

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

69 BRAMPTON GROVE, HARROW

Item: 2/01

P/3563/06/DCO/AD1

Ward KENTON WEST

RETENTION OF FRONT PORCH

Applicant: MR V MITHANI

Statutory Expiry Date: 09-FEB-07

RECOMMENDATION

Plan Nos: Site Plan, VW/2006/01

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

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'

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Area (SD1, D4)
- 2) Residential Amenity (D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to the Committee as the application site is the residence of a Council Member.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- 2 storey end of terrace house on the north side of Brampton Grove, with single storey rear extension and front porch
- red brick and pebbledash elevations, tiled roof

Item 2/01: P/3563/06/DCO continued....

- attached house No. 71 to west
- shared driveway to east, No. 67 on other side of driveway

c) Proposal Details

- retention of front porch located adjacent to shared driveway
- 2.29m wide x 1.32m deep x 2.53m high to eaves level and 3.33m overall height to ridge of pitched, hipped roof
- brick elevations, blue coloured polycarbonate sheet roof

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
2

Replies:
0

Expiry:
24-JAN-07

Summary of Response:

- None

APPRAISAL

1) Character and Appearance of Area

The porch is adjacent to a shallow, angled bay window. Although it projects some 800mm in front of this window, the overall depth of the porch is modest and is not prominent nor obtrusive in the streetscene. The external materials blend in reasonably with those of the original dwellinghouse. It is considered therefore that the proposal has an acceptable impact on the character and appearance of the area.

2) Residential Amenity

The structure has no appreciable impact on neighbouring residential amenity.

3) S17 Crime & Disorder Act

It is not deemed that this structure has any detrimental impact upon community safety and is therefore acceptable in this regard.

4) Consultation Responses:

- None

CONCLUSION

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

Item 2/01: P/3563/06/DCO continued....

this application is recommended for grant.

WINTER GARDEN, 130 WOOD LANE, STANMORE

Item: 2/02

P/3598/06/CFU/RB3

Ward STANMORE PARK

FIRST FLOOR SIDE EXTENSION

Applicant: MR M HOLLIS

Agent: PRESTON BENNETT PLANNING

Statutory Expiry Date: 13-FEB-07

RECOMMENDATION

Plan Nos: 06/610/01, 02, 03, 04A, 05, 06A, 07, 08

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 plans shall be installed in the north facing wall of the development hereby permitted without the prior permission in writing of 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:

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D11 Statutorily Listed Buildings

D15 Extensions and Alterations in Conservation Areas

SD1 Quality of Design

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

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 applicant is advised that any further extensions to this property are unlikely to be favourably considered.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Green Belt, Area of Special Character and Appearance of Area (SD1, D4, EP31, EP32, EP33, EP34)
- 2) Residential Amenity (SD1, D4, D5)
- 3) Impact on adjacent Conservation Area and Grade II* Listed Building (SD2, D11, D15)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder Development

Green Belt

Habitable Rooms 10

Council Interest: None

b) Site Description

- Large, recently built single/2 storey detached house set within large, irregularly shaped site
- Detached houses to north and east of the site of approximately 3,700m²
- Grade II* listed building, Stanmore Hall sited to the south-west approximately 40m from the subject property
- Access from Wood Lane forms the entrance to the site
- Site is within the Green Belt and Harrow Weald Ridge Area of Special Character
- Site outside but adjacent to the Little Common Conservation Area
- Land to the north/west of the site slopes upwards
- To the south/east the site slopes downwards
- Southern boundary denoted by fencing approximately 3m high
- Other boundaries include 3m high wall, 2m high fencing and a 3m high hedge

c) Proposal Details

- First floor side extension over existing single-storey wing at western end of house
- 8m wide x 8m deep, subordinate pitched, hipped roof
- Matching rendered elevations, limestone quoins and matching slate roof proposed
- Height would be 8.3m from the ground to the top, and 7m to the mid-point of the pitched roof
- The roof would be stepped down from the original roofline

d) Relevant History

EAST/721/96/FUL	Demolition of house and detached garage and construction of replacement single and two-storey house.	REFUSED 20-NOV-96 APPEAL ALLOWED 13-DEC-96
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e) Applicant Statement

- Supporting statement provided, key points as follows:
- Partial views of dwelling available only at limited points
- Proposed extension sensitively designed to complement existing property with matching materials and architectural features
- Modest scale proposal, no increase in footprint, increase of 11% only in volume and floorspace
- Would not result in disproportionate additions to property, and is appropriate form of development in Green Belt
- Would comply with Council policies and Government guidance

f) Consultations:

CAAC: No objections

Advertisement: Character of Conservation Area Expiry: 02-FEB-2007

Notifications:

Sent:	Replies:	Expiry:
29	0	12-FEB-07

Summary of Response:

- None

APPRAISAL

1) Character of the green belt, Area of Special Character and appearance of area

Relevant data in terms of footprint, floor area and volume are as follows:

	Original	Proposed	% over original
Footprint (m²)	526.5	526.5	0
Floor Area (m²)	526.5	590	+12%
Volume (m³)	1536	1708	+ 11%

The proposal does not increase the footprint of the building, and it can be seen that modest increases only are proposed to floor area and volume. These are not considered to be disproportionate and would not result in an excessive loss of openness. The proposal is therefore considered to represent an appropriate form of development which complies with policies EP32, EP33 and EP34 and would retain the character and openness of the Green Belt.

The proposal would not result in harm to any features of structural importance within the Area of Special Character and is therefore considered to comply with policy EP31.

In terms of appearance, the proposed first floor element would appear subordinate to the main house in terms of its lower height, with a stepped down roof and set away from the original building line. It is also considered to be in keeping with the character of the original house and surroundings in design terms.

The choice in materials includes a slate roof, limestone quoins and window surrounds, and hardwood window frames to match the existing building. The design of the extension incorporates a pitched roof, the eaves of which would have traditional detailing to match the original house.

In these respects the design of the proposal is considered to be appropriate and compliant with policies D4 and SD1.

2) Residential Amenity

The nearest property at no 77 Dennis Lane is sited approximately 7m away to the east. The proposed extension would however be sited on the west side of the house and would have no impact on that property. The house at The Garth, off Wood Lane, is situated approximately 25m away, at a higher level. Due to this separation distance the proposal is not considered to have an adverse effect on neighbouring amenity from overshadowing or intrusion.

Following negotiations the proposal has been revised to remove two large, bedroom windows which were sited in the north elevation facing The Garth at a distance of some 5m from the rear boundary. One small, obscured glass bathroom window is now proposed instead. It is considered that this revision ensures that there would be no overlooking of the neighbouring property or rear garden at The Garth. Windows in the west elevation would face Stanmore Hall at an acceptable distance of 28m from the boundary.

The proposal would not reduce the size of the existing garden area, and would therefore not affect the level of available outdoor amenity space for the subject property.

Overall for the reasons discussed the proposal would have no material effect on residential amenity and is considered to comply with policy D5.

3) Impact on Adjacent Conservation Area and Grade II* Listed Building

The site is adjacent to Little Common Conservation Area and Stanmore Hall, which is a Grade II* listed building. The extension would appear subordinate to the original house, would be largely screened from the Conservation Area by the remainder of the building, and would be located in a discreet location surrounded by a substantial amount of garden land. Due to this and the considerable distance of approximately 40m to Stanmore Hall, the proposal is considered satisfactory and would have no material impact upon the nearby Conservation Area, or Grade II* listed building.

4) S17 Crime & Disorder Act

There are not considered to be any implications in terms of this Act.

5) Consultation Responses

- None

CONCLUSION

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

2 FAUNA CLOSE, STANMORE

Item: 2/03
P/0233/07/CFU/ML1
Ward CANONS

DEMOLITION OF EXISTING CONSERVATORY; SINGLE STOREY REAR EXTENSION

Applicant: MR & MRS CLIVE BURNETT
Statutory Expiry Date: 22-MAR-07

RECOMMENDATION

Plan Nos: CM:SK01 Rev.A

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.

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

Supplementary Planning Guidance 'Extensions: A Householders Guide' (2003)

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) Impact on Green Belt character and appearance of area (EP34, SD1, D4)
- 2) Neighbouring amenity (D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Detached two storey dwellinghouse with accommodation in loft space on the western side of Fauna Close, adjacent to the corner property at No.1 Augustus Close which has a detached garage with accommodation above sited immediately adjacent to the application property to the north.
- There is a slight rise in ground level across the site towards the north.
- There is an existing boundary to boundary patio at the rear of the property.
- There is an existing fully glazed rear conservatory at the property.
- There are walls/fences along the site boundaries at the rear of the property to a minimum height of 2m, the wall/fence between the application property and No.1 Augustus Close being 2.75m high due to the higher ground level towards the north.

c) Proposal Details

- The erection of a single storey rear extension to replace the existing fully glazed conservatory.
- The single storey rear extension would be 3.5m deep by 6.15m wide with a mono pitch roof with a gable end mid-point height of 2.9m.
- The southern flank of the proposed single storey rear extension would contain no windows, the northern elevation containing a single window and the western elevation containing three windows and French doors.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:

2

Replies:

0

Expiry:

19-FEB-07

Summary of Response:

- None

APPRAISAL

1) Impact on Green Belt character and appearance of area

Policy 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 additions proposed to the property in terms of area and footprint are as follows:

	Original	Proposed	% Increase over Original
Footprint m²	91	100	9.9
Floor Area m²	249	258	3.6

An increase in the footprint by 9.9% on a site on a new estate within the Green Belt such as this would not be a disproportionate development, particularly considering the location of the proposed extension on an area of the site already partially developed. It is therefore considered not to have a material impact on the openness and character of the Green Belt.

The proposed single storey rear extension is not considered to be of an unacceptable design in relation to this new property, and is in keeping with the overall appearance of the area.

2) Neighbouring amenity

A 3.5m deep single storey rear extension is 0.5m deeper than SPG recommendations would normally allow for a detached property. However due

to the siting of this proposed extension away from the boundaries with neighbouring properties its depth complies with the SPG's 'two for one' rule which should ensure no detrimental impact to neighbouring occupiers. Its impact in terms of depth on the southern side would also be no greater than that of the existing conservatory, the proposed extension being no closer to the boundary with No.4. The window proposed in the northern flank of the extension, although within 3m of the boundary with the adjacent property at No.1 Augustus Close, is acceptable here due to the increase in gradient across the site to the north whereby the existing 2.75m boundary wall/fence between these properties at the rear (as highlighted by a detail on the submitted plan), prevents the detrimental overlooking of neighbouring occupiers. This proposed extension would not overshadow or result in a loss of light to neighbouring properties and would be of no detriment to the residential or privacy 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:

- 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.

16 BELLFIELD AVENUE, HARROW WEALD **Item: 2/04**
P/2827/06/COU/KMS
Ward HARROW WEALD

OUTLINE: LAYOUT AND ACCESS FOR TWO STOREY DETACHED HOUSE

Applicant: MRS NITA MILLER CLARK
Agent: GEOFFREY T DUNNELL
Statutory Expiry Date: 08-DEC-06

RECOMMENDATION

Plan Nos: 0612/1C, 0612/2A, 0612/3

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

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

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

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

- (a) scale
- (b) appearance
- (c) landscaping

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

3 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.

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.

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

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

7 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.
REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

8 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

Item 2/04: P/2827/06/COU continued....

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D15 Extensions and Alterations in Conservation Areas
- H18 Accessible Homes
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

The applicant is advised that the site falls within a proposed Conservation Area and that in the event of such designation being confirmed, Conservation Area Consent will be required for the demolition of any existing structures enclosing a volume of 115m³ or greater.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of area (SD1, SD2, D4, D5, D15)
- 2) Amenity of neighbours (SD1, D4, D5)
- 3) Accessible Homes (H18)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

Advertisement: Character of Conservation Area Expiry:
15-FEB-07

Notifications:
Sent: Replies: Expiry:
6 1 21-NOV-06

Summary of Response:

character of area, overdevelopment, noise and disturbance during construction, damage to road surface by construction traffic, overlooking and loss of privacy, loss of space between existing dwellings, increased traffic.

APPRAISAL

1) Character of Area

The proposal site lies to the east side of Bellfield Avenue and is within an area proposed for designation as a Conservation Area.

The insertion of an additional dwelling would leave a space of 2 metre between it and the existing dwellings at nos. 12 and 16. Although this may appear rather cramped, there are similar examples of such infill properties within the vicinity and it is therefore considered that the proposal would comply with Harrow UDP policy D14 in terms of preserving the character of the proposed conservation area. Indeed, the siting would comply with Harrow UDP policy D15 A in terms of relating properly to surrounding buildings and/or spaces. The 2m separation distance between the existing and proposed dwellings would result in the proposed development being in scale with surrounding buildings in accordance with policies D4 and D15(b). The development would not involve the felling of any trees.

Illustrative elevations suggest that the proposed dwelling would be similar in height to both its immediate neighbours and that its architectural style would be very similar to that of the existing dwelling at no. 16. As such, the design and scale of the property would be in keeping with the neighbouring properties enabling it to harmonize with surrounding buildings and the area, in accordance with policies D4 and D15(c and d).

2) Amenity of Neighbours

The submitted plans show that the siting of the proposed dwelling would respect the established building line along Bellfield Avenue and comply with the 45-degree code in relation to both neighbouring dwellings. There would therefore be no adverse impact in terms of loss of light or overshadowing of neighbouring properties.

The illustrative elevations and floor plans suggest that there would be flank windows at ground and 1st floor level in both flank elevations. Subject to detailed control of appearance and fenestration at the reserved matters stage, it is considered that the illustrative scheme demonstrates that an acceptable development could be achieved, subject to the design quality of the scheme.

3) Accessible Homes

The illustrative plans show partial compliance with Lifetime Homes standards in terms of doorway widths, en-suite bathroom provision and a staircase capable of taking a stair-lift. They do not illustrate compliance in respect of achieving level access into the building or a suitably sized entrance level WC and 1st floor main bathroom. Given that such details can be considered at the reserved matters stage, it is considered that refusal on grounds of non-compliance with Lifetime Homes standards at outline stage would be unreasonable. A condition requiring the proposed development to be accessible by persons with disabilities is recommended.

4) Traffic and Parking/Access

The proposed development would generate maximum parking requirements for 1.8 spaces under current UDP parking standards. The submitted plans show that such provision could be achieved on-site without giving rise to conditions prejudicial to pedestrian and highway safety. Access would be via a c.3.5m wide crossover adjacent to the northern site boundary.

In terms of traffic generation, it is not considered that the erection of a single dwelling house would put a significant strain on the local highway network.

5) S17 Crime & Disorder Act

Subject to the use of pitched roofs over any single storey elements, as suggested by the illustrative plans, it is considered that the proposed development would not give rise to significantly increased opportunities for crime and disorder.

6) Consultation Responses

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

- Noise and disturbance during construction: not a material planning consideration
- Damage to road surface by construction traffic: not a material planning consideration
- Other matters: dealt with above

CONCLUSION

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

Item: 2/05
LAND R/O 28 BELLFIELD AVENUE, P/3446/06/DFU/KMS
HARROW

Ward HARROW WEALD

TWO STOREY DETACHED DWELLINGHOUSE, PARKING AND ACCESS VIA
TEMPLARS DRIVE

Applicant: MRS A M LEWIS
Agent: JAMES ROSS ARCHITECTS
Statutory Expiry Date: 13-FEB-07

RECOMMENDATION

Plan Nos: 28BELLFD, 20421/10A, 20421/11D, 20421/12E, 20421/13D, 20421/14B

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)
- (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.

3 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.

4 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 28BELLFD, 20421/10A, 20421/11C, 20421/12D, 20421/13C, 20421/14B 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.

5 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.

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

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

8 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.
REASON: To ensure provision of 'Lifetime Homes' standards in accordance with the policies of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D15 Extensions and Alterations in Conservation Areas
- H18 Accessible Homes
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of area (SD1, SD2, D4, D5, D14, D15)
- 2) Amenity of neighbours (SD1, D4, D5)
- 3) Accessible homes (H18)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- 28 Bellfield Avenue is a 2-storey detached dwelling with gabled roof dating from the post-war period

Item 2/05: P/3446/06/DFU continued....

- property has an extensive rear garden (c.1150m²)
- existing development along Bellfield Avenue comprises predominantly of detached dwellings dating from the inter-war period interspersed with post-war infill development
- existing development in Templars Drive comprises 2-storey detached dwellings dating from the post-war period. Templars Drive was created out of the rear gardens of 30-36 Bellfield Avenue

c) Proposal Details

- erection of 2-storey detached 5-bedroom dwelling house and detached garage towards rear of existing garden
- proposed dwelling would be sited c.11-12m from existing rear boundary and 5m from southern side boundary
- proposed dwelling would comprise ground floor family room, drawing room, breakfast room, kitchen, wc and utility room, four 1st floor bedrooms (2 with en-suite bathrooms) and 1st floor bathroom, and one loft floor bedroom with en-suite bathroom
- proposed dwelling would have a footprint of c.136m² with a gabled roof rising to an overall height of 9.1m (eaves height: 5.1m)
- access to the site would be via a new crossover at the south end of Templars Drive
- existing dwelling would retain c.342m² rear amenity area. Proposed dwelling would have c.400m² side and rear amenity area

Revisions to Previous Application:

Following the withdrawal of P/2250/06/DFU the following amendments have been made:

- distance between southern flank boundary and flank wall of dwelling increased from 1.5m to 5m and single storey element adjacent to southern boundary deleted
- rear elevation re-designed to give a more symmetrical appearance around the central rearward projection

d) Relevant History

P/545/06/DFU	2-storey detached house with off-street parking and access from Templars Drive	WITHDRAWN 04-APR-06
P/2250/06/DFU	2-storey detached 5 bedroom dwelling house with integral garage and access via Templars Drive	WITHDRAWN 11-NOV-06

e) Applicant Statement

- character of area dominated by 2-storey detached dwellings with pitched roofs and gables built with traditional materials
- built form of proposed dwelling influenced by adjoining dwellings in Templars Drive. Architectural design follows traditional vernacular
- all TPO trees to be retained along with 2.5m high privet hedge to southern boundary
- site to be accessed from Templars Drive. Parking layout designed to permit

entrance and exit in forward gear

f) Consultations:

- **Transportation:** no objections
- **CAAC:** This would constitute and perpetuate backland development which we are opposed to in principle. The large mature gardens should be maintained. There is concern that trees would be lost. Templars was deliberately excluded from the conservation area because it is backland development so infill in the conservation area is not part of the conservation area ethic. The proposed design is significantly different in style and has not addressed its context. The steep pitch to the roof for instance is not in character, it creates too much bulk

Notifications:

Sent:
78

Replies:
71

Expiry:
11-JAN-07

Summary of Response:

bulk and prominent location, character of conservation area, loss of amenity to neighbours, visible from green belt, loss of privacy, loss of view, noise and disturbance, increased traffic, application for smaller structure in nearby garden recently refused, precedent for further backland development

APPRAISAL

1) Character of Area

The proposal site lies at the south end of Templars Drive and forms part of the extensive rear garden to 28 Bellfield Avenue. It is within the recently designated Conservation Area. In terms of its impact on the character and appearance of the conservation area, the proposed dwelling is considered to be acceptable. It would follow the existing building line along Templars Drive and would therefore not be visible from green Belt land, and would have no impact on the Bellfield Avenue streetscene. Its overall bulk would also be similar to that of other nearby properties. On this basis, it is considered that the proposed development would properly relate to surrounding buildings and spaces and would not adversely affect the streetscape or the open character of the conservation area. The chosen architectural style, which would utilize traditional materials and incorporate end gables is considered to appropriately reflect the existing style of development in the vicinity. As such, the proposed development would preserve the character and appearance of the conservation area in accordance with policies D14 and D15 of the Harrow Unitary Development Plan.

Although the curtilage of the proposed dwelling would be formed out of an existing garden, this is not an uncommon feature of the existing pattern of development in the locality. Indeed, the whole of the existing Templars Drive and Warburton Close developments were formed through the subdivision of the original gardens of nos. 30-42 Bellfield Avenue. As such, it is considered that the proposed development would respect its local context and would comply with policy D4 of the harrow Unitary Development Plan.

2) Amenity of Neighbours

The submitted plans show that the proposed dwelling would be sited a minimum of 10.5m from the east (rear) boundary, 12m from the west (front) boundary, 1.2m from the north boundary and 5m from the south boundary. It is considered that these separation distances would be sufficient to avoid an overbearing impact in relation to any neighbouring property and to prevent problems of undue loss of light/overshadowing. The 12m distance to the rear boundary is also considered appropriate in terms of the proposal respecting the established pattern of development along the eastern side of Templars Drive.

With regard to privacy, it is considered that the separation distances from the front and rear boundaries would be sufficient to prevent undue overlooking of neighbouring properties. Overlooking from the flank elevations would not arise as no 1st floor windows are proposed in the dwelling's south whilst those in the north flank are shown as being obscure glazed. Conditions prohibiting the future insertion of additional doors and windows in the flank elevations and requiring the north flank windows to be permanently obscure glazed are recommended in order to safeguard the amenity of neighbouring occupiers.

The proposed dwelling would have a side to rear amenity area of c.400m² which is considered sufficient in terms of meeting the reasonable needs of future occupiers without giving rise to undue noise and disturbance to neighbours. It is likewise considered that the reduction in size of 28 Bellfield Avenue's amenity area to c.240m² would be acceptable.

3) Accessible Homes

The submitted plans show compliance with Lifetime Homes standards.

4) Forecourt Treatment and Parking/access

The proposed development would generate maximum parking requirements for 1.8 spaces under current UDP parking standards. The submitted plans show that such provision could be achieved on-site without giving rise to conditions prejudicial to pedestrian and highway safety as the design of the hard surfaced forecourt would enable entrance and exit to be achieved on forward gear. Access would be via a c.4.6m wide double gateway leading directly onto Templars Drive. In terms of traffic generation, it is not considered that the erection of a single dwelling house would put a significant strain on the local highway network. The Councils highways engineer has raised no objections to the proposed development.

The submitted plans show the storage of refuse/recycling bins adjacent to the southern flank wall of the proposed building. Given that the bins would be screened from the street by the proposed dwelling and from the neighbouring garden by the existing 2.5m high privet hedge, this location is considered to be suitable.

In order to enhance the appearance of the completed development in the streetscene, it is recommended that the areas of the forecourt not required for pedestrian and/or vehicular access be given over to soft landscaping. The

council's standard landscaping conditions are therefore recommended.

5) S17 Crime & Disorder Act

It is considered that the proposed development would not give rise to significantly increased opportunities for crime and disorder.

6) Consultation Responses

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

- Loss of view: not a material planning consideration
- Refusal of application for outbuilding in neighbouring garden: not relevant to this application
- Precedent for further backland development: any future applications will have to be considered on their own merits in accordance with the relevant development plan policies and other material considerations pertaining at the time of such an application
- Other matters: dealt with above

CONCLUSION

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

3 HODGKINS MEWS, STANMORE

Item: 2/06

P/0043/07/DFU/RB3

Ward STANMORE PARK

SINGLE STOREY REAR EXTENSION

Applicant: DR N ALI

Agent: ARTHUR J. HEDGES - PLANNING

Statutory Expiry Date: 13-FEB-07

RECOMMENDATION

Plan Nos: P1202/1A, 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 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) 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.

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

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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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Neighbouring Amenity and Appearance of Area (SD1, D4, D5)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is reported to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Recently built detached house on RAF Stanmore Park development
- House is set back from Uxbridge Road, fronting onto expanse of open space
- Two-storey outbuilding with garage at ground floor level adjacent to Hodgkins Mews at rear
- Site slopes downwards from north to south
- Site slopes upwards from west to east
- Retaining wall plus 2m high fencing forms the boundary with no 4
- 2m high fencing forms the boundary with no 2
- Adjacent property at no 4 has a single storey rear conservatory

c) Proposal Details

- Single storey rear extension
- 3.75m depth adjacent to No 2, sited 1.5m from boundary
- 3m depth adjacent to No 4, minimum 1.2m from boundary
- 9.6m wide, bay window at rear
- Sloping roof, 3.1m high to mid-point
- Matching brick and roof materials proposed

d) Relevant History

EAST/1058/99/FUL	411 dwellings in 2-4 storey houses and flats	GRANTED 26-APR-01
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
2	2	02-FEB-07

Summary of Response:

Loss of light, overshadowing, loss of outlook, noise and disturbance, cramped garden, precedent, covenants.

APPRAISAL

1) Neighbouring Amenity and Appearance of Area

The proposal has been revised to omit an originally proposed single storey side extension adjacent to No.4 Hodgkins Mews. The height and depth of the single storey rear extension which is now proposed has been reduced so that it now complies with the SPG in all respects given the siting away from the boundaries, and would not have an excessive impact on neighbouring amenities in terms of loss of light, outlook or overshadowing.

There are no material overlooking issues arising from the proposal as no windows are proposed in the flank walls, and a condition is suggested to prevent the addition of any future such windows. The glazed bay window would look towards a 2m fence at No 2 thereby obviating overlooking.

The rear garden area measures approximately 170m² at present and the proposal would result in some 140m² remaining. This is considered to be a sufficient level of outdoor amenity space which would be more than some neighbouring houses to the east so that the garden would not appear cramped.

Overall the design is considered to be appropriate and to correspond well to the site and the area, and in these ways the proposal is considered to comply with policies D4 and SD1. Additionally the proposal is not considered to have

Item 2/06: P/0043/07/DFU continued....

an adverse affect on the neighbours' amenity and in this way is considered to comply with policy D5.

2) S17 Crime & Disorder Act

There are not considered to be any implications in terms of this Act.

3) Consultation Responses

- Precedent covenant – not material planning considerations
- Noise and disturbance - there is no reason why the proposal should result in excessive levels of noise and disturbance
- Other issues discussed in report

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.

37 OXFORD ROAD, HARROW

Item: 2/07

P/3639/06/DFU/GL

Ward HEADSTONE SOUTH

CONVERSION OF SINGLE DWELLING HOUSE TO TWO FLATS TOGETHER WITH SINGLE STOREY REAR EXTENSION

Applicant: MR I DHANJI

Agent: BENJAMIN ASSOCIATES LTD

Statutory Expiry Date: 22-MAR-07

RECOMMENDATION

Plan Nos: Site Plan; A100; A101

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 The development hereby permitted shall not be occupied until there has been submitted to and approved by, the Local Planning Authority, a landscaping scheme for the forecourt area.

REASON: To ensure adequate screening of the refuse storage area and to protect the amenities of neighbouring occupiers.

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.

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
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Guidance: Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

4 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Design, Amenity, Conversion of houses to flats, Accessible Homes (SD1, D4, D5, D8, D9, H9, H18, SPG, SPD)
- 2)** Transport Implications and Parking (T6, T13)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

This application is reported to the committee as a petition opposing the development has been received.

a) Summary

Statutory Return Type:	Minor Dwellings	
Site Area:	135m ²	
Parking	Standard	1
	Justified	0
	Provided	0
Council Interest:	None	

b) Site Description

- Property is a two-storey mid-terrace property set back 4m from rear line of footway on western side of Oxford Road
- Property has not previously been extended
- Property has a staggered rear building line, with a projection 2.5m deep and 2.1m wide at boundary with neighbouring property, 35 Oxford Road, which has similar mirrored projection
- Other neighbouring property, 39 Oxford Road, has deeper (4m) projection at shared boundary
- Property has 17m rear garden with fall in levels of approximately 2m
- Streetscene and wider area is characterised by two-storey terraced houses
- Approximately 10% of properties in Oxford Road have been converted to flats
- Oxford Road has no residential parking controls in force

c) Proposal Details

- Single-storey rear extension
- Conversion of property into self-contained flats: one two-bed flat at ground floor level, one one-bed flat at first floor level

d) Relevant History

- None

e) Applicant Statement

- Property is an existing three-bedroom terraced property with good links to Harrow-on-the-Hill and associated amenities by bus
- Front garden not suitable for off-street parking
- Streetscene not heavily parked and therefore parking is not a problem
- Proposal will provide suitable housing for people in the area
- Ground floor flat designed to be a lifetime home
- Conversion designed to avoid stacking
- Original main front door to be retained
- Soft landscaping proposed for front garden, with rear garden for exclusive use by ground floor flat

f) Consultations:

- Highways Engineers: Parking available for this site. Refusal on parking grounds not recommended.

Notifications:

Sent:	Replies:	Expiry:
5	4	30-JAN-07
	1 Petition with 40 signatures	

Summary of Response:

Parking is major problem on street (4 representations and subject of petition); construction details; sewage implication; loss of light to kitchen; second-storey extension could be applied for; soundproofing; excessive number of conversions in street; pressure on amenities; increased traffic

APPRAISAL

1) Design, Amenity, Conversion of houses to flats, Accessible Homes

Single-storey rear extension

Part of the proposal includes a single-storey rear extension to provide a kitchen and second bedroom to the ground floor flat. This extension will project 3m from the original rear building line of the property. For a terraced property, the Supplementary Planning Guidance recommends a maximum rearward projection of 2.4m from the rear building line of the neighbouring dwelling when measured at the boundary. In this case, the property has a staggered rear building line, with an original projection 2.5m deep at the southern flank boundary. This projection is matched by a similar projection at the attached dwelling, 35 Oxford Road. In this case, the proposed extension would project 0.5m from the rear of the neighbouring dwelling when measured at the shared boundary. This additional projection is to the north of the neighbouring attached dwelling and is not considered to give rise to overshadowing or loss of light to the neighbouring attached dwelling, 35 Oxford Road. The neighbouring attached dwelling to the north, 39 Oxford Road, has a 5m projection at the shared boundary which, from an examination of historic maps, appears to be original. The proposed extension at the application property will therefore have no effect on the neighbouring attached dwelling, 39 Oxford Road.

The extension will have a pitched roof with a mid-pointed height of 3m high flat roof, which is in accordance with the requirements of the SPG.

The rear extension will have windows and a glazed door facing to the rear, which are considered not to give rise to overlooking. In addition to the rear windows, the extension will have rooflights towards the main rear building line to provide additional light to the interior of the dwelling. These rooflights are considered acceptable.

Flat conversion

The proposal includes internal alterations to facilitate conversion to one two-bedroom flat on the ground floor and a one-bedroom flat on the first floor.

Policy H9 of the Harrow UDP requires standards of accommodation to be comparable to those recommended by the Institute of Environmental Health Officers. For the ground-floor flat, the overall habitable floor area and the individual rooms meet the minimum size requirements for a three-person two-bedroom flat. For the first-floor flat, the overall habitable floor area and the individual rooms meet the minimum size requirements for a two-person one-bedroom flat. The rooms within the flats will be of a suitable shape, and the circulation areas are sufficient for the proposed use. In addition to the light from the windows in the kitchen, the lounge will receive light from rooflights in the roof of the single-storey rear extension.

The Council now requires ground floor flats, as far as practical, to comply with the minimum standards of "lifetime homes" as set out in the recently adopted SPD "Accessible Homes". Bearing in mind the age, size, layout and quality of much of the existing housing stock within the borough, it must be acknowledged that it cannot always be reasonable to insist that all ground floor flat conversions comply with these standards. The advice from the access officer is that in cases where parking is not available adjacent to the property then the lifetime homes standard does not need to be pursued. However, in this application, the ground floor flat has been designed to meet the criteria of an accessible home in terms of room sizes and circulation areas. An access ramp with a slope of 1:20 is proposed for the front door. The property is considered to comply with policy H18 of the UDP.

The property currently benefits from an 18m rear garden. This rear amenity space is intended for the sole use of the ground floor flat. The Council acknowledges that access to rear gardens in conversions involving terraced houses could be a problem, especially for flats above ground floor level. This property is located approximately 500m from the entrance to the nearest park, which is considered to be sufficiently close to offset the lack of on-site amenity space for the occupier of the upper flat.

The proposed scheme shows a refuse collection and storage area to the front of the property. This would be screened with landscaping. The Council's current refuse collection and recycling policies require that three bins be provided for each property. The area at the front of the property is considered sufficient for general and recyclable waste storage for both properties. The collection area at the front of the property is considered satisfactory, as it provides safe and secure access for occupiers of the dwellings, provides convenient access for Council refuse collection and is appropriately integrated with the forecourt area. The refuse storage area will be screened from the highway and the neighbouring attached dwelling, 39 Oxford Road, by a hedge. The area between the refuse storage area and the front of the property will also be landscaped. This proposal is considered to be acceptable to the Council's Policies and acceptable to the visual and residential amenity of the area.

2) Transport Implications and Parking

Four individual representations and a petition with 40 signatures have been

received opposing this proposed development on the grounds of insufficient parking.

The Highways Engineers had no objection to the proposal.

Policy T6 of the UDP requires the Council to consider the transport impact of development proposals. As noted by the highways engineers, the introduction of one additional household in this area will only have a minimal effect on demand for parking. Policy T13 requires the Council to consider the appropriate level of car parking for proposed development, subject to the nature and location of the scheme, the availability and suitability of alternative parking and the potential highway and traffic problems likely to arise as a result of the development. The maximum car parking standards are outlined in Schedule 5 of the UDP. For this type of development, the maximum car parking spaces provided should be 2.8 spaces. The existing house has a parking requirement of 1.8 spaces. The net increase in parking deficiency would be 1 space. As noted in the applicant's statement, it is not possible to provide off-street parking at this site, so any additional car parking would need to be accommodated on street.

Oxford Road, and the other 'county roads' are not subject to controlled parking. Several residents have expressed concern about current difficulties in finding parking spaces in the area. While the argument that the subdivision of a family dwelling into two flats could lead to an additional car in use from a resident is noted, this increased parking pressure is not inevitable. In assessing this development on transport grounds, a balance needs to be struck between facilitating development that is otherwise acceptable and accommodating the needs of the private car. The applicant notes, in the design and access statement, that the property is near to a busy bus route, which goes some way to alleviate the problem of not having a car. As observations indicate that there is some available kerb space for parking during the day. Given the observed availability of parking in the vicinity and the absence of any objection from the highways engineers, a refusal on parking grounds could not be sustained.

3) S17 Crime & Disorder Act

The proposal is considered not to have any impact on crime and disorder in the area.

4) Consultation Responses

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

Construction details – Not a material planning consideration

Sewage implication – Not a material planning consideration

Second-storey extension could be applied for – Application has been assessed according to submitted plans. Any proposal for a second-storey rear extension would be considered on its merits

Soundproofing – Not a material planning consideration. Soundproofing is a matter for building control

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.

112 Uxbridge Road
Harrow Weald
Harrow
HA3 6TR

Item: 2/08
P/3560/06/CFU/AB4

Ward HARROW WEALD

REDEVELOPMENT TO PROVIDE DETACHED TWO STOREY HOUSE WITH
ROOMS IN ROOF SPACE

Applicant: Jay Dadhania
Agent: Gillett Macleod Partnership Ltd
Statutory Expiry Date: 8-MAR-2007

RECOMMENDATION

Plan Nos: 2-2013, (received __-Mar-07), 1003/M (received __-Mar-07), SK:25/2
(received 11-Jan-07), Site Plan (received 11-Jan-07)

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)
- (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.

3 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 F 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.

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

Item 2/08: P/3560/06/CFU continued....

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 The development hereby permitted shall not be commenced until a Tree Protection Plan has been submitted to and approved in writing by the local planning authority. As part of this plan, the tree protection fencing should be in place before the demolition & construction works commence, and the fencing should be permanently staked so it cannot be moved. REASON: The existing trees represent an important amenity feature, which the local planning authority considers should be protected.

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

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

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 window(s)/door(s), other than those shown on the approved plan no 2/0702 (received 28-Feb-07 shall be installed in the first floor flank wall of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

8 The window(s) in the first floor flank wall 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 The 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
D10 Trees and New Development
H18 Accessible Homes
Supplementary Planning Guidance 'Extensions: A Householders Guide
Supplementary Planning Guidance 'Designing New Development'
Supplementary Planning Document 'Accessible Homes'
Supplementary Planning Document 'Access for All'

2 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.

3 INFORMATIVE:

The applicant is advised to contact the Planning Arboricultural Officer for a pre-commencement meeting in respect of trees and landscaping on the site.

4 INFORMATIVE:

The applicant is advised to organise periodic inspections by a qualified Arboricultural Consultant to check that all tree protection measures are in place. Reports to be supplied to the Planning Arboricultural Officer.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character, Design, Layout and Amenity (SD1, D4, D5)
- 2) Trees, Landscaping and Forecourt Treatment (D8, D9, D10)
- 3) Parking and Access (T13)
- 4) Accessible Homes (H18)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

A petition with 89 signatures was received on 14-Feb-07, this is the reason why the application has been called to committee.

a) Summary

Statutory Return Type: Minor Dwellings
Site Area: 985m²
Habitable Rooms: 11
Car Parking: Standard: 1.6 resident spaces, 0.2 visitor spaces
Council Interest: None

b) Site Description

- Two storey detached house on site, the existing house is to be demolished and rebuilt.
- The site is located on the north side of Uxbridge Road.
- To the rear of the site is the Harrow Weald Lake. There is no direct access to the lake from the subject site.
- The house to the east No. 110 has had many extensions carried out over the years 1975-2004.
- There is a driveway running along the east boundary of the subject site leading to No. 110A.
- No. 110A is a bungalow situated to the rear of the subject site, to the east of the lake. This house gained planning permission in 1982/83.
- The house to the west No. 114 has recently been built to replace the house existing there previously. This house was granted planning permission in the application EAST/581/00/FUL in 2000.

c) Proposal Details

- Detached two storey house with habitable roof space; demolition of existing house.

d) Relevant History

LBH/9765	Demolition of existing garage, erection of detached dwelling with garage and new garage for existing house.	GRANTED 18/02/1974
LBH/9765/1	Demolition of existing garage and outhouse erection of dwelling with garage in side garden and replacement garage to existing house (renewal of outline pp).	GRANTED 18/02/1977
LBH/16611	Demo of extg garages outhouse ere of det dwelling with garage at side garden and repl garage to existing house (renewal of o/l p.p).	GRANTED 21/03/1980

e) Applicant Statement

- The existing two storey house on the site is suffering from subsidence.
- The orientation of the site facing the Uxbridge Road will act as surveillance to reduce crime.
- The scale of the house in terms of its height, width and depth is comparable with the adjoining houses.
- The proposed house allows for a large landscaped area to the front of the

house, details of which will be submitted at a later stage and it is suggested that this be conditioned.

- The scheme has taken into account the tree preservation orders in accordance with the independent arboriculturist's report submitted with this proposal and design of the new house has been proposed in sympathy with the trees with TPO's.
- Access to the site will be using the existing vehicle crossover, 3 on site car parking spaces for the house.
- The building will have level threshold entrance and will comply with the Lifetime Home Standards.

f) Consultations:

- Highways Engineer – No objection provided the paved area for parking at the front is extended a minimum of 3m westward. This is to ensure that drivers will have no difficulty turning within the site. It is most important that vehicles enter and leave the site in a forward gear as the traffic flow on Uxbridge Road is heavy and fast.

Notifications:

Sent:	Replies:	Expiry:
6	126	8-Feb-07

5 letters of objection were received with 6 signatures. 1 petition was received with 89 signatures. 1 response to the petition was received from the applicants. 36 letters of support were received. 79 emails of support were received.

Summary of Response:

This development neither protects nor enhances the special character of the Harrow Weald Park Estate; the site is close enough to the West Drive Conservation Area to have an affect on the Conservation Area; this is an overdevelopment both in terms of the number of bedrooms proposed (10 to 11 bedrooms) and also in terms of the footprint of the house on the site, loss of green space; the increased footprint of the house could cause subsidence as this is reclaimed land; the siting, spacing, bulk, massing and size is out of character with the neighbouring houses; the proposal is visually intrusive, and loss of privacy will result toward neighbouring properties; given the large size/mass of the proposal – increased traffic, pedestrian movement, parking problems will result, and increased noise/disturbance; the size of the proposal indicates that it may be used as a care home, flat conversion or bedsit in the future; the proposal will result in a long term adverse impact on the character of the area; the proposal will result in loss of light and overshadowing toward the garden at No. 110; the proposal will block views toward the trees/lake from No. 110; the proposal will result in future requests to remove the TPO's from the site; affect outlook from nearby greenbelt land.

APPRAISAL

1) Character, Design, Layout and Amenity

The proposal has been amended significantly to that which was originally proposed. The changes include the removal of the single storey rear conservatory, removal of the two storey granny annex on the west side of the house, changing the bedrooms in the loft area to a cinema/playroom/storage area, removal of the ground floor windows on the east side, shifting the house 0.6m to the centre of the site so that the house is located 1.5m from the east side boundary, removal of the two balconies from the rear elevation at first floor level and compliance with the lifetime homes standards.

The bulk and width of the proposed house has been reduced and is now considered to be in character with the appearance, scale and massing of the adjacent houses along Uxbridge Road. The footprint of the proposed house is not that much larger to the existing house on the site. The removal of the single storey rear extension and two storey granny annex from the west side of the house ensure that there is adequate space about the building and adequate external amenity space for the future occupiers to enjoy.

The house will be set back from the footway by 7.9m at its closest point, which is comparable to the adjoining houses and considered to be in character with the set back of other houses along this part of Uxbridge Road. No. 114 has a set back of approximately 7.7m, and No. 110 has a set back of approximately 11.5m. The house was shifted ever so slightly toward the centre of the site once the granny annex was removed, this was to reduce the impact of the house toward the driveway of No. 110A and the site at No. 110. It also centred the house on the site. It was moved 0.6m to the west so it is now located 1.5m away from the east boundary and this is very similar to the siting of the existing house.

Although the proposed house is larger than that which it will replace, its design, massing, bulk and form are comparable to the houses on either side and this is considered to be in character with the houses in the surrounding area.

The proposed house now accommodates 5 bedrooms and a cinema/playroom/storage area in the loft. This is not considered to be an overdevelopment of the site.

There is one window proposed at ground floor level in the west side elevation facing No. 114. This window is to be located 6.6m from the boundary and complies with the 3m distance for windows from the boundary as outlined in the SPG. There are no windows proposed in the east side elevation of the house and no loss of privacy is expected to result toward the neighbours on either side at No.s 114 and 110. There were originally two balconies proposed on the rear elevation of the house at first floor level. These have since been removed from the proposal to avoid any overlooking or loss of privacy for neighbouring properties. The windows in the rear elevation at ground and first floor will overlook the garden of the subject site and possibly overlook the gardens at No.s 114 and 110 at an oblique angle, which is no worse than the

existing house on the site and the existing situation.

The proposed house complies with the horizontal 45 degree code when taken from nearest first floor corners at No. 114 and No. 110. The vertical 45 degree code does not need to be applied from No. 114 given there are no protected windows in the side elevation, and there is sufficient separation distance between the east side of the proposed house and the side of the house at No. 110, the separation distance is approximately 7.8m and therefore the proposal would comply with the vertical 45 degree code. As the proposed house complies with both the horizontal and vertical 45 degree codes no unreasonable loss of light or overshadowing is expected to result.

The proposed house would project rearward for 4.4m from the rear wall of the house at No. 114 and this complies with the SPG, which states that a rear projection of up to 3m from the adjoining house is acceptable. The additional 1.4m complies with the Two for One Rule. The proposal is not considered to affect the outlook for those neighbours at No. 114.

The proposed house would project rearward for 1.2m from the rear wall of the house at No. 110 and this complies with the 3m rule of the SPG. The proposal is not considered to affect the outlook for those neighbours at No. 110.

2) Trees, Landscaping and Forecourt Treatment

The forecourt provides sufficient soft landscaping to improve the appearance of the streetscene. There is an area of grassed lawn to the west of the forecourt and the side boundaries and front boundary are to be planted with new shrubs. The existing east hedge is to be retained. There are also existing hedges along the east and west boundaries of the site to the rear of the house which will also be retained.

3) Parking and Access

The forecourt provides space for 2 on-site car parking spaces, which complies with the maximum residential requirement for off street parking as detailed in the Harrow Unitary Development Plan. As discussed above the Highways Engineer raised no objections to the proposed house, access and parking. He did indicate that the paving area should be extended further westward to ensure that cars can turn around on site and exit the site in a forward motion. This amendment has been made and shown on the revised site plan, the small portion of soft landscaping which has since been extended over with hardstanding has been replaced on the east side of the front forecourt.

4) Accessible Homes

The proposal complies with all aspects of the Lifetime Homes Standards as detailed in the Supplementary Planning Document 'Accessible Homes'.

5) S17 Crime & Disorder Act

This proposal is not considered to raise any security or safety issues

5) Consultation Responses:

- Subsidence and reclaimed land is not a material planning consideration.

Item 2/08: P/3560/06/CFU continued....

- This is a 5 bedroom house and has not been assessed as a change of use application to a care home, flat conversion or bedsit. Planning permission would be required for such a change and the case would be assessed on its own merits.

CONCLUSION

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

PARK HIGH SCHOOL, THISTLECROFT GARDENS, STANMORE

Item: 2/09

P/29/07/CFU/MRE

Ward BELMONT

TWO SINGLE STOREY TEACHING UNITS FOR TEMPORARY TWO YEAR PERIOD

Applicant: PARK HIGH SCHOOL

Agent: TONY WELSH ASSOCIATES

Statutory Expiry Date: 15-MAR-07

RECOMMENDATION

Plan Nos: 01, 02, 03, 840.05.PH.10, 840.05.PH.11

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 teaching units shall be for school use only, unless otherwise agreed by the Local Planning Authority

REASON: To prevent an over-intensive use of the site

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) colour sample – walls/facia

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 building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

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

3 INFORMATIVE:

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) Residential Amenity (D5)
- 2) Standard of Design and Layout & New Education Facilities (SD1, D4, C7, C16)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Council Interest: Council Owned

b) Site Description

- School site measures approximately 130m x 130m
- Main vehicular access/egress uses Burnall and Thistlecroft Gardens to the north; these are residential streets; pedestrian links to Lamorna Grove and Culver Grove through the park
- Open land to south of site and west of site (Centenary Park)
- School mostly occupies northerly half of site with a wing extending southwards; open social spaces mostly occupying the southerly half, with a building in the south-westerly corner

c) Proposal Details

- The proposal comprises 'Phase 1' of the process to provide Post 16 accommodation (Phase 2).
- Temporary (2 year) permission is sought in anticipation of Phase 2, to provide permanent accommodation, to form a future, separate planning application.
- Two single storey mobile classroom units – the larger measuring 20m x 8.6m, the smaller measuring 15m x 8.6m, situated adjacent to each other
- Temporary 2 year use is sought
- The units would be sited close to the southerly boundary and approximately central to the site

d) Relevant History

EAST/917/99/VAR/GM	Revised variation of condition 14 of lbh/45063 to allow use of gym/sports hall for non school use	REFUSED 16-DEC-99
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Reason for Refusal:

The proposal would result in an over-intensive use of the site to the detriment of the amenity of neighbouring residents

e) Applicant Statement

- Design & Access Statement

Design – 'the single storey units are designed to relate to the finishes and colours of the existing school, and are located where possible and landscaped within the existing building envelope' 'with extensive consideration of residential neighbours and access limitations'

Access – 'all units have ramped direct access in full compliance with the Disability Discrimination Act'

f) Consultations:

- **Thames Water** – No objection
- **Environment Agency** – Assessed as having a low environmental risk

Notifications:

Sent:	Replies:	Expiry:
27	6	16-FEB-07

Summary of Response:

Increased traffic congestion; over-intensive use of site; increased damage and vandalism.

APPRAISAL

1) Residential Amenity

The proposed location of the units spaces them significantly away from residential properties. It is considered that teaching related activities within the units would in themselves not give rise to noise and disturbance and at this spacing away from there would be no undue impact in this respect. The

significant spacing is also considered to negate any potential issues of overlooking and visually, being only single storey, it is considered that there would be no detrimental impact for the nearest residential properties in this respect.

2) Standard of Design and Layout & New Education Facilities

The two units would be sited on an area of grassland to the south of the site, adjacent to the main hardsurfaced playground area. In this location the development would be situated close to the boundary with open land beyond the sites southern boundary. It is considered that the proposed units would not affect the openness and character of this open space or Centenary Park to the west, which would in any case be restored to its current condition following the removal of these buildings at the expiration of any permission.

The proposed design of the units is considered to be appropriate for building of such use and sufficient provision is made for access with an external ramp serving both units.

It is suggested, therefore, that a temporary permission would allow the provision of improved educational facilities, in line with the aims of policy C7 while causing no undue impact residential amenity and preserving the character and appearance of the area.

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:

- It is not considered that the development would lead to over-intensive use of the site or an undue increase in traffic congestion. The units would serve the existing requirements of the school on a temporary basis.
- Potential for increased damage and vandalism 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.

GRIMSDYKE HOTEL, OLD REDDING, HARROW WEALD

Item: 2/10

P/3521/06/CFU/JW

Ward HARROW WEALD

NEW ARBOUR IN EXISTING SUNKEN ROSE GARDEN

Applicant: PAUL FOLLOWS, SKERRITTS OF NOTTINGHAM

Agent: MARSH GROCHOWSKI LLP

Statutory Expiry Date: 27-FEB-07

RECOMMENDATION

Plan Nos: 06009(PA)00 (Revision A); /01; /02; /03; /04

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)

(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

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in conservation areas

D18 Historic Parks and Gardens

EP31 Areas of Special Character

EP33 Development in the Green Belt

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Land use implications/Impact upon Green Belt & Area of Special Character (SD1, D4, D11, D14, D15, D18, EP31, EP33)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development
Green Belt	Brookshill Drive Conservation Area Grimsdyke Historic Gardens
Area of Special Character	Harrow Weald Ridge
Council Interest:	None

b) Site Description

- Sunken rose garden, listed Grade II on the English Heritage Register of Historic Gardens.
- Rose Garden to the north west of the Grade II* listed Grimsdyke Hotel building.
- The garden has a central lawn with circular planters to its east and west, with a strong line of symmetry running east to west..

c) Proposal Details

- Arbour located in the central lawn, adjacent to the westernmost circular planter, maintaining the line of symmetry.
- The roof of the arbour would measure 3.85x3.85m, having open sides with

a maximum height of 3.4m

- The roof and posts would be oak, with the roof being constructed out of oak beams with a lead roof, containing four down lights.
- The arbour would stand in a circular gravel area with a diameter of 5.8m

d) Relevant History

- None

e) Applicant Statement

- Design of arbour is uncomplicated without being over plain; its simplicity of form is enlivened by the rhythm of exposed and over-lapping joists.
- Its central position uses the formality of the garden to give it presence and functionality whilst in turn working with and not against the symmetry of the space.
- It is held that it is an addition that respects the dominance of the main house and the formality of the garden whilst remaining honest to itself and purpose.

f) Consultations:

Conservation Area Advisory Committee: No objections

Advertisement: Alteration/Extension of listed building Expiry: 08-FEB-06

General Notification

Notifications:

Sent: Replies: Expiry:
0 0

Summary of Response:

N/A

APPRAISAL

1) Land use implications/Impact upon Green Belt & Area of Special Character

The rose garden is of special interest for its historic associations with the wife of WS Gilbert, of Gilbert and Sullivan fame, not to mention its aesthetic and botanical qualities. It is listed grade II on the English Heritage Register of Historic Parks and Gardens and is therefore of both local and national importance.

As gardens are in a perpetual state of flux it is important that they are preserved as much as is possible, especially those listed. Therefore, it is essential that any built structures in such locations work well in response to this ever-changing environment.

The arbour proposed is relatively small in scale and well designed in relation to the size and shape of the site it would sit in. Its open sides ensure that it would

retain a sense of openness, and the materials suggested would help to maintain the character of the green belt. With regards to the demands of the HUDP Green Belt and Area of Special Character policies the principle of an arbour in this site is not objected to.

The design and siting of any new development within this site would have to be extremely sensitive given the context of the listed gardens, the nearby listed building and the conservation area. It is considered that the design of the arbour is simplistic with its use of traditional materials of oak and lead, and respects well the character of the rose garden, the gardens and the wider area that it would sit.

The siting of the arbour, adjacent to the westernmost circular planter and siting on the east west line of symmetry is considered to be sympathetic to the integral symmetry of the gardens, and as such respects its original built form.

2) S17 Crime & Disorder Act

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

3) Consultation Responses

- None

CONCLUSION

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

GROVE FARM, 3 WARREN LANE, STANMORE **Item: 2/11**
P/3279/06/CCO/ML1

Ward CANONS

CONTINUED USE AS RIDING SCHOOL AND LIVERY STABLE, RETENTION OF EXTERNAL ALTERATIONS TO MAIN BARN

Applicant: MR K CLIFFORD
Agent: SHIRE CONSULTING
Statutory Expiry Date: 02-MAR-07

RECOMMENDATION

Plan Nos: SA4199/A, SA4199/AA, SA4199/B, SA4199/C, AT/181/01, AT/181/02, AT/181/03

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

1 The continued use as a Riding School hereby permitted shall not be open to riders outside the following times:- 08.00 hours to 21.00 hours, Monday to Sunday inclusive, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

2 The number of riders taking lessons as part of the use of the site as a Riding School hereby permitted shall not exceed ten at any one time without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The floodlighting serving the ménage shall not be used outside the following times:- 08.00 hours to 22.00 hours, Monday to Sunday inclusive, without the prior written permission of the local planning authority.

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

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

EP31 Areas of Special Character

EP32 Green Belt: Acceptable Land Uses

EP33 Development in the Green Belt

SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on character of Green Belt, Area of Special Character (SEP6, EP31, EP32, EP33, PPG2)
- 2) Appearance of area (SD1, D4)
- 3) Neighbouring amenity (SR2)
- 4) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Council Interest: None

b) Site Description

- Collection of primarily single storey buildings and barns sited at the end of a track off Warren Lane, to the west of RNOH.
- The majority of the single storey buildings and barns at the southern end of the site are stables for the horses kept onsite in relation with the use of this part of the site as a livery stable.
- The manège at the northern end of the site is an open area of land lit by six floodlights which is used in association with the riding school use.
- There are large areas of open farmland to the west and north of the site to which this application relates which are under the same ownership.

c) Proposal Details

- The continued use of the site as both a riding school and livery stable.
- The retention of external alterations to the main barn in the centre of the site, its flank walls having been repaired using timber boarding and breezeblocks.

d) Relevant History

- None

e) Applicant Statement

- Comprehensive Supporting Statement and Design and Access Statement with Transport Impact Assessment submitted. Summary follows:
- Livery use has operated for 30 years and serves between 20 and 30 horse owners who usually visit their animals once or twice a day, exercising their horses in the ménage and surrounding countryside.
- Increased demand for a Riding School use; it is the only example in the Borough, has operated since spring 2005 with between 16 and 20 horses and 3 staff providing 10 lessons per day during the week and 40 to 50 over a typical weekend.

- Riding in association with the Riding School use also takes place in the surrounding countryside.
- The Riding school operates 'Kids Days' during the school summer holidays, is involved in the mental health charity MIND's 'Stepping Stones Project' and offers opportunities for trainee Vets.
- The Riding School use is licensed and inspected by Environmental Health.
- The site is in a sustainable location and is accessible by public transport.
- PPG2 supports such uses in areas of Green Belt and the re-use of existing buildings in such areas.
- The uses comply with those sought by the UDP in areas of Green Belt.
- The Livery use generates 50 to 60 visits per day, typically one before 08:30 and one between 18:00 and 20:00.
- The Riding School use generates approximately 10 return trips on weekdays and up to 25 return trips over a typical weekend.
- There is little overlap of trips between the two uses due to their typical timings.
- All visiting vehicles are accommodated within the site, off the public highway.
- There have been no complaints about traffic or parking issues in relation to the Riding School and Livery uses during their operation.
- The external alterations to the main barn were necessary to provide security and weatherproofing.

f) Consultations:

- **London Green Belt Council** – No response

Advertisement: General notification

Expiry: 14-FEB-07

Site Notice

Expiry: 13-FEB-07

Notifications:

Sent:

Replies:

Expiry:

16

0

15-FEB-07

Summary of Response:

- None

APPRAISAL

1) Impact on character of Green Belt, Area of Special Character

PPG2 supports recreational facilities which maintain the character and open nature of the Green Belt. Policy SR2 of the UDP states that activities such as horse riding are low intensity which are quiet, casual activities. Policies EP32 and EP33 of the UDP state acceptable land uses in the Green Belt and the criteria against which development in the Green Belt will be assessed respectively. As the Livery and Riding School uses onsite relate to open-air recreational facilities which maintain the character and open nature of the Green Belt they are deemed to be appropriate in terms of these UDP policies and central government guidance. The uses do not affect the openness and character of this part Green Belt or the structural features which comprise the Area of Special Character.

2) Appearance of area

The external alterations to the main barn are considered to be acceptable in terms of design and the materials used. The repairs to the main barn have allowed its use to continue in relation to the recreational uses which take place on this site in the Green Belt. The external alterations are of no detriment to the amenities of neighbouring occupiers or the character of the area.

3) Neighbouring amenity

The Applicant's Statement notes that the livery use has been operating for over thirty years and is the only such facility in the Borough. The riding school element has been operating for nearly two years, lessons taking place in the open area referred to on the submitted plans as the menage at the northern end of the site. It has been stated by the Applicant that the six floodlights in this area of the site have been in use for a period of at least fifteen years and as such are not part of this application. Their use is conditioned here, however, to limit their impact upon neighbouring occupiers despite the relatively remote location of this part of the site, and to introduce control where non exists at present.

The frequency of usage of the livery and riding school are documented by the Applicant's Statement and are not considered to be of an amount which is detrimental in terms of the associated impact upon traffic and highway safety in the locality, no objections to this application having been raised by the Highways Officer. The number of riders and hours of operation of the riding school use are conditioned here to ensure that this, the newer of the two uses, does not increase the scale of its operation to a level which would 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:

- 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.

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW

Item: 2/12

P/3591/06/CFU/OH

Ward HARROW ON THE HILL

THREE SINGLE STOREY TEMPORARY BUILDINGS TO PROVIDE 5 ADDITIONAL CLASSROOMS

Applicant: Whitmore High School
Agent: Tony Welch Associates
Statutory Expiry Date: 29-MAR-07

RECOMMENDATION

Plan Nos: 840.05.WH.10, 840.05.WH.11, 01, 02, 03, 04, 05B, 06A & Design and Access Statement

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

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

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

2 The use hereby permitted shall be discontinued and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- T13 Parking Standards
- C7 New Education Facilities
- C16 Access to Buildings and Open Spaces
- SC1 Provision of Community Services

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Education and Community Facilities (C7 & SC1)
- 2) Design and Appearance of Area (SD1 & D4)
- 3) Residential Amenity (SD1 & D4)
- 4) Parking (T13)
- 5) Accessibility (C16)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Site Area: 13,923m²
Floorspace: 450m²
Council Interest: Council owned school

b) Site Description

- North west side of Porlock Ave
- Occupied by a high school on a triangular site flanked by the rear boundaries of properties on Whitmore Road and Shaftesbury Avenue
- Area of designated open space in north west corner of site

c) Proposal Details

- Erection of three temporary single storey buildings to provide additional teaching space (a total of 5 additional classrooms)
- The first unit would be a 5 bay unit and located on a grassed area located to the north west of the existing gymnasium
- The second proposed unit would be a 6 bay unit and located to the north side of the tennis courts, again located alongside the gymnasium, however adjacent to the north east flank of the gymnasium
- The third proposed unit would be a 4 bay unit and located to the north east side of the existing science department and would not be located forward of the existing school building line on Porlock Ave
- Permission is sought for a period of two years during the completion of redevelopment works to the school

d) Relevant History

P/1104/06/CFU	Retention of temporary single storey building to provide 2 additional classrooms	GRANTED 02-AUG-06
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Temporary permission was granted for a period of two years

e) Applicant Statement

Design and Access statement submitted

- Temporary units are designed to relate to the finishes and colours of the existing school and would be located and landscaped within the existing school building envelope
- The first proposed unit would be located on a grassed but unused area discreetly located alongside the existing gymnasium
- The second proposed unit would be located to the north side of the tennis courts, again discreetly located alongside the gymnasium
- The third proposed unit would be located to the north east side of the existing science department and is not located forward of the existing school building line on Porlock Ave
- All three units would be immediately accessible from the existing service road for installation and removal
- As clearly indicate don submitted drawings, we confirm that all units would comply with the Disabled Discrimination Act
- Landscaping would be kept to a minimum due to temporary nature of the proposal

f) Consultations:

Highways:

1st Notification:

Notifications:

Sent:	Replies:	Expiry:
86	1	27-FEB-07

Summary of Response:

Windows and doors would overlook our property – request that they are placed on side and front to avoid this problem, would the storage of gas and chemicals in Science Lab be securely stored – Health and Safety, assume that mature trees would be maintained in current position, what route would the drainage and sewage facilities take? Can an assurance be given that any site vehicle damage to the grass verges during construction of classrooms will be restored to its original state? With the Headteacher's permission, may we have a tour of the Science accommodation prior to the pupils moving in?

2nd Notification:

Sent	Replies:	Expiry:
86	awaited	26-MAR-07

Summary of Response: awaited

APPRAISAL

1) Education and Community Facilities

The Harrow Unitary Development Plan supports the development of appropriate and extended educational facilities, subject to the consideration of other relevant criteria and compliance with other relevant policies in the plan. In

this instance, the proposal would provide temporary classrooms whilst building works to improve facilities on the site are carried out, and are considered acceptable in this context.

2) Design and Appearance of Area

The temporary buildings would be sited on three separate areas of the school site. The first proposed unit would be a 5 bay unit and located on a grassed but unused area discreetly located to the north west of the existing gymnasium. The second proposed unit would be a 6 bay unit and located to the north side of the tennis courts, again discreetly located alongside the gymnasium, adjacent to the north east flank of the gymnasium. The third proposed unit would be a 4 bay unit and located to the north east side of the existing science department and would not be located forward of the existing school building line on Porlock Ave. The appearance of the materials to be used in the construction of the proposals would match the main school building. The proposed development would not encroach on the area of designated open space and is therefore considered acceptable.

3) Residential Amenity

Unit 1 would be located a distance of 11 metres from the rear boundaries of properties located on Whitmore Road, there would be no windows directly facing this boundary. There would be no windows located on the side walls, however there would be windows located on the rear elevation of the unit, these windows would be a minimum distance of 12.5 metres from this boundary and at an angle – it is considered that this distance and oblique relationship would ensure that any levels of disturbance arising from the use of the classrooms or levels of overlooking would not be unreasonable.

Unit 2 would be located a distance of 5.5 metres from the rear boundaries of properties located on Whitmore Road, there would be no windows directly facing this boundary. There would be no windows located on the side walls, however there would be windows located on the rear elevation of the unit, these windows would be a minimum distance of 7 metres from this boundary and at an angle – it is considered that this distance and oblique relationship would ensure that any levels of disturbance arising from the use of the classrooms or levels of overlooking would not be unreasonable.

Unit 3, adjacent to the science block would be located a minimum distance of 10 metres from the side boundary of the residential property at Millbrook, located on Porlock Avenue. A total of 4 windows would directly face this shared boundary. The original plans that were submitted have been revised to ensure that they are high level and non-opening below a height of 1.8 metres from finished floor level. It is considered that this measure, along with the separation distance of 10m (which also includes a service road to the school) would ensure that levels of overlooking or disturbance to the occupiers of Millbrook would not be unreasonable.

4) Parking

Due to the nature and size of the proposed classrooms and as they provide re-housing for existing accommodation it is considered that the existing parking

measures are acceptable in this instance.

5) Accessibility

The proposed temporary buildings have been designed and installed to be fully accessible.

6) S17 Crime & Disorder Act

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

7) Consultation Responses

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

- Health & Safety, site vehicle damage, tour of the school – not material planning concerns

- Health & Safety, site vehicle damage, tour of the school – not material planning concerns

CONCLUSION

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

**THE POWER HOUSE, 87 WEST STREET,
HARROW**

Item: 2/13

P/3461/06/DFU/SB5

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 works which shall include planting plans, and schedules of plants, noting species, plant sized and proposed numbers/ densities. REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 The roof area of the second floor 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.

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

unless the local authority agrees any variation in writing.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SEP5 Structural Features

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

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 (D4)
- 6)** Consultation Responses

INFORMATION

Application is being reported to the Committee as a petition of objection has been received.

The application was deferred at the Development Management Committee meeting on the 28th February 2007, for a Member site visit. This site visit was carried out on the 3rd March 2007.

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

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

Notifications:

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

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 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.

STAMFORD COTTAGE, STAMFORD **Item: 2/14**
CLOSE, HARROW **P/2839/06/CFU/JW**

Ward HARROW WEALD

TWO STOREY 4 BEDROOM DETACHED DWELLING HOUSE WITH SINGLE GARAGE; NEW VEHICULAR ACCESS

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); 2006-18-PL-02

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 Homes' 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.

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.

3 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without

complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design Locally Listed Building, Character (SD1, SD2, D4, D5, D14, D15)
- 2) Residential amenity (SD1, D4, D5)
- 3) Impact on Trees and Vegetation (D9)
- 4) Parking and Highway Safety (T13)
- 5) Disabled Persons' Access (H18)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

Reported to DMC by request of Nominated Member.

The application was deferred at the 28-02-06 DMC to seek further information.

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

of the locality.

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

Notifications:

Sent:
36

Replies:
6

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; overdevelopment of the site; loss of light to neighbouring properties; subsidence implications of development

APPRAISAL

1) Design Locally Listed Building, Character

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

The proposed development would comply with Lifetime Homes standards.

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:

- Restrictive covenant prevents further residential development: Not a material planning consideration
- 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.

**19 MEPHAM GARDENS, HARROW
HA3 6QS**

**Item: 2/15
P/0504/07/DDP/SW2**

Ward HARROW WEALD

APPROVAL OF DETAILS PURSUANT TO CONDITION NUMBERS 3 (SOFT AND HARD LANDSCAPING WORKS) AND 8 (MODIFICATIONS TO FRONT AND REAR ELEVATIONS) ATTACHED TO PLANNING PERMISSION REF P/2378/06/DFU DATED 15/12/2006 FOR PART TWO, PART THREE STOREY BLOCK OF FIVE TERRACED HOUSES WITH PARKING.

Applicant: Warden Housing Assoc.
Agent: Space Craft Architects
Statutory Expiry Date: 17-APR-2007

RECOMMENDATION

Plan Nos: (PL)-710D, (PL)-711C, (PL)-712C, (PL)-713C, (PL)-714C, PL-715B, (PL)-716E, (PL)-717B, (PL)-718, (PL)-719, (PL)-705, (PL)-701A, (PL)-700

GRANT approval for the details described in the application

INFORMATIVES

1 INFORMATIVE:

This approval of details does not relate to the discharge of Condition 5 (approval of materials) of planning permission P/2378/06/DFU

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Landscaping (D4, D5, D9)
- 2)** Revised Elevations (SD1, D4)
- 3)** S17 Crime & Disorder Act (D4, C13)
- 4)** Consultation Responses

INFORMATION

This application is being reported to Committee at a Nominated Members request.

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: None

b) Site Description

- Site was a D1 Scout Hut (Class D1) surrounded by open amenity space.
- Surrounded by mature trees with a green to the front of the site
- The surrounding dwellings are 2 and 3 storey single family dwelling houses with a consistent building line
- There is an existing drive/vehicular access to the front of the site that

would be retained

c) Proposal Details

- Schedule of information relating to hard and soft landscaping of the site. (Condition No. 3)
- Revised elevations of the front and rear of the proposed 5 new dwellings (Condition No. 8)

d) Relevant History

P/2378/06/DFU	Part two, part three storey block of five terraced houses with parking.	GRANT 15-DEC-06
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e) Applicant Statement

- Plan shows hard and soft landscaping scheme including two proposed trees
- All windows on the flank elevation have been amended to be made of opaque glass and to be permanently fixed closed below a height of 1.8m above finished floor level.
- Front and rear elevations have been amended to allow for windows and doors to align symmetrically on a vertical axis where possible.
- A clear distinction between the five houses is achieved by the introduction of a framing detail between each section of the timber cladding on the first floor level.
- The ground and first floor are proposed as brickwork in keeping with the brick buildings along artillery place. It is proposed that 5 differently coloured brick types will be used. The difference between the bricks will be discernable but subtle. This will retain the appearance of the building as a whole unit, but at the same time give each of the houses its own individual appearance and quality.
- Floor plans have been updated to reflect the elevations

f) Consultations:

None

Notifications:

Sent:	Replies:	Expiry: n/a
0	0	

APPRAISAL

1) Landscaping

The rear garden areas of the new dwellings have a patio area with a section of soft landscaping to the rear of the sites. The proposed rear garden areas are considered to be adequately landscaped to suit the needs of the future occupants of the new dwellings. The site is currently surrounded with tall mature trees generally located on the boundaries of the site. They provide important shielding for the proposed new development. The proposal details trees to be removed. There are no objections from the Planning Arboriculture Officer regarding the proposed felling 3 of these trees to the front of the site. The details illustrate that 2 replacement lime trees will be provided at the rear of the site these are considered to be adequate.

The proposal details a small front garden for each of the dwellings. Each forecourt consists of a lawn area within a dwarf hedge around it and an area for storage reuse/waste bins. This is considered to help provide a clear frontage to all of the dwellings and offers a semi private area for the future occupiers. This contributes to a liveable environment and provides forecourt greenery in line with UDP Policy D9.

Item 2/15: P/0507/07/DDP continued....

The revised hard and soft landscaping scheme is considered acceptable.

2) Revised Elevations

The revised elevations align the windows and doors of the proposed new houses to create a more visually cohesive scheme. The revised elevations clearly show 5 separate houses. It is noted that the colours of the bricks have been submitted. However, the proposed bricks and materials are not included in the approval of these details.

3) 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.

4) Consultation Responses:

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

- None

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

Item: 3/01

**JOHN LYON SCHOOL, MIDDLE ROAD, P/0415/07/CFU/DC3
HARROW**

Ward HARROW ON THE HILL

DEMOLITION OF SINGLE STOREY BUILDING & ELEMENTS OF MUSIC SCHOOL,
CONSTRUCTION OF SINGLE & TWO STOREY EXTENSIONS TO FORM DINING
HALL

Applicant: JOHN LYON SCHOOL

Agent: KENNETH W REED & ASSOCIATES

Statutory Expiry Date: 10-APR-07

RECOMMENDATION

Plan Nos: Design & Access Statement January 2007, 1522/100, 1522/101,
1522/102, 1522/103, 1522/104, 1522/105, 1522/106, 1522/107

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

1 The proposed development by way of poor design, excessive footprint and bulk would result in unacceptable development which fails to preserve or enhance the character or appearance of the conservation area and the adjacent Grade II Listed Building and locally listed buildings and Area of Special Character contrary to policies SD1, SD2, D4, D11, D14, D15 & EP31 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

2 The proposed development, by reasons of poor layout would create recessed areas resulting in opportunities for criminal activity, would fail to meet Secured By Design and Safer Places principles contrary to policy D4 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development, March 2003.

INFORMATIVES

1 INFORMATIVE:

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

SD1 Quality of Design

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

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D20 Sites of Archaeological Importance - Field Evaluation

C7 New Education Facilities

C16 Access to Buildings and Public Spaces
EP31 Areas of Special Character
EP43 Green Belt and Metropolitan Open Land Fringes
I3 Planning Obligations and Legal Agreements
Supplementary Planning Guidance: Designing New Development (March 2003)
Supplementary Planning Documents: Access For All (April 2006)

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Layout & Character of Area (SD1, SD2, D4, D11, D14, D15, D20, C7, EP31, EP43)
- 2) Existing s.106 Agreement (I3)
- 3) Access for All (SC1, C16)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development
Floor Space:	995m ²
Conservation Area:	Roxeth Hill
Area of Special Character:	
Archaeological Priority Area	
Council Interest:	None

b) Site Description

- Archaeological priority area;
- Adjacent to metropolitan open land;
- Area of Special Character
- Roxeth Hill Conservation Area;
- School with permitted student numbers of 525;
- Temporary classrooms below Oldfield House and adjacent to main school building;
- Vehicular access off Middle Road down towards sports field and running adjacent to science block;
- Grade II Listed Building (Red House) adjacent to development site;
- Locally Listed Buildings on other side at numbers 29 & 31 Middle Road;
- Number 27 Middle Road also Locally Listed;
- John Lyon School Building across the Road Locally Listed;
- Existing s.106 Agreement between the school & Harrow Council.

c) Proposal Details

- Demolition of existing building and elements of music school;
- Redevelopment to provide 2 storey building with stepped frontage building to street elevation;
- Single storey extension of existing hexagon building to rear to join up with new two storey building;

Item 3/01: P/0415/07/CFU continued....

- Single storey additions to northeast elevation and east elevation of existing hexagon building to create additional floor space in dining area;
- Change use of hexagon building from music hall to dining hall;
- Creation of access ramp from Middle Road to new dining & kitchen areas

d) Relevant History

LBH/32000	Single/two storey school building	GRANTED 08-AUG-90
WEST/44731/92/FUL	Three 10m high floodlights to games court	REFUSED 24-JUN-92
WEST/754/93/FUL	Part 2, part 3-storey side extension to provide additional laboratories	GRANTED 26-APR-94
WEST/696/94/CAC	Conservation Area Consent: Demolition of bowling sheds, workshop and temporary classrooms	GRANTED 16-JAN-95
WEST/695/94/FUL	Part single, 2, 3, & 4 storey building to provide sports hall, swimming pool & library and ancillary areas, alterations to existing building & parking	GRANTED 26-JUN-95

Reasons for Refusal:

1. Car parking cannot be satisfactorily be accommodated within the curtilage of the site to meet the council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highways would be detrimental to the free flow and safety of traffic on the neighbouring highways and the amenity of neighbouring residents.

2. The proposed increased use of the sports hall would generate additional levels of traffic and associated noise, disturbance and on street parking would be detrimental to the amenities of the neighbouring residential occupiers and damaging to this part of the conservation area.

WEST387/02/FUL	Two-storey temporary classroom building	GRANTED 28-JUN-02
WEST/560/02/FUL	Insertion of 2 windows in flank elevation of top storey of science block	GRANTED 05-AUG-02
P/782/04/DFU	Art building: enlarged & additional windows to north & west elevation, awnings, canopy at west	GRANTED 20-MAY-04
P/0202/07/CFU	Replacement sports pitch with semi underground car park (47 spaces) and 6x8m high floodlight columns & 2	DECISION PENDING

Item 3/01: P/0415/07/CFU continued....

	new vehicular accesses to lower road.	
P/0415/07/CFU	Demolition of single storey building and elements of music school; construction of single and two storey extensions to form dining hall.	DECISION PENDING
P/0417/07/CCA	Conservation Area Consent Application: Demolition of single storey building and elements of music school	DECISION PENDING

e) Applicant Statement

- The buildings to be demolished make a negative contribution to the character & appearance of the conservation area;
- Existing dining facilities, kitchens, storage and staff facilities are inadequate and too small;
- Music school has hexagon main hall built in 1960's, however this is inadequate and poorly designed;
- Adjacent to the music school & nearer to the road is a single storey annex built in the 1960's which is suffering from subsistence;
- Site is ideal for dining as it is close to the road for deliveries and centrally located in the school;
- The size and space enables a dining complex of suitable size to be accommodated on school land;
- The new building can be incorporated into the conservation area by creating a sympathetic domestic scale building on the Middle Road frontage;
- The hexagonal hall shall be retained as the dining hall & increased in size by using 2 existing side wings & two new single storey extensions to provide space for 250 boys who will dine in 2 different sittings;
- Mechanical plant extraction/ventilation equipment will be located at first floor level above the kitchens;
- Staff changing areas also provided at first floor level;
- The additional floor is considered to better reflect the traditional residential character of Middle Road;
- Materials; design and detailing to reflect adjacent cottages;
- Some materials to be re-used in new development & new building to incorporate energy saving measures;
- Building to be wheelchair accessible to pupils, teaching staff, visitors & kitchen staff;
- Accessible toilet provision will be available for all users and showering facilities will also be provided for wheelchair bound staff.

f) Consultations:

- **Metropolitan Police:** No response
- **Engineering & Drainage Services:** No response
- **Harrow Hill Trust:** No response

- **CAAC:** No objection provided brick is not too bright & blends in
- **Highways:** No response

Advertisement: Character of Conservation Area Expiry: 08-MAR-07

Notifications:

Sent:	Replies:	Expiry:
15	0	08-MAR-07

Summary of Response:

- None

APPRAISAL

1) Design, Layout & Character of Area

With the exception of the main building of the John Lyon School the pattern of development of the surrounding area is mostly small scale cottages and terraces, typically with flat facades and houses that are set back from the road behind front gardens on a relatively regular building line.

The proposed demolition of the existing building raises no concerns in principle as there is no architectural or historical significance associated with the 1960's building and the architecture of the existing teaching block and music school do not relate particularly well to the existing character of the surrounding area. However any replacement building must be sympathetic to the character and appearance of the conservation area and adjacent Grade II Listed and Locally Listed Buildings. In this instance there are several concerns with the proposed development.

It is considered the proposed layout relates poorly to the context of the area. The proposed street elevation shows an 'L-shaped' side façade with small recessions. The front building line of the new building would be setback approximately 1500mm from the public highway. This would be at least 500mm closer than the established building lines of the neighbouring properties at numbers 29 & 31 Middle Road. The orientation of the proposed Middle Road facade crosses the building line and is at a slightly oblique angle to the street. It is considered that a new development should follow the street line in this type of location in order to complement the character of the street scene. This slight projection will serve to make the building more prominent in the streetscene. The bulk and alignment therefore would detract attention from surrounding properties, particularly the listed and locally listed buildings at Red House and 29 & 31 Middle Road. This is considered to be contrary to policy D4 (paragraph 4.18) of the Harrow Unitary Development Plan 2004 (HUDP) which states:

'Developments should integrate within the existing street layout ... Existing building lines should be maintained and new building frontages should create clearly defined edges.'

Further this is also contrary to policy D15 of the HUDP 2004 which states: *'The design should . . . properly relate to adjoining buildings'*, and *'The development should not adversely affect the streetscape'*,

Policy D11 states that: *'the Council will ensure protection of the boroughs stock of listed buildings by ... Only permitting development within the curtilage of listed buildings, or adjoining buildings, that do not detrimentally affect their setting.'*

The main entrance to the building would be via the dining room with a small service entrance on the western side, leaving the façade to the street elevation without a 'primary' entrance. This failure to provide an active frontage onto the street is considered to be contrary to policy D4 of the HUDP which states:

'Care should be taken at ground floor level to integrate the building into the street scene. Entrances should be clearly defined and, wherever possible, direct access should be from the street.'

Further it is also considered to be contrary to Harrow Supplementary Planning Guidance: Designing New Development which states:

'All buildings should be accessed from the main street frontage. Dead frontages such as blank walls would not normally be acceptable along roads and along prominent public frontages.'

The use of obscured glass windows at ground floor on the street frontage exacerbates this situation whilst at the same time limiting any natural surveillance.

Policy SD1 of the HUDP 2004 states: *'It is important to ensure that all new development achieves a high standard of design which has proper regard to the particular characteristics of the site and its integration with the surrounding area.'* D4 expands on this stating that: *'Buildings should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.'*

The footprint and massing of the building is considered to be out of scale with the surrounding area, particularly with buildings on this side of Middle Road. The new 2-storey building would appear much more dominant than the single storey flat roof building to be demolished and it is considered that it would not complement the existing single storey hexagon building it is to extend onto.

The mixing of the different types of roof massing, e.g. flat, gable and pitched does not enhance the clarity of the built form. Most of the buildings in the area are coherent in their own right and have extensions that contribute to this. Harrow Council welcomes good contemporary design however the conflicting styles of the proposed development means that the proposed building lacks

coherence. It is considered that the differing styles of the existing hexagon building and the new 2-storey building combined with 'add ons' gives the development a piecemeal appearance which fails to relate to its surroundings.

The proposal is therefore considered to detract from the character and appearance of the Roxeth Hill Conservation Area and neighbouring Grade II Listed Building, contrary to policies of the HUDP 2004 and Supplementary Planning Guidance.

The positioning of the ventilation flues on the southwest elevation is considered inappropriate, as there is likely to be issues with noise emanating from the unit. Unfortunately the applicant has not produced a noise report to accompany this application.

2) Existing s.106 Agreement

There is an existing s.106 Agreement for the John Lyon School relevant to planning permission WEST/695/94/FUL which (amongst other things) limits the number of pupils at the school to 525 and restricts the development envelope of the school.

Obligation 1 of the Second Schedule of the s.106 states:

"No development ... shall take place outside the building envelope hereby agreed and shown edged in red on drawing number 977/31/B save that future development may be granted planning permission in the areas edged in blue on the drawing upon application being made to the Council."

On drawing number 977/31/B the music school and VI Form Centre are outlined in red and a wider blue outline around the VI Form Centre. Most notably the proposed extensions to the hexagon music school building would exceed the agreed building envelope which allows for some enlargement of the music school but not to the amount shown in the application.

3) Access for All

The layout of the proposed development (as mentioned above) is considered to be poor. The proposal appears to be generally compliant with the Harrow Council Access for All Supplementary Planning Documents (SPD), although the access component of the Design & Access statement submitted by the applicant is considered mediocre at best and fails to highlight how it meets specific design criteria of the SPD.

There are concerns with how the new kitchen and dining facilities will be accessed by disabled persons from the street. The plans submitted are not clear as to whether the ramp leading from Middle Road to the main entrance is level and accessible for wheelchair users or whether there is a step up to the ramp. In light of the above concerns it is considered any revised application will need to have a comprehensive access component to the Design and Access Statement and clear plans indicating compliance with Access for All criteria.

4) S17 Crime & Disorder Act

There are several concerns with the security of the site as a result of the proposed development. It is considered that the design provides opportunities for crime to occur and they fail to provide an active frontage on the street.

There are numerous recessed areas in the proposed development, most notably the access to the kitchens is down an alley and is hidden behind a projection, the rear of the hexagon building and even the main entrance is recessed. Recesses like this are unacceptable as they create congregation points, which are a focal point for crime and anti social behaviour, possibly leading to littering, graffiti, vandalism and arson.

Very little detail has been provided by the applicant which demonstrates how the proposal meets Secured By Design and Safer Places principles. It is therefore considered to be contrary to policy D4 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development, March 2003.

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 refusal.

JOHN LYON SCHOOL, MIDDLE ROAD, HARROW **Item: 3/02**
P/0417/07/CCA/DC3

Ward HARROW ON THE HILL

DEMOLITION OF SINGLE STOREY BUILDING AND ELEMENTS OF MUSIC SCHOOL

Applicant: JOHN LYON SCHOOL
Agent: KENNETH W REED & ASSOCIATES
Statutory Expiry Date: 10-APR-07

RECOMMENDATION

Plan Nos: Design & Access Statement 23 January 2007, 1522/100, 1522/101, 1522/102, 1522/103, 1522/104, 1522/105, 1522/106, 1522/107

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

1 The proposed demolition, in the absence of an acceptable scheme for the wider site, would be inappropriate and detrimental to the character and appearance of the conservation area and adjacent Grade II Listed and Locally Listed Buildings, contrary to policies SD1, SD2, EP31, D4, D11, D14, D15 of the Harrow Unitary Development Plan 2004.

INFORMATIVES

1 INFORMATIVE:

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

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Park
- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D20 Sites of Archaeological Importance - Field Evaluation
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces
- EP31 Areas of Special Character
- EP43 Green Belt and Metropolitan Open Land Fringes
- I3 Planning Obligations and Legal Agreements

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Demolition in Conservation Area (SD2, D11, D14, D15)
- 2)** Standard of Proposed Development (SD1, SD2, D4, D11, D14, D15, D20, C7, EP31, EP43)
- 3)** Existing s.106 Agreement (I3)

- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Conservation Area Consents
Conservation Area: Roxeth Hill
Archaeological Priority Area
Area of Special Character
Council Interest: None

b) Site Description

- Archaeological priority area;
- Adjacent to metropolitan open land;
- Area of Special Character
- Roxeth Hill Conservation Area;
- School with permitted student numbers of 525;
- Temporary classrooms below Oldfield House and adjacent to main school building;
- Vehicular access off Middle Road down towards sports field and running adjacent to science block.

c) Proposal Details

- Demolition of existing building and elements of music school

d) Relevant History

LBH/32000	Single/two storey school building	GRANTED 08-AUG-90
WEST/44731/92/FUL	Three 10m high floodlights to games court	REFUSED 24-JUN-92
WEST/754/93/FUL	Part 2, part 3-storey side extension to provide additional laboratories	GRANTED 26-APR-94
WEST/696/94/CAC	Conservation Area Consent: Demolition of bowling sheds, workshop and temporary classrooms	GRANTED 16-JAN-95
WEST/695/94/FUL	Part single, 2, 3, & 4 storey building to provide sports hall, swimming pool & library and ancillary areas, alterations to existing building & parking	GRANTED 26-JUN-95
WEST/95/97/FUL	Part single, 2, 3, & 4 storey building to provide sports hall, swimming pool & library and ancillary areas, alterations to existing building & parking for	REFUSED 23-MAY-1997

school and associated use and local residents.

Reasons for Refusal:

1. Car parking cannot be satisfactorily be accommodated within the curtilage of the site to meet the council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highways would be detrimental to the free flow and safety of traffic on the neighbouring highways and the amenity of neighbouring residents.
2. The proposed increased use of the sports hall would generate additional levels of traffic and associated noise, disturbance and on street parking would be detrimental to the amenities of the neighbouring residential occupiers and damaging to this part of the conservation area.

WEST/387/02/FUL	Two-storey temporary classroom building	GRANTED
WEST/560/02/FUL	Insertion of 2 windows in flank elevation of top storey of science block	GRANTED 05-AUG-02
P/782/04/DFU	Art building: enlarged & additional windows to north & west elevation, awnings, canopy at west	GRANTED 20-MAY-04
P/3420/06/CFU	Three storey side/rear extension to provide additional classrooms; alterations	DECISION PENDING
P/0202/07/CFU	Replacement sports pitch with semi underground car park (47 spaces) and 6x8m high floodlight columns & 2 new vehicular accesses to Lower Road.	DECISION PENDING
P/0415/07/CFU	Demolition of single storey building and elements of music school; construction of single and two storey extensions to form dining hall.	DECISION PENDING
P/0417/07/CCA	Conservation Area Consent Application: Demolition of single storey building and elements of music school	DECISION PENDING

e) Applicant Statement

- The buildings to be demolished make a negative contribution to the character & appearance of the conservation area;
- Existing dining facilities, kitchens, storage and staff facilities are inadequate and too small;
- Music school has hexagon main hall built in 1960's, however this is inadequate and poorly designed;

- Adjacent to the music school & nearer to the road is a single storey annex built in the 1960's which is suffering from subsistence.

f) Consultations:

- **Metropolitan Police:** No response
- **Engineering & Drainage Services:** No response
- **Harrow Hill Trust:** No response
- **CAAC:** No objection provided brick is not too bright & blends in.
- **Highways:** No response

Advertisement: Character of Conservation Area Expiry: 08-MAR-07

Notifications:

Sent: 15 Replies: 0 Expiry: 08-MAR-07

Summary of Response:

- None

APPRAISAL

1) Demolition in Conservation Area

When considering proposals for the demolition of buildings within conservation areas policy D14 of the HUDP is particularly relevant where there will be a presumption against the demolition of buildings which make a positive contribution to the character or appearance of the conservation area.

The proposed demolition of the existing building raises no concerns in principle as there is no architectural or historical significance associated with the 1960's building. However any replacement building must be sympathetic to the character and appearance of the conservation area and in line with relevant planning policy. In the absence of such a proposal, the presumption against demolition may apply.

2) Standard of Proposed Development

The proposed development in the parallel planning application P/0415/07/CFU is considered unsatisfactory on grounds of poor design, excessive footprint, bulk and failing to meet the principals of Safer Places and Secured by Design would result in an inappropriate development which would be detrimental to the character and appearance of the nearby Grade II Listed building and surrounding conservation area. Therefore the loss of the existing building is not supported, as the replacement development is unsuitable and contrary to policies of the HUDP 2004.

3) Existing s.106 Agreement

There is an existing s.106 Agreement for the John Lyon School relevant to planning permission WEST/695/94/FUL which (amongst other things) limits the number of pupils at the school to 525 and restricts the development envelop of the school.

Obligation 1 of the Second Schedule of the s.106 states:

“No development ... shall take place outside the building envelop hereby agreed and shown edged in red on drawing number 977/31/B save that future development may be granted planning permission in the areas edged in blue on the drawing upon application being made to the Council.”

On drawing number 977/31/B the music school and VI Form Centre are outlined in red and a wider blue outline around the VI Form Centre. Most notably the proposed extensions to the hexagon music school building would exceed the agreed building envelope.

4) S17 Crime & Disorder Act

The demolition of the building in itself raises no issues with Safer Places principles.

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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None