

SECTION 1 – MAJOR APPLICATIONS

THE GROVE, WARREN LANE, STANMORE **Item: 1/01**
P/3523/06/CCO/DC3
Ward CANONS

RETENTION OF AMENDMENTS TO BLOCK C

Applicant: CREST NICHOLSON (CHILTERN) LTD
Agent: DAVIES ARNOLD COOPER
Statutory Expiry Date: 13-MAR-07

RECOMMENDATION

Plan Nos: CH 493/LOC/001, 131-TP-AA-001, 131-TP-AA-002, 131-TP-AA-003, 131-TP-AA-050, 131-TP-AA-051, 05-079-CH493-470A, 05-079-CH493-471A, 05-079-CH493-472A, 05-079-CH493-473A, 05-079-CH493-473A, 05-079-CH493-474B, 05-079-CH493-475B, 05-079-CH493-476A, Design and Access Statement

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

1 The development hereby permitted shall be done so in accordance with conditions imposed to outline planning permission P/2527/03/COU and reserved matters planning permission P/1650/05/CDP, insofar as the same are still subsisting and capable of taking effect.

Reason: to ensure that the development complies with the wider approved development for 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:

2 INFORMATIVE:

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

3 INFORMATIVE:

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

Item 1/01: P/3523/06/CCO 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (SD1, D4, D5)
- 2) Effect on the Green Belt (EP34, EP35)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development
Green Belt: Yes
Site Area: 11.45ha
Council Interest: None

b) Site Description

- Major Developed Site in the Green Belt and Proposal Site in the Harrow UDP 2004;
- Stanmore Common lies to West and South, M1 Motorway to North,
- Six Residential properties to East with Royal National Orthopaedic Hospital beyond;
- Residential property at The Lodge to Southwest at a distance of 40m from existing buildings on the site;
- Access to site from Warren Lane; bridleway running near to Southern and Western boundaries, London Loop (public footpath around London) to East;
- Site originally formed grounds of the Grove, a manor house demolished in the 1980's;
- Site used for research and light industrial uses since 1940's by Marconi and most recently by BAE Systems Ltd;
- Grade II Listed Building located to South of existing security fence.

c) Proposal Details

- Retention of 4- storey block to provide for 44x2 bedroom affordable units;
- Revisions include:
 - First of the two gables on the East elevation has been moved 2.7m to the right;

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- Ground floor entrance way has been moved to the centre on East elevation;
- The third gable is moved 1m toward the left than originally approved on South elevation;
- Decrease in overall building height of by 300mm;
- Decrease in overall footprint of building by approximately 160m²
- Internal alterations to include narrower communal corridor.

d) Relevant History

P/2527/03COU	Outline: Use of site for residential purposes (duplicate application)	NON DETERMINATION 11-FEB-04
		APPEAL ALLOWED 31-MAR-05 Subject to Unilateral Undertaking
P/1650/05/CDP	Details pursuant to outline permission (P/2527/03/COU) 90 x 2/2 and a half storey houses, 108 flats in 3x4 storey blocks with underground parking, access roads and open space (Revised).	GRANTED 11-NOV-05
P/803/06/CFU	Construction of conservatory extensions to 17 'A' type houses approved under reserved matters REF: P/1650/05/CDP for 90 x 2/2 and a half storey houses, 108 flats in 3x4 storey blocks with underground parking, access roads and open space (Amendment to P/1650/05/CDP).	GRANTED 10-NOV-06

e) Applicant Statement

- The application relates to minor amendments to Block C;
- The use of block C as residential is entirely in keeping with the current use of the site;
- The amount of development is the same as previously approved;
- The overall footprint of the building is slightly reduced with the rationalisation of the communal areas within the block improving the energy efficiency of the building as the heated areas of non habitable space have been reduced;
- As there is no appeaseable change in the footprint, the bulk or the massing of the building the landscaping of the scheme is not affected.

f) Consultations:

- **Stanmore Society:** No response

Advertisement: Major Development Expiry: 01-FEB-07

Notifications

Sent Replies Expiry: 06-FEB-07
6 None

Summary of Responses: None

APPRAISAL

1) Standard of Design and Layout

The overall design and layout of the revised building does not substantially differ from the approved development. It has an overall decrease in footprint and height (300mm lower) than the previously approved development.

The first of the two gables on the East elevation has been moved 2.7m to the right, although maintains the same design and shape. As a result the ground floor entrance way has been moved to the centre.

The South elevation is marginally longer than the approved plans (1m) and the third gable is moved 1m toward the left than originally approved.

The West and North elevations remain virtually unchanged.

The changes to the scheme are not considered to have an adverse effect on the overall appearance of the scheme, and there will be no material change to the amenity of neighbouring residents compared to the approved scheme.

2) Effect on the Green Belt

As the overall footprint and scale of the building is decreasing it is considered that there is no material harm to the green belt.

3) S17 Crime & Disorder Act

Although the overall scale and layout of the amended building is less than the approved plans certain design amendments are less desirable. The proposed ground floor plan show the second entrance recessed 2m in from the predominant building frontage. Further the third entrance is tucked behind a corner by roughly 5m. Both alterations are considered undesirable from a secured by design perspective as it can provide hidden areas for potential criminals to hide.

In this instance however it is not considered that these alterations would result in a less secure building. The second entrance has satisfactory natural surveillance from the houses across the street facing directly toward the entrance way. The third entrance has a habitable room window from one of the ground floor units looking directly onto the entrance way therefore natural surveillance is considered satisfactory.

Therefore the alterations are not considered overall to result in a poor design

and are not contrary to secured by design principles.

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 polices and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SOUTH HARROW TELEPHONE EXCHANGE, NORTHOLT ROAD, SOUTH HARROW **Item: 2/01**
P/2409/06/CFU/RM2
Ward HARROW ON THE HILL

INSTALLATION OF 2 NO. POLE MOUNTED DISHES OVER ROOF TOP AND ANCILLARY DEVELOPMENT

Applicant: MR PHILLIP JAMES
Statutory Expiry Date: 17-JAN-07

RECOMMENDATION

Plan Nos: 19523_00_004, 100, 101, 102, 103, 150 1/2, 150 2/2,

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

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

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

2 If, after the implementation of this permission, the dish and the associated ancillary development are no longer required, the dish and associated installations shall be removed from the site and the buildings/land restored to its former condition.

REASON: To safeguard the visual amenity 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:

- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D24 Telecommunications Development
- C12 Community Protection

2 INFORMATIVE:

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

measurement overrides it.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Visual / Residential Amenity (SD1, D4, D24)
- 4) S17 Crime & Disorder Act(C12)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised

Council Interest: None

b) Site Description

- Site is located on the north western side of Northolt Road and is at top the existing South Harrow BT Telephone Exchange
- The building is located behind the South Harrow Police Station and is accessed off Osmond Close
- Other equipment located at roof level includes satellite dishes, antennas and A/C units
- The Grange Farm Residential Estate is located immediately behind the site
- Surrounding area is mixed commercial and residential

c) Proposal Details

- Installation of 2 No. 600mm diameter radio link dishes fixed to an existing support frame and ancillary equipment

d) Relevant History

WEST/814/98/DTD	DETERMINATION: 3 DUAL POLAR POLE ANTENNAE WITH EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT ON ROOF	PERMISSION NOT REQ 08/02/1999
P/2188/04/CDT	DETERMINATION: PROVISION OF 3 ANTENNAS AND EQUIPMENT HOUSING WITH ASSOCIATED WORKS ON ROOF	REFUSED 09/09/2004

Reasons for Refusal: The proposed development would give rise to a proliferation of telecommunications equipment on the roof of 90 Osmond Close to the detriment of the visual amenity of neighbouring residents and the locality.

P/1024/05/CFU	3 COMMUNICATIONS ANTENNAE, 2 EQUIPMENT CABINS AND ANCILLARY EQUIPMENT	GRANTED 07/07/2005
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e) Applicant Statement

- Installation of electronic communications equipment as an upgrade to increase the service quality of the Vodafone Network
- Additional apparatus should not materially affect the overall appearance of the above site

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
35	0	14-DEC-06

Summary of Response:

- None

APPRAISAL

1) Compliance with ICNIRP

The ICNIRP Certificate was received and states that it is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the ICNIRP.

2) Need for Installation

The installation is a part of the Vodafone upgrade of their network to provide better service for customers in the Harrow area. The upgraded apparatus would allow for an enhanced capacity and expansion of the network. This would therefore allow services that require more data and information to be transmitted to be available across the entire Vodafone to be introduced quickly and efficiently.

3) Visual / Residential Amenity

The current scheme proposes to install two dish antennas that would be sited at roof level. The installation would be adjacent to existing equipment such as other telecommunications antenna, air conditioning units and a pole. The application does not include any plant or cabinet, the associated apparatus in the description is the brackets to support the dishes on existing framework. The proposed development would be sited alongside existing equipment on the roof, which would serve to mitigate the potential visual harm of the proposal. The relative small size of the dishes and the height of the building would ensure that the proposed installation would be unobtrusive .

The proposed development would be sited over an existing BT Telephone Exchange, and already has existing telecommunications installations. The proposal would therefore comply with Government guidelines by sharing an existing site thus obviating the need to use other sites.

A condition has been suggested to ensure that the equipment is removed and

Item 2/01: P/2409/06/CFU continued....

the land reinstated to its current condition, in the event that the installation is no longer required.

Subject to this condition, it is considered that the proposal would have no material impact on the appearance of the property and visual amenity of the area.

4) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

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.

HILLSIDE COTTAGE, PINNER HILL, PINNER **Item: 2/02**
P/2197/06/CFU/OH

Ward PINNER

SINGLE & TWO STOREY REAR EXTENSION; TWO REAR DORMERS AND EXTENSION OF PATIO / DECKING AT REAR (REVISED)

Applicant: MR R MAINI
Agent: SIMPSON MCHUGH
Statutory Expiry Date: 27-SEP-06

HILLSIDE COTTAGE, PINNER HILL, PINNER **Item: 2/03**
P/3311/06/CCA/OH

Ward PINNER

CONSERVATION AREA CONSENT: DEMOLITION OF DETACHED GARAGE AT SIDE

Applicant: MR R MAINI
Agent: SIMPSON MCHUGH
Statutory Expiry Date: 01-FEB-07

P/2197/06/CFU

RECOMMENDATION

Plan Nos: 2518/1 Rev. E; 2518/2 Rev.B; 2518/4

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 Before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of measures including fencing for the protection of the Cherry Tree adjacent to the shared boundary shall be undertaken in accordance with plans to be first submitted to and approved in writing by the local planning authority; the fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

REASON: The existing tree represent an important amenity feature, which the local

planning authority considers, should be protected.

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

(a) the extension/building(s)

(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.

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.

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

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

- EP33 Development in the Green Belt
- EP34 Extensions to Buildings in the Green Belt
- D4 Standard of Design and Layout
- D5 Amenity Space and Privacy
- D10 Trees
- D14 Conservation Areas
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

4 INFORMATIVE:

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

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

P/3311/06/CCA

RECOMMENDATION

Plan Nos: 2518/1 Rev. F; 2518/02 Rev. C; 2518/5; 2518/6

GRANT Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

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

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

2 The demolition of the garage/store hereby permitted shall be completed before the commencement of the development granted permission under planning permission reference P/2197/06/CFU.

REASON: To retain the openness and character of the Metropolitan Green Belt.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF CONSERVATION AREA CONSENT:

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:

SD1 Quality of Design

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

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

EP33 Development in the Green Belt EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 Amenity Space and Privacy

D10 Trees

D14 Conservation Areas

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt and Area of Special Character (SD1, EP32, EP33, EP34, EP31, SEP5, SEP6, D4, D5)
- 2) Character and Appearance of Conservation Area/Trees (SD2, D14, D10)
- 3) Visual and Residential Amenity (SD1, D4, D5)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Householder
Green Belt	Yes
Conservation Area	Pinner Hill Estate
Area of Special Character:	Harrow Weald Ridge
Council Interest:	None

b) Site Description

- Two storey detached dwelling located on the western side of Pinner Hill
- Existing raised patio/terrace area to the rear of the house
- Detached garage (not original) located adjacent to the southern flank wall of the property
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Pinner golf course is located beyond the rear boundary

- Dwelling sited approximately 1.5 metres from the northern boundary shared with Pitcullen (which is sited 5 metres from the same boundary) and approximately 7 metres from the southern boundary shared with Woodway
- Each neighbouring property has had a number of extensions in the past
- There is a mature Cherry tree located along the boundary shared with Pitcullen – this is not the subject of a TPO but is protected by virtue of the conservation area
- Gradient levels change, with the ground rising from south to north. Levels fall from west to east

c) Proposal Details

- Demolition of existing detached garage
- Construction of a single storey extension to a depth of 2.7 metres and a width of 2.8 metres, the roof form over this part of the scheme would be flat and it would be to a height of 3 metres
- Construction of a two storey rear extension to the house that would be set in 500mm from each side; roof form over would be subordinate with two rear dormers
- Extension of the patio at the rear and part decked area. Which would be to an overall depth of 3 metres beyond the main rear wall of the proposed extensions. The proposed patio area would be to an overall width of 9 metres and would be sited adjacent to the proposed family room on the ground floor (to the southern end of the site). The proposed decked area would be located adjacent to the breakfast room and would be to a width of 4.7 metres. The height of the patio/decked area 0.4 metres from the ground level (to the north) and due to the change in levels it would be to a height of 0.7 metres (to the south).

d) Relevant History

- None.

e) Applicant Statement

- None

f) Consultations:

Highways Engineer: No objection

CAAC: No objection to demolition of garage. Single and two-storey rear extension with dormers would be visible from golf course. It is bulky at roof level with the dormers. The flat roof on the extension is incongruous with the cottage style of the building. It is an improvement on the previous application (which was withdrawn) but still needs work to improve the dormers and put proper pitch on addition.

Advertisement:	Character of Conservation Area	Expiry: 28-SEP-06
Advertisement:	Demolition in Conservation Area	Expiry: 11-JAN-07

Notifications:

Sent:

Replies:

Expiry:

0

19-oct-06

Summary of Response:

- None.

APPRAISAL

1) Green Belt and Area of Special Character

UDP Policies EP33 & EP34 require that proposals “retain the openness and character of the Green Belt” and in the case of extensions to dwellings, “not result in disproportionate additions over and above the size of the original dwelling”.

	Original	Existing	% Over original	Proposed	% Over original	% Over existing
Footprint (m²)	90	138	53%	126	40%	10% reduction
Floorspace (m²)	158	206	30%	268	69%	30%

The resultant footprint would be less than the existing situation, due to the demolition of the garage. It is acknowledged that the proposed floor space would increase significantly, however this is largely due to the fact that the scheme involves facilitating the currently unused floor space within the loft area of the house. In these circumstances it is considered the proposed additions would not be disproportionate and the proposal therefore constitutes appropriate development in the Green Belt. It is considered that the proposed replacement dwelling would not affect the sense of openness or character of the Green Belt or the Area of Special Character.

2) Character and Appearance of Conservation Area/Trees

The conservation area consent is to demolish a rather plain garage that is considered to have a neutral affect on the character and appearance of the conservation area. The HUDP Policy D14 states “there will be presumption against the demolition of buildings which make a positive contribution to the character and appearance of a conservation area. If a building makes a neutral contribution, its value will be assessed against any proposed redevelopment”. PPG15 also echoes this view. It is not proposed to replace the garage and there are no objections to its loss, subject to a condition requiring the submission of landscaping details.

The proposed single and two storey rear extension has been reduced in size compared to the original submission. The proposed two storey rear extension would be wholly subservient to the existing building, set in on both sides and down from the main ridge. It was considered that the original proposal (flush with the main flank walls of the property) would have appeared overly obtrusive and bulky, especially because the flank walls would be highly visible from the

street. Now, the revised proposal ensures that there would be a break in the flank wall of the development, which would ensure clear definition between the original house and the proposed extensions. The break in the flank walls would also ensure that the overall bulk of the proposal at the rear would be reduced. As well as this, the set in would ensure that the bulk of the roof would be subordinate to the roof over the main house.

It is considered that the elimination of the catslide roof extension over part of the breakfast room is a marked improvement in the design and appearance of the proposal and the proposed parapet details are considered acceptable.

The proposed extension would be on the footprint of the existing patio at the rear and due to the falling levels on this site it is proposed to extend the existing patio area to the rear of the proposed extension. Originally it was proposed to provide a patio across the entire width of the house, however this was considered to be unacceptable because it would have had a detrimental impact on the root protection area of the mature Cherry tree located within the site boundaries of Pitcullen, but close to the boundary shared with the application site. As a result of this the proposal was amended to ensure that the area closest to the tree would be a timber-decked area, supported on metal posts. It is considered that would be acceptable, as it would ensure that the root protection zone is not damaged.

It is considered that the in these circumstances and subject to the control of external materials and tree protection during construction, for which conditions are suggested, it is considered that the proposal would preserve the character and appearance of the Pinner Hill Estate Conservation Area.

3) Visual and Residential Amenity

The patio and extension would be located a substantial distance from the boundaries shared with the neighbouring properties at Pitcullen to the north and Woodway to the south. It is considered that the orientation, siting and design of the proposal would have no material effect on the amenities of neighbouring occupiers.

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

4) Parking

At least two off-street parking spaces would be provided on the front drive of the property, to accord with Schedule 5 of policy T13. This is considered to be adequate with regards to the parking standards.

5) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

6) Consultation Responses

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

- None

CONCLUSION

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

The applications are recommended for grant.

36 PARK DRIVE, HARROW

Item: 2/04

P/3023/06/DFU/SW2

Ward HEADSTONE NORTH

PART SINGLE, PART TWO STOREY SIDE TO REAR EXTENSIONS, SINGLE STOREY FRONT AND REAR EXTENSIONS.

Applicant: REDFERN DEVELOPMENTS

Statutory Expiry Date: 18-DEC-06

RECOMMENDATION

Plan Nos: 36PDH-1C, 2D, 3B, 4C, 5B, 6B, 7C, 8

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 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 TOO-6/2 Rev C shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 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

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design (SD1) Standard of Design and Layout (D4) Amenity Space and Privacy (D5)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

This application is being reported to Committee due to 2 petitions that have been received.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Semi detached dwelling on the east side of Park Drive on the corner with Farm Avenue
- Set back from the highway with large forecourt

Item 2/04: P/3023/06/DFU continued....

- Currently a single storey garage to the side of the site
- Proposed rear garden depth 17m

c) Proposal Details

- Single and two storey side to rear extension
- Single and two storey rear extension

Revisions to Previous Application:

Following the previous decision (P/1742/06/DFU) the following amendments have been made:

- Alterations to the roof over the two storey side extension
- Reduced the depth of the single storey rear extension to 2.999m
- Reduced the height of the single storey side extension to 3m at the mid point of the pitch

d) Relevant History

P/1742/06/DFU	Part single, part two storey side to rear extensions, single storey front and rear extensions	WITHDRAWN 02-OCT-06
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
51	49	29-NOV-06

2 Petitions have been received relating to this application one with 203 signatures received 28th Nov 06, the other with 55 signatures

Summary of Response:

Create precedence, detriment to character of the area, exploitation of estate has gone far enough and should stop. Based on greed, overcrowding, destruction of community, safety, diminishes small houses for families, disfigures the harmony of the visual aspect of the housing complex, changing nature of original buildings, intensification. Building of HMO is inappropriate, undesirable people, increase incidents of road rage, out of character, parking and congestion, possible change of use, no refuse bins detailed, remove bay window, overlooking, sewerage disposal pipes/emergency escape has not been detailed. Damage to health, violate the ideals of the Garden Village Estate, destruction of the leafy, open suburban environment. Too big, effect enjoyment of neighbouring property, noisy, affect light, flooding, contravene restrictive covenants.

APPRAISAL

1) Quality of Design Standard of Design and Layout Amenity Space and Privacy

The proposed two-storey side extension would have a set back of 1m from the main front wall of the property. The two-storey element would be sited 1m from the boundary with Farm Avenue and would include a hipped subordinate roof over. The main bulk of the proposed extension would be set a substantial distance away from the protected windows at the front of properties along the north side of Farm Avenue. One window is proposed at first floor level serving an en-suite. As this is not a habitable room there are no overlooking issues relating to this flank window. Further, the window would be sited more than 20m from the protected front windows of No. 40 Farm Avenue thereby mitigating any possible perceived overlooking implications. A condition is suggested to create high level obscurely glazed flank windows to protect the amenities of surrounding occupiers. The proposal complies with the requirements of the Harrow Supplementary Planning Guidance, Extensions: A Householders Guide paragraph B.1. The proposed two-storey side extension would be a subordinate feature and would be in compliance with the requirements of the Harrow SPG.

A single storey side element would be sited within the boundaries of the dwelling and would rap around the two-storey element. The single storey side extension creates a 1m set in from the boundary for the two-storey side extension. It would have a mono pitched roof and would be 3m at the mid point height. The single storey side element would have windows in the flank elevation that would serve cloakrooms. These windows would be shielded from the streetscene by the boundary treatment however a condition is suggested for the windows to only open at high level and be obscurely glazed. The proposed windows do not serve habitable rooms therefore reducing the opportunity for overlooking.

The proposed two storey rear extension would be sited away from the boundary with the adjoining neighbour (4.5m) and would not infringe the 45° sightline as taken from the first floor rear corner of the neighbouring dwelling, thereby reducing the overall impact on the neighbouring occupiers. Similarly the bulk of this extension would be sited a substantial distance away from the protected windows of the properties on the north side of Farm Avenue. The proposed two-storey rear extension would include a hipped subordinate roof over and would be 500mm from the side extension therefore creating a subordinate feature. The two-storey rear extension complies with the requirements of the Householder SPG and is therefore considered acceptable.

The single storey rear extension would abut the boundary with No. 34 Park Drive. The rear of these semi-detached dwellings includes a bay window. The bay feature would be retained at first floor level and the rear extension would rap around it. The proposal details a rear extension 2999mm deep which is within the 3m maximum for a property of this kind. The mono pitched roof would have a mid point height of 3m mirroring all other single storey extensions

at the property thereby unify the appearance of the proposed extensions.

Although issues relating to the development being out of keeping with the surrounding area have been brought to light the proposed extensions are fully compliant with the Harrow SPG, Extensions: A Householders Guide and as such are not considered to have any overbearing or obtrusive impact on the character of the area.

2) S17 Crime & Disorder Act

The proposal is a standard alteration which will not have any adverse impacts on the security and safety of the locality.

3) Consultation Responses

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

- Greed, destruction of community, sewerage systems, impact on health and exploitation are not material planning considerations.
- Restrictive covenants, the type of occupants and road rage are not a Material Planning Consideration
- This application does not include a House of Multiple Occupation, and as such this aspect has not been considered.
- The Council cannot seek the provision of refuse bins as part of a standard householder application
- All other material Planning Considerations addressed in the report above.

CONCLUSION

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

EAST END FARM COTTAGE, MOSS LANE, PINNER

Item: 2/05

P/3161/06/CLB/LC3

Ward PINNER

LISTED BUILDING CONSENT INTERNAL AND EXTERNAL ALTERATIONS TO
CREATE TWO EN-SUITE BATHROOMS

Applicant: MR PETER HAVLIN
Agent: MR PAUL DONOVAN
Statutory Expiry Date: 13-FEB-2007

RECOMMENDATION

Plan Nos: 628-001C, 628-002C, 628-003D, 628-004C, 628-005C

GRANT Listed Building Consent for the works 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 Demolition work shall be carried out by hand tools or by tools held in the hand, other than power driven tools.

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

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

a) Creation of doorway would require method statement for further investigation and pictorial record of removal of any built fabric

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

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

4 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.

5 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

Item 2/05: P/3161/06/CLB continued....

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.

6 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 LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

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

Harrow Unitary Development Plan:

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- D11 Statutorily Listed Building
- D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Statutorily Listed Buildings (D11)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

This application is reported to the committee because the building is a Grade II* Listed Building

a) Summary

Statutory Return Type: Listed Building Consent
Conservation Area: East End Farm
Listed Building: Grade II*
Council Interest: None

b) Site Description

- 'East End Farm Cottage' is a small 1 ½ -storey detached dwelling

- The application site is located within East End Farm Conservation Area
- The site is statutorily listed grade II*, with the following list description:
- Early C15 timber-framed Hall House with whitened brick infill; 1 ½ storeys; 1 modern casement window each side of C16 timber gabled porch and original doorway; 1 dormer to right; Tall, steep, uneven roof of old tiles; External chimney on right, with 3 offsets, several strings and single diagonally-set stack on a moulded brick base; Originally a 2-bay open hall house with flanking storied wings (the left-hand one not surviving); Screens passage and smoke bay (an extremely rare survival) remain and fine early C17 decorative wall painting in right-hand room on ground floor.

c) Proposal Details

Alterations to first floor to provide:

- Conversion of existing bathroom into en-suite to serve the Master bedroom, with new opening within existing bedroom wall and new external cast iron pipework;
- New partitioned shower room with new shower room furniture and service pipes to run within new room, so as not to disturb built fabric, out onto end gable; external vent in end gable and cast iron downpipe to run down end gable

d) Relevant History

- None

e) Applicant Statement

Design and Access Statement contains sections on:

- The reorganisation of the back bedroom; construction of stud walls and treatment of existing features; alterations to Master bedroom and bathroom including treatment of brickwork and alterations to pipework; replacement of cast iron pipes like for like, where these are failing; propose to take great care with alterations to be in sympathy with the listed building

f) Consultations:

- **Stanmore and Harrow Historical Society:** No response
- **The Pinner Association:** No response
- **English Heritage:** Response below. Awaiting formal direction

Advertisement:	Alteration/Extension of Listed Building	Expiry: 01-FEB-07
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Notifications:		
Sent:	Replies:	Expiry:
2	0	23-JAN-07

Summary of English Heritage's Response:

Provided historic fabric is not lost by subdivision of bedroom in creation of shower room and reordering of existing bathroom, there are no objections to the principle of works. However, concerns relate to form of and positioning of new drainage arrangements and to the impact of SVP on external appearance of building.

APPRAISAL

1) Impact on the Statutorily Listed Building

East End Farm Cottage dates from the early 15th century with the result that it is one of the earliest buildings within the Borough helping to define the site's special character, which is also derived from its vernacular architecture, Hall House building type and integral smoke bay, as well as its social interest as a farm cottage. The dwelling is listed grade II* for its valuable contribution to the local and wider area. Even the slightest alteration may therefore affect the property's special interest.

Alterations focus internally on Master and Back bedrooms, and externally on pipework to service internal alterations. Proposals would reuse the existing first floor bathroom as an en-suite for the Master Bedroom. The existing modern doorway would be blocked up and a new doorway created in the bedroom wall. As historic fabric would be disturbed in the creation of a new doorway, the character of the property may be affected, it is therefore necessary for investigative work to be carried out on the area before demolition takes place. This will ensure no important built fabric is removed without first giving the area careful consideration.

The en-suite bathroom fixtures would be reconfigured, but the function of the room would not alter, and would therefore not affect the character of the property. Similarly, alterations to existing external pipework would not impact on the building's character as the reversal of the pipe arm would have very minimal impact on the external appearance and is of no concern, provided care is taken when taking the pipe through the wall.

The proposed shower room would subdivide bedroom 3 by the introduction of timber stud partition walls. Since these would be reversible there are no objections to creating a new room. There are also no concerns over the vent, provided that this is sited as discreetly as possible in the end gable and is painted to match the lime render colour of the house.

The pipework would be run along the skirting within the proposed new room so as not to disturb historic built fabric within the floorboards or joists. This would exit on the end gable to meet the down pipe. The wall would be carefully drilled through by hand so as not to displace any more brickwork than necessary. The external down pipe would be run up the external gable to provide enough height for the pipework so as not to appear visually cluttering.

The proposed alterations are therefore considered to preserve the character

Item 2/05: P/3161/06/CLB continued....

and appearance of the II* listed building.

2) S17 Crime & Disorder Act

The proposed alterations would have no implications for security and community safety.

3) Consultation Responses

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

- None

CONCLUSION

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

Item: 2/06
THE POWER HOUSE, 87 WEST STREET, P/3461/06/DFU/SB5
HARROW

Ward HARROW ON THE HILL

SECOND FLOOR EXTENSION TO FORM ADDITIONAL OFFICE SUITE (REVISED)

Applicant: SYDNEY NEWTON PLC
Agent: ORCHARD ASSOCIATES
Statutory Expiry Date: 31-JAN-07

RECOMMENDATION

Plan Nos: 417/ 10; 417/ 11/ B; 417/ 12; 417/ 13/ B; 417/ 14/ A; design and access statement; Unnumbered photographs showing: Views from access drive and car park; Views of north elevation; Views of east elevation; View of flat roof area for extension.

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) 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.

3 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 along the roof area of the second floor, which shall include planting plans, schedule of plants, noting species, plant sizes and proposed numbers/densities. All planting in the approved details shall be carried out in first planting and seeding seasons following the completion of the development. Any new trees or shrubs which, within a period of 2 years from 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 planning authority agrees any variation in writing.

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

4 With the exception of the terrace marked on the plan no 417/11/B. None of the remaining external roof areas other than for purposes of maintenance, shall be used as a balcony, roof garden or similar amenity area, without 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:

SEP5 Structural Features

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

EP31 Areas of Special Character

SD1 Quality of Design

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Area Impact

D15 Extension and Alterations in Conservation Area

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Quality of Design, Design in Employment Areas and New Office Development (SD1, D4, D6, EM4)
- 2)** Areas of Special Character and Conservation Area (SEP5, SEP6, SD2, EP31, D14, D15)
- 3)** Amenity Space and Privacy (D5)
- 4)** Parking Standards (T13)
- 5)** S17 Crime & Disorder Act
- 6)** Consultation Responses

INFORMATION

Application is being reported to the development control committee as a petition containing more than 3 signatures has been received.

a) Summary

Statutory Return Type:	Minor Development
Conservation Area:	Harrow on the Hill Village
Area of Special Character:	Harrow on the Hill

Car Parking:	Standard:	6.4
	Justified:	6.4
	Provided:	25
Council Interest:	None	

b) Site Description

- Former sub-station building, now being used as office premises.
- Built around the late 1890's using traditional Victorian materials and detailing.
- Located on the northern side of West Street.
- Site is located on the lower aspect of West Street.
- The existing flat roof space is surrounded by a parapet wall measuring approximately 1.2m high, reducing to 0.6m along the south elevation (facing West Street)
- Northern elevation faces onto Church Fields and has distant views of St. Mary's Church.
- The east, south and west elevations face residential development, typically of the Victorian era and three storeys high.
- Land to the eastern aspect of West Street and towards the northeastern direction rises.
- Dwellings along West Street follows the slope of the land, the Power House in relation to these dwellings is set at a slightly lower site level.
- Dwellings along Nelson Road are set at a lower site level than the Power House.

c) Proposal Details

- Proposal to construct a lightweight modern second floor extension to the existing business/ light industrial premises (182m²).
- The extension would be constructed on the existing flat roof of the two-storey element of the building.
- The development will have a footprint of 13.4m x 13.6m and a finished height of 3.45m.
- The walls would be constructed from fully glazed panels and polyester coated aluminium grey coloured glazing bars.
- The roof over itself would be flat, consisting 5 small and 1 large rooflights, which would be flat flush to the roof.
- The east, south and west elevation would have opaque glass, with high-level opening fanlights.
- The north elevation indicated on the plans in blue outline, will have clear glazed panels opening onto the roof terrace.
- The terrace will be sectioned off and would be on the north elevation only, facing the Church Fields
- All rainwater guttering would be recessed into the flat roof design.
- Using matching materials the proposal also seeks to raise the height of the parapet wall of the existing building along the south elevation to match the west and north elevations.
- Landscaping will be implemented along the south elevation.

d) Relevant History

LBH/28395	Change of use from light industrial to office and light industrial purposes	GRANTED 12-SEP-85
LBH/29789	Additional floor for extension of existing office and light industrial use	REFUSED 24-APR-86

Reasons for Refusal:

The proposal would lead to an unacceptable visual intrusion and excessive development of this sensitive site in the conservation area, also resulting in traffic and parking difficulties.

LBH/30262	Additional floor extension of existing office & light industrial use (revised)	GRANTED 19-MAR-87
WEST/44895/92/FUL	B1 use -proposed mansard roof & raising of parapet walls to provide additional floorspace to existing office and light industry	REFUSED 30-SEP-92

Reasons for Refusal:

1. Inadequate car parking facilities are proposed within the curtilage of the site, to provide the additional parking required by the proposed floorspace, and the likely increase in kerbside parking on the highway would be detrimental to the free flow of traffic, highway safety and amenity.
2. The proposal represents the unacceptable intensification of a commercial use which would be damaging to the character of the conservation area by virtue of the increase in traffic and associated activities.

P/431/06/DFU	Second floor extension to form additional office suite	WITHDRAWN 20-APR-06
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e) Applicant Statement

Design and Access Statement

- The appearance of the existing building is solid brick load bearing industrial building, the proposed second floor extension would be a contrasting, light-weight structure set back from existing parapet
- The external walls would be fully glazed with opaque glass with high level opening fan lights to overcome issues relating to overlooking
- The curtain walling glazing bars would be grey coloured to match the opaque glazing
- Clear glazing proposed to inset curtain walling and doors onto the terrace which would overlook Church Fields
- Examples of successful projects on similar design lines are:- Tate Modern (Herzog and Do Meuron) and proposed roof extension to Paynes and Borthwick Wharves, a glazed lightweight addition to the roof of a 19th Century warehouse on the Thames South Bank (Assael Architecture)
- Power station has historically provided employment for local residents and in more recent times the offices have been in great demand due to proximity to Harrow on the Hill Station, South Harrow Station and a number of bus routes

f) Consultations:

Harrow on the Hill Trust:

- Some of the committee members are persuaded that the glass walled extension is an interesting solution to an architectural challenge.
- Others feel that the challenge should not have been made and that no extension would be better than the proposed.
- Unanimously note that in winter the proposed extension will be a beacon of light across Church Fields and likely to shine into the back of the houses on the north side of Nelson Road.

English Heritage: No Objections

CAAC: Previous objections have been met

- Previous CAAC comments related to the
 - Rooflights appearing intrusive
 - The principle of development in this prominent location
 - Concerns over the bulk of the building
 - The significant news that may be lost and the light impact in the locality

Advertisement: Character of Conservation Area Expiry: 11-JAN-07

Notifications:

Sent:	Replies:	Expiry:
34	32	28-DEC-06

Summary of Response:

Proposed extension would be unsympathetic and detrimental to existing character of the building; would amount to the loss of privacy to residents along Nelson Road and West Street; would add more pressure on traffic and parking problems within the area.

APPRAISAL

1) Quality of Design, Design in Employment Areas and New Office Development

The existing building is unique in character but also retains mainly original Victorian features, in particular along the north elevation which is adorned with brick corbelled piers and decorative stone cornices and entablatures. The existing bricks used are terracotta in colour and makes the building appear solid and visible from the top of the hill. The proposed development in comparison would be more contemporary in appearance and character, and would be a lightweight addition to the existing solid construction and would therefore help to reduce the visual bulk of the proposal. The scheme has been improved to that previously proposed, which was subsequently withdrawn following the advice from the Conservation Officer, and now offers a more simplistic design by deleting inappropriate rooflights.

The Council's UDP (2004) policy D4 and D6 seeks to ensure that all developments achieve a high standard of layout and design. It goes on to state that the design of new developments should be considered in context of its site and surroundings, taking into consideration character and landscape of the locality, and recognises that sensitively designed, innovative buildings can fit in well with many settings. This design led-approach encourages innovation and imaginative new buildings that can positively contribute to the local environment.

It is considered that the proposed development, although contemporary in nature would form a subservient development against the original Victorian style building. The elevations to second floor extension would be set in from the existing parapet feature wall, by approximately 2m along the south, west and north elevations and would be partly hidden behind the existing parapet walls and the change in levels around the Power House. The glazed walls would be opaque along the elevations that directly face residential amenity and would be tinted to ensure that it blends in with the landscaped backdrop, in addition it is considered that the provision of soft landscaping along the south and west elevations would soften the overall appearance of the development and make it more attractive when viewed from the rear gardens of the neighbouring residents. A condition has been suggested to this effect. Based on the above factors the proposed development is considered to be an innovative design and a positive addition to this existing Victorian building and is not considered to appear unduly bulky or obtrusive and would therefore compliment the character and appearance of the existing building and that of the locality.

Although the proposed development relates to a small office development, policy EM4 of the adopted UDP (2004) recognises the need to encourage enterprise by providing a reasonable range of office space, in particular new enterprises which typically may require smaller premises. Furthermore it is also recognised that small businesses can positively support the creation of local jobs with the aims to reduce the time and distance spent on travelling. It is considered that the proposed development would accord with these objectives and the wider objectives of sustainable community.

2) Areas of Special Character and Conservation Area

This part of Harrow on the Hill Conservation Area is quite diverse in character, properties along the eastern aspect of West Street are of an earlier period to that of the Power House, whereas many of the dwellings to the south and west of the site are approximately built around the same period as the Power House. The residential development to the east of the site was built around the late 1980's. Any development within this area should seek to preserve or enhance its character or appearance. Taking into consideration the positive comments made by the Principal Conservation Officer in respect of its innovative design and partly that the structure would be set back behind the parapet walls, it is considered that subject to landscaping details and approval of materials to be used in the construction of the extension and the parapet wall along the south elevation, the proposed development will have no material impact upon the character and appearance of the surrounding conservation area. Similarly, it is not considered that the proposal would cause demonstrable harm to this part of the Area of

Special Character.

3) Amenity Space and Privacy

The application site abuts the rear boundaries to the residential developments to the east, south and the west. Dwellings along West Street (south of the Power House) are slightly on a higher site level and dwellings along Nelson Road (west) are at a much lower site level to that of the Power House. Any perceived aspect of overlooking would be mitigated by firstly the existing distance maintained between the proposed development and the rear amenity area to these dwellings; secondly the proposed development will be constructed with opaque glazing along the east, south and west elevations. The only clear glazed panels and doors would be located along the north elevation fronting Church Fields. In addition to this, the access onto the roof terrace would be restricted to the north elevation only. Taking into consideration the objections raised, it is considered that any perceived aspect of overlooking has been overcome by the use of opaque glazing and the implementation of landscaping. The proposed fanlights along the east, south and west elevations would be high level and therefore would not amount to any actual or perceived aspect of overlooking of neighbouring residential amenity.

In respect of the private views and outlook from the nearby rear gardens and dwellings, it is considered that the set back of the proposed structure by approximately 2m behind the existing parapet walls and the change in levels, together with the implementation of landscaping, would mitigate any perceived aspect of excessive bulk. In addition the proposed extension would be contained well below the height of the existing gable.

4) Parking Standards

It is recognised that on street parking is difficult at present given the narrow street and the dominance of residential development within the locality. However, the application site already has ample provision for 25 spaces off street parking on the site. It is not considered that the provision of additional office space would exacerbate the parking or traffic flows within the locality than what would already exist. It is acknowledged that previous applications have been refused on parking grounds, however these pre-date the current UDP, which was adopted in 2004; current policies are now geared to encourage more sustainable modes of travel, such as walking and cycling. The site is positioned within walking distance of Harrow Town Centre and local bus services along Lower Road serving both Harrow on the Hill and South Harrow Stations. It is therefore considered that it would be unreasonable to refuse this application based on parking and traffic issues.

5) S17 Crime & Disorder Act

The proposed development relates to an extension to an existing B1 premises and is not considered to have a material impact upon community protection.

6) Consultation Responses

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

- 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.

70 ELM PARK, STANMORE

Item: 2/07

P/3075/06/DFU/LW

Ward STANMORE PARK

SINGLE STOREY SIDE EXTENSION, SINGLE/FIRST FLOOR/TWO STOREY
SIDE TO REAR EXTENSION, TWO STOREY REAR EXTENSION

Applicant: MR M PATEL & MISS T ALIEHAI

Agent: JASON READ PUGH

Statutory Expiry Date: 05-DEC-06

RECOMMENDATION

Plan Nos: BD/01 (Existing), BD/02 (Existing), BD/01 (Plans as Existing), BD/03
(Plans and Elevations as Proposed, 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 and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The window(s) in the north facing 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.

4 Demolition of existing garage shall not commence until there has been submitted to, and approved in writing by, the local planning authority, an Arboricultural Method Statement pertaining to the geo textile membrane to be laid over the proposed driveway. The development shall be carried out in accordance with the approved details and shall thereafter be retained. Reason: To ensure that the trees protected by Tree Preservation Orders are not adversely affected by the building work on the site.

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - 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

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

4 INFORMATIVE:

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

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

acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Character, Design and Amenity (SD1, D4, D5, SPG – Extensions)
- 2) Impact on Protected Trees (D10)
- 3) S17 Crime & Disorder Act (C12)
- 4) Consultation Responses

INFORMATION

Application was deferred on the 25th January 2007 for a members site visit which took place on 3rd February 2007.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The application site is located on the western side of Elm Park, adjacent to the eastern vehicular entrance to the Manor House Estate.
- The site is occupied by a detached two storey 'Dutch' style dwelling, with a single storey rear extension and detached side garage to the northern flank boundary.
- The adjacent dwelling No 72a was previously extended to form a separate terraced dwelling and as such has a two-storey side extension.
- The dwelling on the opposite side of the access, No 64 has been extended with a front porch and single storey rear extension.
- There are other examples of 'Dutch' style dwellings in the street, the majority of which have been extended with two storey side extensions.
- Three large pine trees exist along the northern boundary of the subject site, covered by TPO 863.

c) Proposal Details

- Demolition of existing detached garage to side boundary.
- Two-storey side extension adjacent to the access, with mansard roof and front dormer window.
- Extends for 4.5m from the side flank wall of the original dwelling and stepped in 1.5m from the side boundary line.
- The extension wraps around the rear of the dwelling on the first floor (above the existing single storey rear extension) and then becomes a two-storey rear extension, again with mansard roof and rear dormer.
- Protrudes 2.3m from the rear wall of the existing dwelling.
- Single storey side extension on southern side of dwelling. Adjacent to boundary with No 72a, setback increases from 0.2m to 0.4m.
- Protrudes 2.2m from the side of the dwelling and extends 8m along the side of the dwelling.

Revisions to Previous Application:

Following the previous application (P/2365/06/DFU) the following amendments have been made:

- The width of the proposed two-storey side extension has been reduced from 4.8m to 4.3m, so that the distance from the side boundary has increased from 1m to 1.5m.
- The two-storey side extension has increased front setback, from 0.9m to 1.8m to the main front wall.
- The window in the first floor side flank wall of the two-storey side extension has reduced in size.
- Rear extension protrudes 1.9m, previously 1.1m, and extends for 9m (width of dwelling), previously 5m.

d) Relevant History

P/2365/06/DFU	Single storey side extension, single/first floor/two storey side to rear extension, single storey rear extension.	WITHDRAWN 11-OCT-06
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e) Applicant Statement

- None

f) Consultations:

- None.

Notifications:

Sent:	Replies:	Expiry:
5	2	01-DEC-2006

Several objections were received from each of the two parties that submitted.

Summary of Response:

- Single storey side extension has an inadequate setback from the side boundary.
- Overdevelopment of the site.
- As a result there will be a large flank wall on the northern boundary facing the entrance to Manor House Estate, which is part of the Old Church Lane Conservation Area. The proposal by reason of its height, siting and appearance, will be detrimental to and compromise the setting of the entrance to the estate.
- The proposal will have an adverse impact on views into, within and from the Old Church Lane Conservation Area and have an adverse impact on the streetscene.
- The proposal would be detrimental to Tree Preservation Order No 467 and 865.
- The application shows a garage will be turned into a habitable room and overlook neighbours properties opposite.

APPRAISAL

1) Impact on Character, Design and Amenity

Two Storey Side Extension

The existing dwelling is a small Dutch style house with barn style roof. The dwelling has previously been extended to the rear, with a single storey extension that protrudes off the rear corner of the dwelling and as such is visible from Elm Park. This existing situation, which creates a courtyard between the dwelling, rear extension and side garage is somewhat mismatched and even with the existing extension, the dwelling remains modest in size and is unusually narrow on the first floor, with a maximum width of 4.5m. As such this proposal would create a more cohesive development that is more in keeping with the character of the original building, whilst increasing the floor area to provide a larger dwelling.

The proposed two storey side extension will infill the court yard area on the ground floor between the dwelling, extension and garage and create additional living space on the first floor. The proposal extends for the length of the dwelling house before becoming the two-storey rear extension.

Several elements of the design have been incorporated so as to reduce the bulk and dominance of the extension. The width on both the first and ground floors has been reduced so that the proposal remains 1.5m from the boundary line, which is an increased setback from the current situation on the ground floor. The proposal is stepped back from the main front wall of the dwelling by 2m at the bottom of the mansard roof and 2.5 at the top, ensuring that the extension remains subordinate to the original dwelling house and front gable feature. The window design and layout is consistent with the existing dwelling and maintains the appearance and character of the building. A condition is recommended to ensure that the garage door remains on the front of the dwelling as it is considered to be an important design feature that is beneficial to the appearance of the dwelling.

The extension is not considered to create any detrimental impacts upon the existing amenities of the adjoining plots, given its design and location on the plot. The proposal only involves one first floor window in the side flank, which is to a bathroom. Conditions are recommended to ensure the window remains glazed and fixed to ensure no overlooking of No 64 can occur. Furthermore, No 64 is buffered by the entrance drive to Manor House Estate and as such the extension remains some 14m from this dwelling.

Two Storey Rear Extension

On the first floor the proposal extends on from the side extension and wraps around the rear of the dwelling for the width of the dwelling. On the ground floor the proposal infills an area between the rear wall of the dwelling and the existing rear extension.

The proposal creates a continuation of the original dwelling, with the same barn roof line of the dwelling being extended and the mansard roofline of the

extension following through. The extension is considered to respect the design and appearance of the original dwelling, and the continuation of the roof line is considered acceptable given the unusually shaped roof on the original dwelling, and has been designed to reflect the character of the dwelling and provides a satisfactory appearance. The rear wall of the extension will line up with the rear walls of No 72a and 72, ensuring that building lines are maintained and bulk minimised.

The rear extension is not expected to have any impacts on the amenities of the surrounding plots, given its size and location. The extension is modest in size and stepped in from both side boundaries, ensuring that light and outlook are maintained from the adjacent dwellings. The 45° splays are maintained from No 72a, and the extension is located 2.5m from the adjoining boundary with this dwelling. The extension is sited to the north east of No 72a, further ensuring that minimal impact on this dwelling will occur. The extension is sited well away from No 68, with the access way located in between and as such, no impacts on the amenities of this plot are expected.

Single Storey Side Extension (B.1-B.6)

The extension is modest in nature with a wall height of 2.8m, and a pitched roof with a maximum height of 3.7m, which occurs 1.3m off the side boundary. The extension is stepped back from the front wall of the dwelling and as such remains subordinate to the dwelling and does not impact on the character or appearance of the building.

The extension complies with the requirements of the SPG and as such is not expected to impact upon the amenities of the adjoining plot. No windows are proposed in the flank wall, and conditions are recommended to ensure any additional windows would require the approval of the Council. The proposal remains in line with the front wall of No 72a and therefore does not impact on the streetscene or the outlook from this dwelling.

2) Impact on Protected Trees

There are three large pine trees located adjacent to the subject site, within the entrance to Manor House Estate, which are covered by TPO 863. The potential impact on the trees has been carefully assessed by the Council and has resulted in several of the design changes to the proposal.

The siting of the extension was altered in order to reduce the potential conflict between the trees and the development, as a result no harm is expected to occur to the trees from the proposal.

A condition is suggested to protect the root zones of the trees during demolition of the existing garage and construction of the proposed extension.

3) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

4) Consultation Responses

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

- Council's guidelines permit the siting of extensions up to the boundary line with adjacent dwellings and therefore the location of the single storey side extension complies with the relevant documents.
- The adjacent entrance to Manor House Estate does not form part of the Old Church Lane Conservation Area. The boundary of the conservation area is located a minimum of 60m from the nearest boundary of No 70 Elm Park, and some 75m away from the proposal. Given this, the extension is not considered to impact upon the appearance, character or views of the conservation area.
- The proposal has been specifically designed with Tree Preservation Order 865 in mind, and as such will not impact upon the health of the trees involved or create a conflict between the trees and the extension. With regard to Tree Preservation Order 476, the trees covered by this order are located some distance from the subject site and as a result no impact will occur to these trees as a result of the proposal.
- The room to the front of the extension has not been indicated as a garage, it is shown as a store room, with no internal access to the main dwelling and as such would be unlikely to be used as a habitable room. Furthermore, a window in this location would not result in a situation any different to a normal street situation of houses located across the street from each other.

CONCLUSION

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

Item: 2/08

**UNITS 4/5 BALLARDS MEWS, HIGH P/2563/06/DFU/LW
STREET, EDGWARE**

Ward CANONS

CHANGE OF USE FROM CAR REPAIR WORKSHOP TO MOT TESTING
STATION (CLASS B4 TO SUI GENERIS)

Applicant: MR MOHSEN ATTARAN-KHORASANI

Statutory Expiry Date: 05-DEC-06

RECOMMENDATION

Plan Nos: 70122-00, 3, 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 No works or activities associated with the use hereby permitted shall be undertaken outside the building, shown on the approved plans.

REASON: To safeguard the amenity of neighbouring residents.

3 The premises shall only be used as a MOT vehicle-testing Centre and no other mechanical works and repairing of vehicles or any other related activities shall take place on the site.

REASON: To safeguard the amenity of neighbouring residents.

4 The proposed parking spaces indicated on drawing number 70122-00 shall be retained and used for parking, 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 clients and in accordance with the Council's parking standards.

5 The use hereby permitted shall only take place between 0830 and 1800 Mondays to Fridays and between 0830 and 1200 on Saturdays, and at no time on Sundays, Bank or Public Holidays.

REASON: To safeguard the amenity of neighbouring residents.

6 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.

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

EM13 Land and Buildings in Business Use - Designated Areas

EM22 Environmental Impact of New Business Development

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Land and Buildings in Business Use – Designated Areas (EM13)
- 2)** Environmental Impact of New Business Development (EM22)
- 3)** Traffic and Parking (T13)

- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

Application was deferred on the 25th January 2007 for a members site visit which took place on 3rd February 2007.

a) Summary

Statutory Return Type: Change of Use
Council Interest: None

b) Site Description

- The subject site is wholly contained within a building currently used for car repairs located at the end of Ballard Mews, on the northern side, within a designated Business Use Area.
- Ballard Mews is generally occupied by B1-B2 uses with areas of car parking dispersed within the site.
- To the north the site is bordered by residential flats in Edgware Court and to the south is the Knights Court Nursing Home.

c) Proposal Details

- The proposal is for the change of use from a car repair workshop to an MOT testing station.
- The proposal does not involve any external alterations.
- Two internal parking spaces are provided.
- Internal changes include the installation of a car ramp and brake testing system.

d) Relevant History

- None

e) Applicant Statement

- Proposal will not involve external changes, will only require a ramp to one side and two brake testing systems on the other side of the workshop.
- At present there are about 7-10 cars visiting per day, but when permission is granted for MOT it will be less to start with but will increase to a maximum of 13 cars per day.
- Each test takes 40mins and opening hours are 8.30-18.00 with 1-hour lunch, meaning it is not possible to do more than 13 cars per day.
- The viewing area for customers would be on the left hand side of the garage as shown on drawing.

f) Consultations:

- None.

Notifications:

Sent:
43

Replies:
6

Expiry:
21-NOV-06

Summary of Response:

- Applicant has no parking rights
- Yard is a dead end and lack of parking causes arguments everyday,
- This person has only been in the yard for 9 months and causes all of the tenants lots of additional problems.
- The offices to the front of the site addressing the High Street have a car park to the rear, the car park is often filled with cars not relating to the office and it is believed that this use will contribute to this situation, making it worse.

APPRAISAL

1) Land and Buildings in Business Use – Designated Areas

The proposal site is in an established area of business use and designated as B1 use area in the Proposals Map. Despite this the predominant type of business operating in the vicinity is vehicle maintenance and repair services. The site is currently used as a car repair workshop, which is classified as a B2 – General Industry Use.

Policy EM13 of the Council's UDP seeks to resist the loss of Business Uses in areas designated on the Proposals Map. Specifically, the UDP identifies the Ballard Mews area as providing a valuable variety of small premises for local businesses. Whilst current uses in Ballard Mews are predominantly B2 (general industrial), the site is surrounded on three sides by residential properties. In order to safeguard residents' amenity, the UDP proposes that future development should be limited to B1 uses (light industrial, offices, research facilities).

Despite this, it is considered that the proposal should be supported as it would not have a more unacceptable level of impact than that of the current use. None of the activities involved in MOT testing are intrinsically different from those arising in the normal course of vehicle servicing, and would not give rise to additional noise and disturbance. The MOT station would not have more than 13 customers a day and this would not generate a significantly higher level of traffic than the existing situation of 7-10 cars per day.

Given that the existing car repairs use is lawful and uncontrolled it is considered that the proposed change of use to a similar car related use would enable the Council to control the use to the benefit of adjacent residents, while retaining the site for employment purposes.

Conditions are suggested to ensure that sound emitted as a result of the use is controlled as well as the opening hours of the business, to protect the amenity of residential neighbours.

2) Environmental Impact of New Business Development

While this policy relates more specifically to B1, B2 and B8 development, the nature of the proposal and its similarities to a B2 use, have given this policy relevance. The policy stipulates that due regard should be given to the following;

- a) The potential impact on the amenity of adjoining properties and on the character of the area.

The proposal is not expected to have any further impact on the residential amenities of the surrounding plots. The nature of the business will not differ significantly from the existing business in terms of the level of disturbance, opening hours and frequency of clients. Conditions are recommended to ensure that noise emitted as a result of the use is controlled as well as the opening hours to further protect the amenity of the surrounding residential uses.

- b) The processes to be carried out and the emission of noise, smoke or other pollutants.

The proposal will generate noise, however it is not expected to be above the noise levels of the current use, or the general ambient noise level. Conditions are recommended to control the level of noise emanating from the site.

- c) The ability of the surrounding roads to accommodate generated traffic and the accessibility of the site.

Access to the site is obtained via a narrow street that is often heavily parked. However, given that proposal will not generate a significant increase in traffic from the existing use, it is not prudent to refuse the application on such grounds. Conditions are recommended to restrict the proposal to operating only within the building, which will assist in assuring that the street remains unobstructed.

- d) Any substantial loss of land from another use which other policies in the plan seek to protect.

The UDP seeks to protect this area as a business area with primarily B1 uses. This proposal is outside that intention however given the similarities in its nature to the existing use, it is considered an acceptable use for the site that will serve to maintain the viability of the business area without detrimentally impacting upon the amenities of the adjacent residential uses.

- e) The expected energy use and reliance on fossil fuels.

This is not expected to be any different to the existing use.

3) Traffic and Parking

The UDP stipulates the parking requirements for 'other non-residential buildings' to be calculated on the case merits, within the context of restraint based standards and the national advice in PPG 13.

The change from vehicle repair to MOT testing is unlikely to create a worse situation than prevails at present, given the similarities between the operations

between the two uses. The proposal provides two spaces within the building for the parking of cars, which is the same as the current business. While the parking provision is low, particularly for an area with heavy parking requirements due to the nature of the businesses in Ballard Mews, given the current use and parking situation, a refusal on parking grounds is unable to be substantiated.

Conditions are suggested to ensure that all parking associated with the use occurs within the site, in order to reduce parking in the area and maintain vehicle flows within the Mews.

4) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

5) Consultation Responses

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

- Parking concerns have been addressed in main body of 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.

125 KINGSHILL DRIVE, KENTON

Item: 2/09

P/3053/06/DFU/ML1

Ward KENTON WEST

2 STOREY SIDE, SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS
LINKING INTO REAR GARAGE

Applicant: MR PRAKASH SHAH

Agent: MR A MODHWADIA

Statutory Expiry Date: 18-DEC-06

RECOMMENDATION

Plan Nos: 1824-01, 1824-02, 1824-03, 1824-04 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 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.

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 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

D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
Supplementary Planning Guidance: 'Extensions: A Householders Guide'

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

INFORMATION

At the meeting of the Committee on 25th January 2007 consideration of this application was deferred to enable a Members' site visit. This took place on 3rd February 2007. The application was originally referred to Committee as the proposal does not fully comply with the adopted SPG.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two storey semi-detached property on the western side of Kingshill Drive.
- The application property currently has a detached garage at the end of its driveway on the southern side of the site, setback approximately 1.8m from the property at the rear and being adjacent to, although extending 2.75m further rearward than, the adjacent attached garage at No.123.
- The adjoining property at No.127 has no rear extensions.
- The adjacent property at No.123 has a two-storey side extension and single storey side and rear extensions.
- The first floor element of the two storey side extension at No.123 is approximately 4.5m deep and contains one room served by two windows in the front wall of the house and one in the rear wall.
- The two storey side extension at No.123 is setback from its original front line by approximately 0.5m.
- There are no protected windows in the northern flank wall of No.123.
- The front building line of the application property is approximately 1.5m rearward of that at No.123.
- 1.6m high fences mark the boundaries between the application property and Nos.123 and 127 at the rear.
- No.125 has a rear garden depth of approximately 23m.

c) Proposal Details

- Two storey side extension with a 1m setback at first floor level with a subordinate roof, this two storey element not extending beyond the original first floor rear line of the property.
- A 1.2m deep single storey front and side extension with a monopitched roof.
- A flat roofed single storey side and rear extension which would chamfer along the boundary with No.123 and be 3m deep along the boundary with the adjoining property No.125, stepping out to a depth of 4.5m at a distance of 3.232m from this boundary and then linking into a structure of the same footprint and in the same location as the existing garage.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
5

Replies:
1

Expiry:
05-DEC-06

Summary of Response:

Extension breaks the '45 degree code' applied from the northwest rear corner of two storey side extension at No.123, proposal is excessively bulky and overbearing and would result in a loss of light to flank and rear windows at No.123 and this property's garage, loss of vista from the rear of two storey side extension at No.123, would create a terracing effect and be out of character, would prevent access and maintenance to the flank wall of No.123, would cause drainage/sewerage problems at No.123.

APPRAISAL

1) Standard of Design and Layout

At ground floor level the proposed single storey front extension would project 1.2m forward of the original front line of the property, approximately 0.4m forward of the existing front bay window and would be separate to this feature and therefore complying with the SPG in this way. At the side at ground floor level the proposal would extend out along the site's southern boundary and chamfer along this boundary, adjacent to extensions at No.123, connecting into a structure in the location of the existing detached garage at the rear to a point 3m rearward of the property's original rear line. At the rear this extension would connect into a stepped single storey rear extension which would be 3m deep along the boundary with the adjoining property No.127.

At first floor the extension would be setback by 1m from the original front line of the property to comply with the SPG and avoid a terracing effect in the streetscene. The first floor element would not chamfer along the boundary but be parallel with the original flank wall of the property and would not extend beyond the property's original rear wall, this first floor element being approximately being 2.4m wide. The setback at the front would be covered by a monopitch roof over the ground floor projection, the chamfered section of the side extension and rear extension having a flat roof.

2) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance

The Council's SPG permits 3m deep, 3m high flat roof single storey rear extensions on this type of property. The stepped section proposed at the rear complies with the SPG's 'two for one' rule with regards to No.127 and as the flank window in the proposed playroom would be more than 3m from the boundary with No.127 this element is acceptable according to the Council's SPG. The linking extension into the existing garage at ground floor level would have no detrimental impact upon the amenities of neighbouring occupiers, No.123 being extended along its boundary with the application property, this adjacent extension negating any effects of the extra depth proposed on this side. As the extension would not project further rearward than the existing garage at No.125 and as No.123 is sited to the south of the application property there should be no detrimental overshadowing as a result of this proposal.

The two-storey side extension would comply with the SPG's '45 degree code'

with regards to the adjoining property at No.127 and in this way would not detrimentally overshadow this property. With regards to the adjacent property at No.123 the extension proposed would not fully comply with the SPG's '45 degree code' but is deemed to be acceptable as a result of the site circumstances which are a material consideration. If a 45-degree line is taken from the rear corner of the first floor side extension at No.123 this proposal would be in breach of this code. It is important to note, however, that this code is also breached by the existing relationship between the application property and No.123 due to the staggered building line. It is also important to note that the rear window in the first floor side extension at No.123 is not considered to be a protected window, this single room depth extension being served by two east facing windows in the front wall of No.123 which are the primary light source for this room and should therefore be regarded as protected. No.123's first floor side extension's westerly facing rear wall window would therefore be unprotected as the SPG states that where there are dual aspect windows then site considerations would determine which aspect should be protected. The rear wall window is currently overshadowed by the original property at No.123, a 45 degree line from this window already being broken by the property's own original first floor rear corner. Finally, the favourable orientation of the application property in relation to No.123, No.125 being sited to the north, would mean that the proposed two storey side extension would not overshadow the unprotected window in the rear wall of the first floor side extension at No.123 due to the path of natural sunlight. The proposed extension does not break a 45-degree line from the original first floor rear corner of No.123. The two storey side and rear extension would have a subordinate hipped roof.

With regards to the protection of light to the kitchen at No.123, the original flank kitchen window which is now boxed in by the single storey side extension at No.123 is not regarded as protected and therefore the proposed extension does not need to comply with the '45 degree code' in the vertical plane. Despite having a Perspex roof over this side extension at No.123 the main light sources to the kitchen at No.123 are considered to be a window and patio doors in the rear wall of the single storey rear extension at No.123 which serve this open plan kitchen and living room.

The proposed extensions are deemed to be in character with development locally and would not be detrimental to the amenities of neighbouring occupiers.

3) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

4) Consultation Responses

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

- a. Loss of vista from the rear of two storey side extension at No.123: Outlook is not a material planning consideration, however it is noted that only outlook from the rear first floor side extension window at No.123

Item 2/09: P/3053/06/DFU continued....

- would be affected.
- b. Would prevent access and maintenance to the flank wall of No.123: This is not a material planning consideration.
- c. Would cause drainage/sewerage problems at No.123: This is 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 grant.

46 GORDON AVENUE, STANMORE

Item: 2/10

P/1597/06/CFU/MRE

Ward STANMORE PARK

SINGLE AND TWO STOREY REAR EXTENSION

Applicant: MR & MRS C ORMAN

Agent: AJ FERRYMAN & ASSOCIATES

Statutory Expiry Date: 18-SEP-2006

RECOMMENDATION

Plan Nos: 205217/01, 205217/02 Rev A, 205217/3

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 205217/02 Rev A shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The bathroom window(s) in the easterly 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.

4 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.

5 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 - 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

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Standard of Design and Layout (SD1, D4)
- 2)** Residential Amenity (D5)
- 3)** S17 Crime & Disorder Act
- 4)** Consultation Responses

INFORMATION

Application was deferred on the 25th January 2007 for a members site visit which took place on 3rd February 2007.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Two storey, detached dwelling, situated on the northerly side of Gordon Avenue
- Northerly side of Gordon Avenue in this section comprises substantial detached dwellings with a varied dwelling style in surrounding area
- Bungalows on Capuchin Close (Nos. 5 & 6) situated close to the rear boundary of applicants property
- Approximately level front building line with adjacent dwellings; both adjacent dwellings project beyond applicant's to rear
- 23m rear garden depth

c) Proposal Details

- 2 storey rear extension to a maximum depth of 5.25m (easterly side) and a minimum depth of 2.3m (westerly side)
- Single storey element on westerly side

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
5

Replies:
4

Expiry:
09-OCT-06

Summary of Response:

loss of privacy; overshadowing

APPRAISAL

1) Standard of Design and Layout

The dwelling currently has a staggered rear building line. It is proposed that the dwelling be extended at 2 stories to the rear, providing a uniform rear elevation. On the property's easterly side, where the dwelling depth is shallowest, the dwelling would be extended by 5.25m. The dwelling's new rear elevation would run across at this level to result in a new dwelling depth of 13.6m. A small single storey element would infill a space to a width of 2.1m between the proposed westerly two-storey rear corner and the existing garage.

The two-storey extension would have a hipped roof over to the full ridge height of the original roof.

The proposed extensions are considered to be in keeping with the character of the dwelling and are considered to be acceptable in this respect.

2) Residential Amenity

The easterly adjacent dwelling, at No.44, projects at 2 stories to the level that is proposed by the applicant. With both dwellings being spaced 3.5m from the shared boundary it is considered that no adverse impact would be imposed on the amenity of this adjacent dwelling.

It is proposed that a first-floor easterly flank window in the existing depth of the dwelling be enlarged. The window serves a bedroom and would be spaced 6.5m from the dwelling's new rear corner. It is considered that this spacing would be sufficient in avoiding any issue of overlooking on the rear garden of the adjacent property. A substantial Silver Birch situated on the boundary at the rear of the dwellings would also serve to reduce this impact.

A new window would be inserted into the same flank wall within the extended depth. The first-floor window would serve an en-suite bathroom and be spaced 3.95m from the new rear corner of the dwelling. The window would be small and be of obscured glazing and hence is not considered to give rise to any issue of overlooking.

The new westerly 2-storey rear corner would be spaced 6m from the shared boundary with No.48 and would project approximately 1m beyond the rear wall of No.48. It is considered that this situation would impose no unreasonable impact on the amenity of No.48.

A first-floor flank window would be repositioned on this side to be spaced 5m from the new rear corner of the dwelling, and a new window to serve a bathroom is proposed. It is considered that the windows are set sufficiently into the depth of the dwelling so as to not raise any issue of overlooking on the rear of No.48.

Properties at nos. 5 & 6 Capuchin Close are both situated in close proximity to the rear boundary of the applicant's property and at an approximate 1.5m lower level. The new 2-storey rear wall would be spaced 19m from the rear boundary and a further 3m from the rear of No.6 Capuchin Close, which is sited centrally to the rear of the application site. It is considered that the proposed development would respect the rear building line in this section of Gordon Avenue and hence would not impose beyond the existing relationship between No.44 & 42 Gordon Avenue with nos. 2 & 3 Capuchin Close which retains distances of 21m between rear walls. The proposed development would retain a 22m distance between properties and this is considered to be sufficient spacing to avoid any issue of undue overshadowing or overlooking.

The proposed 2-storey rear element would have a hipped roof over to the full

height of the original roof. The provision of a full height roof would not, it is considered, compromise the character of the property or appear overly bulky from, or cause overshadowing to, adjacent rear gardens.

A small single storey rear element is proposed which would infill a space between the westerly flank of the 2-storey rear element and an attached side garage. This element would serve to make flush the rear wall of the dwelling, would not impact upon any neighbouring amenity and hence is considered to acceptable.

3) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

4) Consultation Responses

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

-

CONCLUSION

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

3 HALL FARM CLOSE, STANMORE

Item: 2/11

P/3110/06/CFU/ML1

Ward STANMORE PARK

SINGLE STOREY REAR EXTENSION

Applicant: MR & MRS R S PATEL

Agent: THE CONSTRUCTION MANAGEMENT CORP

Statutory Expiry Date: 28-DEC-06

RECOMMENDATION

Plan Nos: RB/CM/105/06/01/A, 02/A, 03/A, 04/A, 05/A, 06/A, 07/A, 08/A 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 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.

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 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

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

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- EP31 Areas of Special Character
- EP34 Extension to Buildings in the Green Belt

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension to Buildings in the Green Belt (EP34)
- 2) Standard of Design and Layout (D4)
- 3) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance
- 4) S17 Crime & Disorder Act
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Detached two storey dwellinghouse on a large plot in the southern corner of Hall Farm Close with a small number of existing ground and first floor extensions.

Item 2/11: P/3110/06/CFU continued....

- The adjacent property at No.4 is sited in front of the front building line of the application property and at a higher level than the application property due to a change in land levels to the north of the property.
- The land levels fall towards the rear of the site.
- There is an existing terraced patio at the rear of the property which leads down to an open air swimming pool in the rear garden.
- A 2m fence along the eastern flank of the site at the rear marks the site's boundary with the rear gardens of properties on Dennis Lane to the east.
- The site is within the Harrow Weald Ridge Area of Special Character.

c) Proposal Details

- A 7.3m maximum width x 5m maximum depth single storey rear extension at the rear of the property, 3m high to the flat roof edge.
- The extension is partially sited in an area where there is an existing recess in the property's rear wall and on an area where there is an existing patio.

d) Relevant History

LBH/434/1	Extension to bay window	GRANTED 16-MAY-67
LBH/434/3	Single storey extension to provide living room.	GRANTED 16-JUL-68
LBH/434/4	Erection of single storey extension to dwellinghouse.	GRANTED 12-FEB-69
EAST/296/01/FUL	First floor side extension.	APPEAL ALLOWED 23-NOV-01

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
4	1	19-DEC-06

Summary of Response:

Development is already complete, music room will create noise, adjacent house value will decrease, loss of light to living room at adjacent property, extension being built on the boundary.

APPRAISAL

1) Extension to Buildings in the Green Belt

This application seeks the extension of this detached property through the addition of a single storey extension at the rear of the building. EP34 of the UDP states that extensions to properties in the Green Belt should minimise

environmental impact on the Green Belt character and be appropriate in terms of bulk, height and site coverage. The proposed extension would not be deemed to have a detrimental environmental impact on the Green Belt character or negatively reduce its openness as it does not project excessively into areas of open space, being partially sited within an existing recess in the rear wall of the property and being located on an area where there is currently a patio.

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

	Original	Existing	% Increase over Original	Proposed	% Increase over Original	% Increase over Existing
Footprint m²	226.2	263.9	16.7	300.4	32.8	13.7
Floor Area m²	361.5	486.6	34.6	523.1	44.7	7.5
Volume m³	1461.1	1894.1	29.6	2003.6	37.1	5.8

An increase in the footprint by 32.8% over the original (only 13.7% over the existing) on a large site such as this, particularly as this is a property whose footprint has previously only been modestly extended, would not be considered to be a disproportionate development here, especially considering the facts that the proposed extension sits partially within the existing building envelope and on a part of the site which is already partially developed.

2) Standard of Design and Layout

The proposed single storey rear extension is deemed to be sympathetic to the character and design of the existing and surrounding properties. The proposed single storey rear extension would have a large amount of flank glazing and six skylights due to its proposed use as a Sun Lounge, this being considered to be of an acceptable design.

3) New Residential Development - Amenity Space and Privacy and Supplementary Planning Guidance

The proposed 5m maximum depth single storey rear extension, although being 2m deeper than SPG recommendations would normally allow, is acceptable here due to its siting away from the flank boundaries of the site which mean that it would comply with the 'two for one' code and therefore would not be deemed to cause overshadowing or a loss of light to neighbouring properties. The proposed 3m height is in line with the SPG recommended maximum. As the proposed extension is sited more than 3m from the flank boundaries of the site glazed doors in the flank walls are acceptable as they will not be detrimental to the privacy of neighbouring occupiers. In these ways this proposed extension would be of no detriment to the amenities of neighbouring occupiers.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses

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

- Development is already complete, music room will create noise, extension being built on the boundary – these objections appear to relate to development on the site for which planning permission has already been obtained.
- Adjacent house value will decrease – this is not a material planning consideration and so cannot be taken into account.

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.

STAMFORD COTTAGE, STAMFORD CLOSE, HARROW

Item: 2/12

P/2839/06/CFU/JW

Ward HARROW WEALD

TWO STOREY 4 BEDROOM DETACHED DWELLING HOUSE WITH SINGLE GARAGE

Applicant: TAYROSS HOMES LTD
Agent: VISION MILL ARCHITECTS
Statutory Expiry Date: 27-DEC-2006

RECOMMENDATION

Plan Nos: Site Plan; 2006-18-PL-01 (Revision C)

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

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

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

2 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

7 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 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

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
- D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments
- D9 Streetside Greenness and Forecourt Greenery
- D12 Locally Listed Buildings
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- H18 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Locally listed building and Character and Appearance of the Area (SD1, D4, D5, D8, D9, D12)
- 2) Residential Amenity (SD1, D4, D5)
- 3) Impact on Trees and Vegetation (D9)
- 4) Parking and Highway Safety (T6, T13)
- 5) Disabled Persons' Access (H18)
- 6) S17 Crime & Disorder Act
- 7) Consultation Responses

INFORMATION

Reported to DMC by request of Nominated Member

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Part of original curtilage of 31 Elms Road, a locally listed detached dwelling house facing junction of Elms Road and Stamford Close.
- Comprises mainly rectangular area of land with part splayed south eastern boundary adjacent to remaining garden of No.31, together with narrow strip behind rear garden boundaries of 27, 29 and 29a Elms Road
- Site fronts onto Stamford Close, L-shaped cul-de-sac containing 2 blocks of flats.
- Extensive tree and hedge cover along north-western and north eastern boundaries
- TPO covers oak tree at end of narrow strip, and group of trees along north-western boundary

c) Proposal Details

- Detached two storey house fronting onto north eastern boundary if site with Stamford Close
- Hipped roof to main house, with three forward facing subordinate hipped two storey elements and two rear facing subordinate hipped two storey elements
- Brick/clay tiled walls and tiled roof.
- Detached single garage in northern corner of site, accessed from Stamford Close with adjacent forecourt area in front of house
- Two off street parking spaces (1 in garage), one of which is extendable to a width of 3.3m

d) Relevant History

EAST/282/96/OUT	Outline: 2 detached houses with integral garages (access from Stamford Close)	REFUSED 01-AUG-96
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Reasons for Refusal:

1. The proposals would result in inadequate space around the locally listed building and would thereby detract from the setting of that building, to the detriment of the character and appearance of the building and site, and the locality.
2. The proposals would amount to an overdevelopment of this site which forms a significant visual relief within the built up area and would be contrary to policies E24 and E25 of the Harrow Unitary Development Plan, to the detriment of the character of the locality.

EAST/60/97/OUT	Outline: 2 detached houses with integral garages with access from Stamford Close (revised)	REFUSED 25-MAR-97 APPEAL DISMISSED
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Reasons for Refusal:

1. The proposals would result in inadequate space around the locally listed building and would thereby detract from the setting of that building, to the detriment of the character and appearance of the building and site, and the locality.
2. The proposals would amount to an overdevelopment of this site which forms a significant visual relief within the built up area and would be contrary to policies E24 and E25 of the Harrow Unitary Development Plan, to the detriment of the character of the locality.

EAST/914/97/OUT	Outline: Detached house with integral garages with access from Stamford Close	REFUSED 10-FEB-98
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Reason for Refusal:

1. The proposal, by reason of its excessive plot size, would leave a garden for the adjoining locally listed building which would not be commensurate with the size of that building and out of character with it, to the detriment of the setting of the locally listed building and the overall character of the locality.

EAST/228/98/FUL	Detached house with double garage with access from Stamford Close	REFUSED 22-APR-98 APPEAL DISMISSED
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Reason for Refusal:

1. The proposal, by reason of its excessive plot size, would leave a garden for the adjoining locally listed building which would not be commensurate with the size of the building and out of character with it, to the detriment of the setting of the locally listed building and the overall character of the locality.

EAST/157/02/FUL	Detached house with garage with access from Stamford Close and	REFUSED 16-APR-02
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garage for no.31

APPEAL
DISMISSED

Reason for Refusal:

1. The proposal would give rise to overdevelopment of the site by reason of excessive site coverage of buildings and inadequate space about the building, with inappropriate design and appearance and excessive hardsurfacing, to the detriment of the appearance and character of the area and the setting of No. 31 Elms Road, contrary to the relevant policies of the Harrow Unitary Development Plan.

P/34/04/DFU

Detached single and 2 storey house
with detached garage; access from
Stamford Close

REFUSED
11-AUG-04
APPEAL
ALLOWED

Reason for Refusal:

1. The proposal would give rise to an unacceptable form of development by reason of the loss of open land and space about No. 31 Elms Road, inappropriate design and appearance, excessive bulk and hardsurfacing, threat to trees and vegetation, and harm to residential outlook, to the detriment of the appearance and character of the area, the setting of a locally listed building and neighbouring residential amenity.

P/2834/05/DFU

Detached single/2 storey house with
rooms in roof, detached garage,
access from Stamford Close

REFUSED
09-FEB-06
APPEAL
DISMISSED

Reason for Refusal:

1. The proposal would give rise to an unacceptable form of development by reason of inappropriate design and appearance, harm to the appearance of the area and the setting and character of No.31 Elms Road, a locally listed building, and detrimental to neighbouring residential amenity, contrary to the provisions of the Harrow Unitary Development Plan.

e) Applicant Statement

- Location is ideal for a family home
- Proposal uses the same footprint as that granted by appeal
- Building has been designed to reflect the features of the adjacent property
- Building has been carefully positioned to minimise any potential overlooking
- Spaces between the proposed building have been optimised to ensure any loss of light, outlook or privacy has been minimised
- Complies with part M of Building Regulations

f) Consultations:

- **Highways engineer:** No objections
- **Principle Landscape architect:** No objections provided relevant landscaping conditions are attached
- **Tony McNulty MP Harrow East:** I refer to the above planning application and write to inform you of my objection to it. Again, I believe the

development to be inappropriate for this particular site and should be grateful if you would note my objection on file. This large house will dominate the original house on this plot and my reasons for refusal remain as they were back in 2004 – that is an overdevelopment of the site by reason of excessive site coverage of buildings. It is also detrimental to the character of the area and the setting of 31 Elms Road.

Notifications:

Sent:
36

Replies:
4

Expiry:
22-NOV-06

Summary of Response:

- Objection to the removal of trees and hedges
- Proposal will dominate other houses in the area
- Restrictive covenant prevents further residential development
- Traffic implications
- Loss of privacy
- Out of character
- Loss of light to neighbouring properties
- Subsidence implications of development

APPRAISAL

1) Impact on Locally listed building and Character and Appearance of the Area

There have been 5 appeal decisions in relation to residential proposals for this site. Concerns stressed by inspectors have focused upon the detrimental impact developments would have upon the setting and character of the locally listed building.

The proposal occupies the same footprint as the house allowed on appeal and, given the comments of the inspector, a rerun of the previous objection to the loss of open space around the locally listed building would not be sustainable. Whilst the footprint matches that of the scheme allowed at appeal, the hipped roof of this proposal would reduce the bulk of the structure above and beyond that of the allowed scheme.

The most recent scheme dismissed at appeal (P/2834/05/DFU), was criticised by the inspector for being “top heavy”, “dominant” and “unsatisfactory” in terms of its intrinsic design and its relationship with the locally listed building and the wider streetscene. The current proposal is not opined to be top heavy or have an unsatisfactory design. Whilst the design of the proposal would be more visually dominant than the allowed scheme, it would be far less dominant than the most recently dismissed scheme. On balance, the proposal would be acceptable in terms of its general design and its impact upon the locally listed building, subject to the use of the appropriate materials and landscaping details.

2) Residential Amenity

The scheme proposes only 1 flank window in the ground floor of the north elevation. Bearing in mind that this scheme has the same footprint as that which was allowed on appeal, the inspector's comments are relevant to this scheme. The inspector concluded that the proposal would result in no undue loss of light or outlook to any of the neighbouring properties, due to the buildings modest scale and siting away from these properties. The proposal, with its hipped rather than gabled roof, for similar reasons is not judged to represent any considerable loss of light, outlook or privacy that would warrant a refusal on those grounds justified.

3) Impact on Trees and Vegetation

In considering the allowed appeal, the inspector opined that whilst the scheme would likely result in the deterioration and possible loss of some trees and hedging, new planting would adequately compensate for such a loss, and imposed an appropriate condition. The comments received from the council's arboricultural officer with regards to this application are that refusal on tree grounds could not be substantiated. Bearing in mind the above, and the same footprint of the scheme to the one allowed on appeal, this scheme is not considered to result in any unacceptable loss of vegetation/trees.

4) Parking and Highway Safety

Schedule 4 of the HUDP sets a maximum 2 car parking spaces based on the number of habitable rooms in the development. The off street parking allocation of 2 spaces therefore complies with the maximum parking criteria as identified above. The highways team register no objection to the scheme. It is not considered that the proposal represents any increased traffic or parking demand within the locality.

5) Disabled Persons' Access

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

6) S17 Crime & Disorder Act

The proposal is not considered to have any negative impact with respect to this legislation.

7) Consultation Responses

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

- Objection to the removal of trees and hedges: Discussed in report
- Proposal will dominate other houses in the area: Discussed in report
- Restrictive covenant prevents further residential development: Not a material planning consideration

Item 2/12: P/2839/06/CFU continued....

- Traffic implications: Discussed in report
- Loss of privacy: Discussed in report
- Out of character: Discussed in report
- Loss of light to neighbouring properties: Discussed in report
- Subsidence implications of development: 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 grant.

7 CLAMP HILL, STANMORE

Item: 2/13

P/1874/06/DFU/SW2

Ward HARROW WEALD

DETACHED OUTBUILDING AT REAR TO PROVIDE DOUBLE GARAGE AND STORAGE SPACE

Applicant: MR PATEL

Agent: JACOB LOW

Statutory Expiry Date: 08-DEC-06

RECOMMENDATION

Plan Nos: 7020.01, 02, 03A

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 Staked heras tree protection fencing of the grass area in which the Cherry tree stands shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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

3 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 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.

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

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

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

REASON: To safeguard the appearance of the locality.

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 Developments

2 INFORMATIVE:

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

3 INFORMATIVE:

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

Item 2/13: P/1874/06/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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design (SD1) Standard of Design and Layout (D4) Amenity Space and Privacy (D5)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

This application is being reported to committee because of a request from a nominated member.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Detached two storey house; its rear most boundary is adjacent to a green verge which abuts a vehicular turning head serving the Acacia Close cul-de sac.
- An Ash Tree (TPO) lies some 600mm beyond the south eastern rear edge of the application site
- Other protected trees on the site are to the front of the dwelling
- The houses along Acacia Close are detached with front driveways.

c) Proposal Details

- Detached outbuilding at rear with foot print of 6.6m x 10.9m
- Outbuilding to be used as storage space and garage

Revisions to Previous Application:

Following the previous decision (EAST/442/00/FUL) the following amendments have been made:

- Alterations to the previous application include a hipped pitched roof over the outbuilding

Item 2/13: P/1874/06/DFU continued....

- The out building is now sited 18m from the rear main wall of the dwelling

d) Relevant History

EAST/45/00/FUL	Detached House with Access from Acacia Close	REFUSED 21-FEB-00
EAST/442/00/FUL	Double Garage at Rear with Access from Acacia Close	REFUSED 24-JUL-00 APPEAL ALLOWED 01-MAY-01
EAST/884/00/CLP	Certificate of Lawful Proposed Development: Hardsurfacing and access at rear	GRANT 28-SEP-00

e) Applicant Statement

- None

f) Consultations:

Highways: No objection in principle, the highways boundary does not go up to the property boundary, would be necessary to provide some vertical curve point to prevent grounding depending on the gradient of the slope to Acacia Gardens, blight the environment.

Landscaping: A refusal on tree grounds could not be substantiated; however conditions are suggested: fence off the grass area in which the Cherry tree stands with staked Heras fencing, Tree protection fencing should be in place before the construction works commence.

Notifications:

Sent:	Replies:	Expiry:
6	8	22-NOV-06

Summary of Response:

danger to residents, threat to highway safety, the applicants intention is to build a house at the rear, restrict emergency access, restore shrubs, overcrowding, roof should be flat, size and scale should be in keeping with the property.

APPRAISAL

1) Quality of Design Standard of Design and Layout Amenity Space and Privacy

This type of domestic outbuilding is normally considered “permitted development.” Express permission is required in this instance because the proposed garage/store lies nearer to a highway than the dwelling. A previous application was submitted in 2000 for an outbuilding to be used for garage/storage purposes. This was allowed on Appeal.

The proposed footprint of the building will remain the same (6.6m x 10.8m). The roof over has been altered to be a hipped single ridge roof with a mid point height of 3.5m. The building would be sited 18m from the rear main wall of the dwelling and include a driveway that would lead to Acacia Close. It would

maintain a large garden and would be sited a significant distance from the protected rear windows of the neighbouring dwellings. The siting of the outbuilding would be further away from neighbouring dwellings than that which was allowed on appeal in 2000.

Having assessed the alterations; and paying due regard to the Appeal decision the application is considered acceptable.

2) S17 Crime & Disorder Act

The proposal is a standard alteration which will not have any adverse impacts on the security and safety of the locality.

3) Consultation Responses

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

- All material planning considerations have been addressed in the report above.

CONCLUSION

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

**LAND R/O 2, 4 & 6 UPPINGHAM P/3628/06/DFU/MRE
AVENUE, STANMORE**

Ward QUEENSBURY

2 X 2 STOREY SEMI-DETACHED HOUSES FRONTING STREATFIELD ROAD
WITH ACCOMMODATION IN BASEMENT AND ROOF: FRONT AND REAR
BASEMENT PATIOS: INTEGRAL GARAGES (REVISED)

Applicant: FARMAN CONSTRUCTION LTD

Agent: STEPHEN DONALD ARCHITECTS LTD

Statutory Expiry Date: 14-FEB-2007

RECOMMENDATION

Plan Nos: 5154/DS 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 014, 015,
016, 017, 018, 019, 021, 023, 024, 025, 025, 026, 027, 029, 030, 031,
0325161/DS 011, 5161/DS 0125154/00 A, 1 C, 2 E, 3 G, 4 H, 5 G, 6 D,
7 D, 8, 9 B, 11 B, 13 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank 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 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

Item 2/14: P/3628/06/DFU continued....

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 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 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.

7 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8 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

Item 2/14: P/3628/06/DFU continued....

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.

9 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.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

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

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) S17 Crime & Disorder Act
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development
Site Area:	287m ²
Habitable Rooms:	10
No of Residential Units:	2
Car Parking:	Standard: 3 Justified: See report Provided: 2
Council Interest:	None

b) Site Description

- Land to rear of Nos.2, 4 & 6 Uppingham Avenue to form 11m wide building plot fronting Streatfield Road
- Easterly boundary abuts Nos.1, 3 & 5 Morley Crescent East
- Detached double garage to rear of No.1 Morley Crescent East fronts adjacent part of Streatfield Road with crossover
- Overall site area of 287m²
- On-street parking not controlled; Streatfield Road designated a Borough Distributor Road and served by local bus services

c) Proposal Details

- Pair of semi-detached houses with basements in 2-storey building fronting onto Streatfield Road
- Each house would contain 2 bedrooms in basement area, integral garage and utility room on ground floor level, open-plan kitchen / diner & living area on first floor level and bedroom in roof space on mezzanine level
- Basement area to cover entire footprint of dwellings, rear patio to a 4m depth and front patio to a 3m depth
- Dual level rear garden (basement and ground floor level) with bridge over basement to upper garden
- Building would be sited 5.3m and 5.9m from Streatfield Road frontage
- Flank walls would abut adjacent rear garden boundaries at single storey level and be set in 0.9m from said boundaries at first-floor level
- Rear garden depths of 10.3m
- Building shown with pitch, hipped roof and central 2-storey porch element
- 'Grow bag walls' detailing on front and rear elevations
- Solar panels located on rear roof slope

Revisions to Previous Application:

Following the previously approved application (P/2850/05/DFU) for a pair of semi-detached houses, the following revisions have been made:

- Contemporary architectural style
- 1m higher flank walls / eaves level

Item 2/14: P/3628/06/DFU continued....

- Basement to entire footprint of building and to front (3m depth) and rear (4m depth) of building
- Abuts adjacent rear garden boundaries at single storey level and be set in 0.9m from said boundaries at first-floor level
- Two-storey front porch element
- Integral garages

d) Relevant History

P/586/04/CFU	Two storey detached house fronting Streatfield Road with forecourt parking	REFUSED 21-APR-04
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Reason for Refusal:

The proposal, by reason of the limited depth of the site at the rear, would appear as an over development of the site when viewed from surrounding gardens, would unduly limit the amount of amenity space for the development and would give rise to unreasonable overlooking of the adjoining garden at the rear, to the detriment of the amenities of the neighbouring occupiers and the character of the area, resulting in inadequate living conditions for the future occupiers of the proposed dwelling.

P/430/05/DFU	Two storey detached house fronting Streatfield Road with forecourt parking (revised)	REFUSED 15-JUN-05 APPEAL ALLOWED
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P/2850/05/DFU	Two 2-storey semi-detached houses fronting Streatfield Road with forecourt parking	GRANTED 08-FEB-06
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P/1919/06/DFU	2 x 2-storey semi-detached houses fronting Streatfield Road with accommodation in basement and roof; front and rear basement patios; integral garages	WITHDRAWN 19-DEC-06
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e) Applicant Statement

- None

f) Consultations:

- **Thames Water** – No objection
- **Environment Agency** – Low environmental risk

Notifications:

Sent: 22	Replies: Pending	Expiry: 30-JAN-07
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Summary of Response:

- Out of character; inappropriate design; overlooking; overshadowing; overbearing; overdevelopment; loss of trees; increased traffic noise disturbance; highway safety issues; increase on parking pressure;

APPRAISAL

1) Appearance and character of area

This scheme proposes a building of contemporary design. Being much more contemporary than the scheme approved in 2005, which was of a standard modern design, it is acknowledged that the proposal bears little resemblance to existing dwelling types within the immediate area which comprises uniform rows of semi detached houses. However, the site is situated between the rear gardens of Uppingham Avenue and Morley Crescent West, which forms the only substantive break in Streatfield Road. Therefore the proposal would be viewed in relative isolation and hence the direct contrasting of architectural style would be reduced. The architectural quality of the existing built environment of the area is not particularly distinguished and it is considered that the character of the area would not be significantly compromised by way of the proposed architectural style.

2) Residential Amenity

The eaves level is 1m higher than the previously approved scheme but the ridge of the roof would be to the same height as the approved scheme. At single storey level the building would abut both flank boundaries. At first-floor level the flank walls would be set in to be spaced 0.9m from the boundary. This results in additional bulk directly adjacent to the adjacent rear garden boundaries of Nos 2 & 4 Uppingham Avenue and No.1 Morley Crescent. Being in such proximity to the adjacent rear garden boundaries it is considered that the additional bulk would impact upon the rear of these neighbouring properties to a degree but it is deemed that the impact would not be significantly beyond that of the previously approved scheme and is considered to be acceptable. A cherry tree is situated at the rear of the rear garden of No.2 Uppingham Avenue which would serve to partially obscure the facing flank elevation of the proposed building.

The proposal would retain the same front and rear building lines as the previously approved scheme with a 10.3m spacing between the rear wall of the building and rear boundary. Given the similarities in footprint and fenestration between this scheme and the approved scheme, the impact on privacy, overlooking and outlook are considered to be comparable and therefore acceptable.

The rear gardens would be over two levels and at areas of 55m² would be to the same size as proposed in the approved scheme. In addition Centenary Recreation Ground is only 400m from the site.

Landscaping

Landscaping areas are proposed at the front centre of the site between the

refuse storage areas. An area on the easterly flank side is also proposed for this purpose. This provision, together with the 'grow-bag wall' detailing on the front elevation is considered to have an appropriate relationship with the streetscene.

Waste Storage

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

3) Parking and Access

The site has good access to local facilities and public transport. It is therefore considered that 1 integral garage space per dwelling would be adequate and there would be adequate visibility at the entrance. The standing space in front of the garage doors must be a minimum of 5.5 meters from the back of footway. The westerly house has a spacing of only 5.3m. It is however considered that use of roller-shutter garage doors would sufficiently overcome this issue, as agreed with the council's Highways Officer. No objections are therefore raised on this part of the proposal.

4) S17 Crime & Disorder Act

- Pending

5) Consultation Responses

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

- loss of trees – a condition requiring the retention of all site trees, protective fencing for trees during construction and details of underground works to be submitted that could potentially affect surrounding trees has been recommended
- All other issues address 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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

Item: 3/01
FOOTWAY TO NORTH EAST OF 32 HIGH STREET, HARROW ON THE HILL, HARROW **P/3505/06/CFU/OH**

Ward HARROW ON THE HILL

TELECOMMUNICATIONS DEVELOPMENT: 8 METRE HIGH MAST (SLIMLINE POLE DESIGN) WITH TWO ANTENNA AND EQUIPMENT CABINET

Applicant: ORANGE PCS LTD
Agent: PHA COMMUNICATIONS LTD
Statutory Expiry Date: 05-FEB-07

RECOMMENDATION

Plan Nos: 101/1, 101/2, 103/1, 104/1 and supporting statement ref: GLN7421

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

1 The proposal by reason of its siting, design and appearance would be visually intrusive, out of character with the other street installations, character of the Conservation Area and setting of the Locally and Statutory Listed Buildings in the vicinity and would result in a proliferation of street furniture in the locality to the detriment of the visual amenity and character of the area contrary to policies SD1, D4, D11, D12, D14, D15 and D24 of the Harrow Unitary Development plan and the Harrow on the Hill Village Conservation Area Policy Statement.

2 The proposal by reason of its siting would be likely to give rise to conditions prejudicial to the safety and free flow of traffic contrary to policy T9 of the Harrow Unitary Development Plan 2004.

INFORMATIVES

1 INFORMATIVE:

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

- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP31 Areas of Special Character
- T9 Walking
- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings
- D12 Locally Listed Buildings
- D14 Conservation Areas

- D15 Extensions and Alterations in Conservation Areas
D16 Conservation Area Priority
D24 Telecommunications Development
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity (SD1, SD2, D4, D14, D15, D24)
- 4) Setting of Locally Listed Buildings and Statutorily Listed Buildings (D11, D12, D24)
- 5) Trees (D14, D10)
- 6) Highway Safety (T6)
- 7) S17 Crime & Disorder Act
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Harrow on the Hill Village and adjacent to Harrow School
Council Interest: None

b) Site Description

- Site consists of an area of highways pavement located on the north west side of High Street Harrow on the Hill
- The site for the proposed cabinet is located approximately 10 metres to the north east of 32 High Street adjacent to an existing telephone box, litter bin and grit bin
- The proposed mast would be located a further 10 metres to the north east close to the kerb line of the pavement
- The site is located in the Harrow on the Hill Village Conservation Area and adjacent to the Harrow School Conservation Area
- The adjacent property no. 32 High Street is a locally listed building, and there are a number of Grade II statutory listed buildings close by at the following locations; telephone kiosk, The Headmaster's House, nos. 1, 3 and 5 High Street, Moretons (no. 9 High Street) and The Old School, which is a Grade I listed building
- A majority of the area surrounding the site is part of the Harrow School and a number of these buildings are boarding houses for the Harrow School boys

c) Proposal Details

- Installation of new 8m high mast with one antenna on the north western side of High Street Harrow on the Hill
- The mast would be located 22m to the north east of no. 32 High Street and

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- 250mm from the kerbside of the pavement
- The cabinet would be located approximately 10 metres to the north east of no. 32 High Street and would be sited adjacent to the existing grit bin and litter bin, close to the iron railings that enclose Harrow School grounds to the north west
- The application does not indicate the proposed colour for the mast and shroud covering the antennae
- The cabinet would be painted green

d) Relevant History

- None

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:

Highways Engineer: No objection in principle but the cabinet could be beneficially moved a metre or so towards the wider section of footway to lessen the obstruction that would otherwise be caused, the mast itself should be sited a minimum of 450mm from the kerb face. The drawing appears to show a dimension of 250mm, which is too close.

CAAC: The proposals are not acceptable in such a sensitive location. They would appear overly prominent and visually clutter the streetscape and would therefore have a significant impact on conservation area.

Harrow Hill Trust: The applicants must have given a good deal of thought to this location! After all there are five or six listed buildings, one of which dates back to the 17th Century, there is a telephone box dating from the mid-20th Century and a post box from an earlier period. Streetlights have been designed to fit in with the style of the early 20th Century and a water fountain from the Victorian times. Find it almost unbelievable the Orange should apply to put a mast at about the most sensitive location that could possibly be found. I presume with confidence that the application will be rejected.

Advertisement: Setting of Listed Building Expiry:
26-JAN-07

Notifications:
Sent: Replies: Expiry:
17 7 11-JAN-07

Summary of Response:

potential health risks, inappropriate development, obtrusive in conservation area, detrimental to appearance of historic buildings, clutter, out of character, impact on views

APPRAISAL

1) Compliance with ICNIRP

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

2) Need for Installation

Within the supporting statement the applicant provides technical information with regards to the current capacity and coverage. The applicant states that the operator needs a site in this vicinity to provide acceptable levels of second and third generation coverage and capacity for surrounding roads, businesses and dwellings. The applicant refers to drive trial plots and a map of the area of search, however this information has not been provided.

3) Character and Appearance of Conservation Area and Visual Amenity

Policy D14 of the HUDP states that the Council will seek to preserve or enhance the character or appearance of conservation areas by, among other things, preparing specific policies and proposals and supplementary planning guidance for each conservation area. Policy D15 of the HUDP states that development should not adversely affect the streetscape, roofscape, skyline and setting of the conservation area, or significant views in or out of the area; and the development should not adversely affect open spaces or gaps in the townscape, which contribute to the character or appearance of the conservation area. Policy EP31 of the HUDP aims to protect skylines and views from intrusive development.

The street scene of High Street, Harrow on the Hill is varied combining many features ranging from tall buildings and roadside walls and railings. The conservation area policy statement identifies the neutral or positive impact of the majority of existing items of street furniture on the character of the Conservation Area. Para. 10.5.2 identifies that replica Victorian style lamp stands have been used in most roads and it is considered that these generally suit the character of the street scene. In this regard, it is considered that the appearance of the proposed mast would be at odds with the prevailing character and appearance of the conservation area, contrary to policy 10 of the conservation area policy statement. It is considered that this impact would be exacerbated further by the openness and prominence of this site on the bend of the road.

Para. 10.5.3 of the statement states that care is needed to ensure that the street scene does not become cluttered with street furniture. The proposed mast would be sited away from any existing street furniture; however, the

proposed cabinet would be located adjacent to an existing litterbin and grit bin. It is considered that the proposed siting of the mast and the cabinet, in close proximity to the existing street furniture would lead to a proliferation of street furniture in this location, which would be visually intrusive and detrimental to the character and appearance of the conservation area.

Map H of the policy statement identifies important views in the area, including a medium distance vista into The Old School, a Grade II listed building, which is located in the adjacent Harrow School conservation area which is a defined spatial area to the north east on High Street. The proposed mast would intrude on this view. Given the sensitivity of the location proposed and the negative impact on the streetscene noted above, prominent siting of the proposal in addition to existing street furniture, it is considered that the proposal would adversely affect important views, which should be resisted in accordance with Policy (8) of the Harrow on the Hill Village Conservation Area Policy Statement and Policies D15 and EP31 of the HUDP.

4) Impact on Locally Listed and Statutorily Listed Buildings

UDP policy D4 requires that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area. Policies D11 and D12 indicate to pay special attention to planning applications that propose to alter the character or setting of statutorily listed buildings and that of locally listed buildings.

The site is located adjacent to no. 32 High Street which is a locally listed building, and close to a number of Grade II statutorily listed buildings at the following locations; the Telephone kiosk, The Headmaster's House, nos. 1, 3 and 5 High Street, Moretons (no. 9 High Street) and The Old School, which is a Grade I listed building. For the reasons outlines in section 3, It is considered that the siting and appearance of the mast would have a detrimental impact on the settings of these locally listed and statutorily listed buildings contrary to Policies D11 and D12 of HUDP.

5) Trees

There is a pine tree adjacent to the site subject to the Harrow on the Hill Village Conservation Area designation and it is considered that the tree has considerable visual amenity value in the streetscape. It could be possible that the position of the tree could interfere with the transmission of the mast, however no conclusive evidence has been provided. It would therefore be unreasonable to refuse permission on this basis. If the application were to be recommended for grant, further details of the signal strengths in relation to the adjacent trees could be requested by condition.

6) Highway Safety

The proposed cabinet would be partly sited on the pavement which is narrow in this location. There are concerns that at the times when the doors are opened for maintenance or repair, the flow of passing pedestrians would be impeded and they may need to step into the carriageway, which would be hazardous. Furthermore, no details are provided for servicing/maintenance of the

mast/equipment. In the event of parking service vehicles on the road, the proposal would cause an obstruction to other road users.

7) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

8) Consultation Responses

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

- Health hazard – PPG8 indicates that the planning system is not the place for determining health safeguards. If a proposed mobile phone base station meets ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The appellant has confirmed that the proposed equipment would comply with ICNIRP guidelines.
- All other material planning concerns addressed in report above.

CONCLUSION

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None