulant persons.

f) Consultations:

- **CAAC:**

Dec 06: P/3169/06/CFU - The proposed building is very large on a substantially greater footprint than the existing building. Proposals may not be seen from Peterborough Road, but there could be a visual impact from the playing fields. The designs could be made more contemporary in style. At present they have a rather harsh and constant roofline which could be more interestingly broken up. The building appears too large, with little character, because of its hotel-like design. The scale of development would have a huge impact on the Harrow School Conservation Area and it is not of the quality of design that the conservation area requires. Proposals would sit within a relatively isolated semi-rural area, the character of which may change as a result. There is not enough modulation and stepping of levels.

P/3170/06/CCA – We would regret the loss of Peterborough Cottage if it were not replaced with a building that enhanced the area. The proposed replacement is significantly larger and may make more of an impact on the semi rural area and Metropolitan Open Land that adjoins the site. The proposals lack character and do not embody the highest quality of design necessary for Harrow School Conservation Area.

It was agreed that to assess the impact of both proposals properly a site visit should be arranged. The site visit will take place in early January and further comments will be made at the next CAAC meeting.

Jan 07: Site Visit

Site visit took place on 11th Jan 07 and comments are a product of this: After the site visit many concerns have been allayed. It is proposed to put in a building that has a substantially larger footprint than before but this is inevitable. There are no concerns visually from the playing fields since it is reasonably screened. The prominent architectural feature on the Tutors/Masters section is quite attractive and is in keeping with many of the Harrow School buildings. However, we would welcome forestry management and the planting of semi-mature forest trees on the frontage here as Ash or Lime, especially in the gap. Probably only 3/4/5 would be enough. The colour of the brick is important, if it is like the theatre it will be noticeable. It should be something that is soft and has a mix to it. The School's International Building is a good example of a modern building built next to old and as such it was agreed that this can be done with success. The proposed front elevation to the playing fields has movement, texture and shadows. However, the rear is bland and requires more modulation, variety and attention to window surrounds. Stepping would create more visual interest. The fenestration could be improved. A condition should be placed on the fenestration surrounds. Roofline could be broken up and staggered. Peterborough Cottage is a nice building but it was agreed that something could replace it.

- **Harrow Hill Trust:** Objects to demolition consent in absence of any proposal for replacement

Advertisement: Character of Conservation Area Expiry: 21-12-06

Notifications:

Sent: 20 Replies: 1 and 1 petition of 4 signatures Expiry: 02-01-07

Summary of Response:

Move site further down the hill, noise; loss of light; too close to boundary, loss of outlook; hedging and tree required on boundary; loss of value; pedestrian safety; traffic problems; visually obtrusive fencing.

APPRAISAL

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

There are serious reservations concerning the impact of the building for reasons of its bulk and footprint on the Conservation Area and MOL This leads to further concerns regarding views into and out of the conservation area and the relationship of the building to Garlands Lane.

The building is elongated compared to that on site, presenting an elevation of some 57m in length towards Watford Road compared to the existing building's 25m. In terms of footprint it is in the order of three times larger. The consequences of this combined with the height and elevational treatment is to create a building out of context with this part of the Conservation Area, MOL and Area of Special Character and one which would have a significant adverse visual impact.

The proposal building is elongated compared to that on site, presenting an elevation of some 57m in length towards Watford Road compared to the existing building's 25m. In terms of footprint it is in the order of three times larger. The consequences of this combined with the height and elevational treatment would create a building out of context with this part of the conservation area and area of special character and one which has an adverse visual impact.

2) Tree Masses and Spines

The proposals involve the felling of 7 trees within the site. A full tree survey and report has been submitted to identify the size, position and quality of trees within the site and adjoining it on land owned by the applicant. The Arboricultural Officer considers that a refusal on tree grounds could not be substantiated and that conditions would have been appropriate on a recommendation for grant.

3) Design and Layout of New Residential Development

The building follows the site contours north /south. The cross fall west/east is some 11.5m from Peterborough Road and 9m from the rear elevation of Garlands.

The four storey element is 13.5 high and the 3 storey element 10.5m high. The roof line of the 4 storey part nearest to Garlands stands 2 m higher than the ground level immediately at the rear of Garlands. The smallest distance between the proposed building and Garlands is approx 22m . The development is considered to have a satisfactory relationship with Garlands in terms of amenity except for the balconies on the north east elevation which would give rise to an unacceptable degree of overlooking.

It is a side elevation which faces Garlands Road unlike the existing building. This result in a poor relationship to the street scene. And a lack of harmony with nearby buildings. In summary, the proposal would present a substantial and obtrusive development in this part of the Conservation Area, would be obtrusive in relation on MOL and quite out of keeping in this locality.

4) Conservation Area Impact

There are serious reservations concerning loss of Peterborough Cottage, in the absence of an acceptable replacement. This leads to further concerns regarding views into and out of the conservation area and the relationship of the building to Garlands Lane.

5) S17 Crime & Disorder Act

The design of the building would result in a number of external areas that would have no natural surveillance resulting in an increased risk of crime and associated risk to safety.

6) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:
Move down the hill: This may be a solution but moving the building cannot be addressed in isolation to other issues
Noise; the proposed building is to be used as a boarding house with adult supervision and is unlikely to generate noise above the current noise levels.
Loss of Light: The distance between the development and the nearest residential property is such that any loss of light would be minimal.
Too close to boundary: the building would stand between 2.5 to 8m away from the common boundary
Loss of Outlook: this a material planning consideration in respect of views into and out of the conservation area and area of special character. However the preservation of a particular view enjoyed from residential property is not material unless it coincides with views of acknowledged public importance.
Loss of value: not a material planning consideration.

CONCLUSION

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

**ROYAL NATIONAL ORTHOPAEDIC
HOSPITAL, BROCKLEY HILL
STANMORE, HA7 4LP**

**Item: 3/03
P/2732/06/CFU/DT2**

Ward CANONS

TEMPORARY SINGLE STOREY REAR I.T. BUILDING

Applicant: PKL Healthcare
Agent: RNOH Trust
Statutory Expiry Date: 09-FEB-2007

RECOMMENDATION

Plan Nos: H6050.GA.001H H6050.B1.001 H6050.SP.001

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

1 The proposed development is inappropriate development in the Green Belt and very special circumstances to justify it being allowed in the Green Belt have not been demonstrated to the satisfaction of the Local Planning Authority.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SEP6, SD1, EP20, EP32, EP33, EP35, D4, T13

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, SD1, EP20, EP32, EP33, EP35 PPG 2 – (Planning Policy Guidance Note 2 Green Belts)
- 2) Standard of Design and Layout (D4)
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor offices/research & development/light industry
Site Area:	290 sqm
Density:	hrph, dph
Car Parking:	Standard: 1 space per 200-300 sqm net site area for B1 (Business Use Class) Uses. Maximum.
	Justified: None
	Provided: 0
Council Interest:	None

b) Site Description

- Application site is one of five similar rectangular flat roofed buildings on the RNOH site.
- Located in the south eastern part of the site just north of the 'S' bend of Wood Lane near to the junction with Brockley Hill.

c) Proposal Details

- Existing building that is used for IT and clinical coding purposes is cramped, dilapidated and generally unsuitable.
- Proposal also involves the refurbishment of a single storey masonry storage building that is located behind the post room building, for use as a server room with an area of 46.612 sqm.
- Facilities to include a 1500 circulation corridor, toilets (including a disabled toilet) a staff room and cleaners room.
- The proposed new IT building and server room will have a 'U' shaped footprint and would be sited behind the existing Post Room building and to the left of the Teaching Centre.
- The proposed building and the refurbished structure would both have a height of 3.6m, a frontage width of 7.3m, extending back beyond the existing storage building to a depth of 10.5m

d) Relevant History

P/1704/05/COU	Partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, car parking and open space. The permission following the signing of a S106 Agreement relating to.	GRANTED 19-DEC-2006
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e) Applicant Statement

- Planning and Design Statement states that the external appearance of the proposal will match that of two temporary buildings that were permitted elsewhere on the site recently. The size, location and orientation of the building, making use of the surrounding woodland for screening, ensures that the building will be shaded from direct sunlight, reducing the need for cooling systems in the proposed server room and open plan office.
- Front of the building has an adequate and well maintained access road with car parking. A 2.0m width concrete path with a gradient of no more than 1:12 will be provided towards the front entrance.
- The Green Travel Plan that was approved as part of the Outline planning permission for the whole of the RNOH site is referred to.
- The site will continue to be serviced from Brockley Hill, Wood Lane and Warren Lane. Existing bus services supplemented by the Hospital bus service that runs between the site and Stanmore and Edgware stations will also continue to be used.

3) S17 Crime & Disorder Act

The applicants have not taken account of the advice in 'Secured By Design' and 'Safer Places' in the Design and Access statement that they submitted with their proposal, e.g. the opportunities that flat roofed buildings can provide for crime.

4) Consultation Responses:

None

CONCLUSION

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

**THE OLD COACH WORKS
R/O 1 - 7 WHITEFRIARS DRIVE
HARROW WEALD, HA3 5HJ**

**Item:3/04
P/3381/06/CFU/FP**

Ward WEALDSTONE

THREE STOREY BLOCK OF 10 FLATS WITH ASSOCIATED PARKING AND
LANDSCAPING

Applicant: Stablewood Ltd
Agent: Knight Frank LLP
Statutory Expiry Date: 27-FEB-2007

RECOMMENDATION

Plan Nos: GUG/2006/589/101(Rev A), GUG/2006/589/102(Rev A),
GUG/2006/589/103(Rev A) Landscape Plan, OS site plan, Details of
Green Roof, Design and Access Statement, Access Statement,
Transport statement.

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

- 1 The proposed three storey backland development, by reason of excessive bulk, and unsatisfactory design and siting, would be visually obtrusive and overbearing, to the detriment of the residential and visual amenity of the occupiers of No. 4, 5 & 6 Enderley Close, and No.13 Enderley Road, and the character of the locality, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (HUDP).
- 2 The proposed development would allow overlooking, or the perception of overlooking, of the rear gardens of neighbouring properties in Enderley Close, Enderley Road, Whitefriars Drive and High Road, and result in an unreasonable loss of privacy to the occupiers, contrary to Policy D5 of the HUDP.
- 3 The existing narrow access road from Whitefriars Drive would not provide satisfactory vehicular and pedestrian access for a development of this scale to the detriment of the free flow and safety of traffic on the neighbouring highway(s) and the amenity of neighbouring residents, contrary to Policies T13 and T15 of the HUDP.

INFORMATIVES

1 INFORMATIVE

The following policies in the Harrow Unitary Development Plan are relevant to this decision: S1, SD1, D4, D5, T13, 15

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Provision of Housing and Density (H4)
- 2) Standard of Design and Impact on Character of Area (SD1, D4, D5)

- 3) Accessible Homes (H18)
- 4) Parking and Access (ST1, T13, T15)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.17Ha
Habitable Rooms:	30
Density:	176.5hrph 58.8 dph
Car Parking:	Standard: 18 (maximum provision)
	Justified: 12
	Provided: 12
Council Interest:	None

b) Site Description

- Existing derelict brown-field site, formally known as The Old Coach works.
- Irregular-shaped, land-locked site behind Whitefriars Drive and High Road, with access via the service road off Whitefriars Drive.
- The site is bounded to the South and the West by the rear gardens of the semi-detached houses in Whitefriars Drive.
- The East of the site includes the service road and a series of two storey buildings at 207–227 High Road. These buildings are predominately commercial/retail uses on the ground floor with flats on the first.
- To the North East of the site is a four-storey residential care home.
- The North of the site is bounded by the rear gardens of Enderly Close.

c) Proposal Details

- Redevelopment to provide part two/part three-storey building comprising 10 x 2 bed flats with 12 parking spaces, including one wheelchair accessible space.
- The building is contemporary in design with a flat roof, the uppermost storey is set back on three sides (not the East). The first floor roof will comprise a green roof, which provides insulation and visual amenity to the second floor.
- The materials comprise yellow brick on the ground floor, white rendering on the first floor with the top floor clad in grey metal panels at the rear and sides, the front of the building would be predominately windows. The central elements on both the long façades are clad in Western red cedar, which will age to a subtle grey.
- The building will be a maximum height of 8.6m, width of 23.5m, and maximum depth of 13.5m.
- Residential cycle storage for 10 bicycles is provided to the South of building.
- Refuse is to be stored at the North East of the building.

d) Relevant History

LBH/5719	Erection of single storey building.	GRANTED 10-NOV-1970
EAST/111/97/FUL	Demolition of Existing Buildings & Construction of 6 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking.	GRANTED 04-DEC-1998 SUBJECT TO LEGAL AGREEMENT DEEMED REFUSAL
EAST/945/99/TEM	Construction of 6 - 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking.	GRANTED NOV-1999 SUBJECT TO LEGAL AGREEMENT DEEMED REFUSAL 03-JUL-2003
P/232/06/CFU	Demolition of Works and Erection of 6 Dwellings and Associated Parking	WITHDRAWN 08-MAY-2006
P/2459/06/CFU	Construction of block of 10 flats with parking and landscaping	WITHDRAWN 27-OCT-2006

The site has been the subject of consideration by the Planning Advice Team where various concerns were expressed about a housing scheme and a scheme of flats.

e) Applicant Statement

The Design and Access statement submitted with the application included the following points:

- Anti-social activity has occurred in the area due to; the derelict feel, the lack of lighting and surveillance and the absence of any defined boundary between public and private spaces. The development would remedy these issues.
- The area benefits from good road and rail links with a town centre within walking distance and is located in a quiet residential area, which is suitable for residential development.
- The design and use of external materials will be attractive and easy to maintain.

f) Consultations:

Advertisement: Major Application

Expiry: 01-01-07

Notifications:

Sent:
58

Replies:
13

Expiry: 01-01-07

Summary of Response:

- 3 letters of objection were received from local residents and leaseholders of shops. The main concern was related to access via the service road and parking, concerns were also raised over potential trespassing during the construction of the building, similar to that experienced during the demolition.
- 10 letters of support for the proposed development were received.

APPRAISAL

1) Provision of Housing and Density

This proposal meets the minimum density standards of 150hrph and is therefore considered to be in accordance with the Harrow Unitary Development Plan 2004 housing policy H4. The provision of 10 x 2-bedroom flats goes some way in achieving housing targets within the borough. Further, the proposal to utilise this dilapidated disused site is supported in principle.

2) Standard of Design and Impact on Character of Area

The surrounding area is characterised by two story semi detached houses or to the east by two storey buildings (at 207–227 High Road) that are predominately commercial/retail uses on the ground floor with flats on the first. The proposal is contemporary in design and has an appearance that is considerably different to the surrounding buildings. It is acknowledged that the appearance of the existing derelict site would be improved with the proposed development. However, it is considered that a building of this height, bulk and scale would have a negative impact on the surrounding residential amenity. The current proposal is not dissimilar in siting to that of the 6 houses, which was granted permission in 1999, but is taller, wider and more bulky, particularly when viewed from the north or south of the building. The proposed block would be 11.8m wide and three storeys high with a flat roof. The previous housing scheme proposed a gable ended two storey block that would have been 9.5m wide.

The block would be particularly bulky and overbearing when seen from the rear gardens of Enderley Close properties, and to a lesser extent from the flats above the High Road properties. The proposal would rely for its setting on the adjacent residential gardens immediately to the north, to the detriment of the amenity of those residents, particularly No. 5 Enderley Close. The Enderley Close properties are sited directly north of the proposed block, thereby emphasising the overbearing and obtrusive impact of the development on those properties. The design of the third floor would allow overlooking of neighbouring rear gardens

The frosted glazing on each corner of the building would result in a perception of overlooking and result in an unreasonable loss of privacy to the occupiers of

Enderley Close properties.

3) Accessible Homes

All of the flats comply with Lifetime Homes Standards, one being wheelchair accessible. One parking space to wheelchair standard would be provided.

4) Parking Standards and Access

Vehicular and pedestrian access to the site would be via the existing service road, as shown in schedule 6 of the HUDP. The existing service road currently serves the shops from the rear at 207-225 High Road. The applicants state that they are in ownership of this road, and in their transport statement say that they intend for it to be a private driveway. This has implications for the current owners/leaseholders of 207-225 High Road. Regardless, the Highways Engineer has objected to the adequacy of this service road to provide satisfactory access to the proposed development. He has referred to the grounds on which the previous two applications (EAST/111/97/FUL and EAST/945/99/FUL) were recommended for grant subject to legal agreements relating to the purchase of land in the ownership of No. 207 High Road in order to provide satisfactory access. At that time the proposed vehicular / pedestrian access that was deemed acceptable was a 5.5 metre carriageway, with a footway of 1.4metres to be provided on the western side. In order for these distances to be secured additional land needed to be purchased from 207 High Road. This was the subject of the legal agreements but was not possible at the time and the applications were deemed refused. The current proposal shows the access road as having a width of 4.7metres, which has been deemed unacceptable by the Highways Engineer.

It is proposed to provide 12 car parking spaces, this would meet the guidelines in Schedule 5 of the Harrow Unitary Development Plan 2004 and given the site's proximity to public transport links is considered appropriate for a development of this size.

5) Crime & Disorder Act 1998

The applicant has addressed a number of safety and security concerns that were evident in the original plans. However, the development provides poor surveillance over the access road, as well as the four parking spaces to the south of the development. The access road is narrow and provides a number of jumping out opportunities adjacent to the footway, making it an uncomfortable and potentially dangerous walk for occupiers and their visitors. An alternative design approach could address these issues

6) Consultation Responses:

The main areas for concern were access and parking which is a considerable problem, as outlined above. Whilst the council agrees with the development of this site, this particular development is deemed too tall and bulking from the north and south elevations and has implications for overlooking of future 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 publicity and consultation, as set out above, this application is recommended for refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

Item: 5/01
TEXACO WEALDSTONE SERVICE P/58/07/CDT/AB4
STATION
16 - 22 STATION ROAD, HARROW
HA1 2UF

Ward GREENHILL

PROPOSAL: PRIOR APPROVAL FOR SITING AND APPEARANCE FOR RELOCATION AND HEIGHT INCREASE OF EXISTING MONOPOLE ANTENNA FROM 13.7M TO 14.7M. RELOCATION OF EQUIPMENT CABINETS.

Applicant: T Mobile
Agent: Spyder Facilities Ltd
Statutory Expiry Date: 01-MAR-2007

RECOMMENDATION

Plan Nos: 70250/010, 012, 0113

PRIOR APPROVAL of details of siting and appearance IS required

REFUSE approval of details of siting and appearance for the development described in the application and submitted plans for the following reason:

1 The proposed replacement monopole and antenna, by reason of excessive height and prominent siting, would be unduly obtrusive in the streetscene and detrimental to the amenities of neighbouring residents.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual/Residential Amenity (SD1, D4)
- 3) Telecommunications Development (D24)
- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: None

b) Site Description

- Existing site formerly occupied by Texaco petrol filling station on corner of Station Road and Rosslyn Crescent. It is now being developed for mixed commercial/residential uses
- Site hard surfaced with petrol pumps, single storey retail unit and canopy covering forecourt area.

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- Magistrates Court to rear of site is part single, part two storey Grade II Listed Building.
- To the north elevation is a three storey job centre building.
- To the south across Rosslyn Crescent is a seven storey Mosque under construction.
- Three storey terraced block of residential units next to the Mosque down Rosslyn Crescent.
- There is an existing monopole antenna at a height of approximately 13.7m, and an existing equipment cabinet just slightly to the north of the proposed monopole antenna and equipment cabinet.

c) Proposal Details

- The removal of one existing cabinet at ground level and its replacement with one new equipment cabinet 0.9m to the south with a total volume of 1.728m³ at ground level.
- The removal of one existing monopole antenna at a height of approximately 13.7m and replacement with a new monopole antenna at a height on approximately 14.7m, the new monopole antenna will be placed approximately 2.2m further to the south from the existing monopole antenna.

d) Relevant History

EAST/130/00/DTD	DETERMINATION: TELECOMMUNICATIONS EQUIPMENT: 12 METRE STREET TOWER (SINGLE POLE).	Allowed at Appeal 18-Sep-2000
P/1594/06/CFU	REDEVELOPMENT: FOUR STOREY BUILDING TO PROVIDE CLASS A1 SHOP (249m ² IN FLOOR SPACE) AND 14 x 2 BED FLATS WITH 14 CAR PARKING SPACES AND DEMOLITION OF EXISTING PETROL FILLING STATION.	Granted 25/09/2006

e) Applicant Statement

- As the site is already established as a telecommunications use for T-Mobile (UK) Ltd we have not included any of the following information that would normally accompany a new application for telecommunications development.
- As you are aware the Council recently granted permission to redevelop the Texaco Service Station and the new four storey structure will provide a significant obstruction to the existing radio propagation. As a direct consequence T-Mobile need to raise the height of the antenna. The top of the existing antenna is approximately 13.7m agl and the proposed replacement monopole will raise this by 1m to 14.7m agl.

f) Consultations:

None

Notifications:

Sent:
38

Replies:
Awaiting

Expiry: 02-FEB-2007

Summary of Response:

Awaiting responses.

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual/Residential Amenity

The Planning Inspectorate in the previous successful appeal stated, "I accept that, although largely screened from the north and north west by a job centre and the filling station canopy, the proposed installation would be a clearly visible feature when viewed across Station Road from the Civic Centre car park and from various locations in Rosslyn Crescent. This would include views through the front windows of the new residential accommodation opposite. However in most of these views only part of the tower and the antennae would be visible against the sky. Furthermore, I consider that the very slim pole structure, snug tri-polar antenna and compact dish would take on the general appearance of a lighting column, although I accept that the structure would be taller than the average street column, including those in Rosslyn Crescent. This view is supported by the appellants' photographs of a similar existing installation at Bagshot Road, Bracknell. The visual impact of the structure would therefore in my view be limited, both for those residents living on Rosslyn Crescent and in respect of the general streetscene there and in Station Road. There would in my view be no material effect on the setting of the Magistrates Court, a grade II listed building."

The increase in height to the antenna from 12.7m to 13.7m is not considered to have an unacceptable visual impact, this will appear very similar to the existing structure. Development is permitted by Class A(a) of the GPDO as the height of the monopole is less than 15m.

The replacement equipment cabinet is very similar in size, scale and appearance to the existing cabinet, furthermore, the proposed equipment cabinet will be placed behind a proposed 1.29m high fence which will screen a large portion of it.

The proposed installation is very similar to the existing situation and is not expected to impact negatively on residential amenity. Accordingly, the application is recommended for approval.

3) Telecommunications Development

Policy D24 of the Harrow UDP notes that proposals for telecommunications development will be favourable considered provided, amongst other requirements that do not apply to this application, consideration has been given

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to siting equipment on an existing building or structure and the proposed installation would be sited and designed to minimise visual impact. It is the Council's opinion that the requirements of Policy D24 have been met, and that prior approval of the siting and design of the equipment is not required.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) Consultation Responses:

Awaiting

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.