

SECTION 1 – MAJOR APPLICATIONS

**CANONS HIGH SCHOOL
SHALDON ROAD
EDGWARE, HA8 6AL**

**Item: 1/01
P/3556/06/CFU/DC3**

Ward QUEENSBURY

CONSTRUCTION OF THREE STOREY EXTENSION TO SCHOOL IN TWO PHASES TO PROVIDE SIXTH FORM TEACHING BLOCK

Applicant: Canons High School
Agent: Leslee Burke
Statutory Expiry Date: 23-APR-2007

RECOMMENDATION

Plan Nos: 5326-P01, 5326-P02, 5326-P03, 5326-P04, Design & Access Statement
10th January 2007

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 commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development 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 shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

4 The development hereby permitted shall not increase the total number of pupils above 710 until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents, and in the interests of highway safety.

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

D10 Trees and New Development

SC1 Provision of Community Services

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

T6 The Transport Impact of Development Proposals

Supplementary Planning Document: Access For All (April 2006)

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

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

4 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant.

However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

5 INFORMATIVE:

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

6 INFORMATIVE:

Planning permission does not extend to allowing temporary classrooms on site as indicated on plan number 5326-P01. A separate planning application will be required for this.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Character of Area (SD1, D4, C7)
- 2) Neighbouring Amenity (SD1)
- 3) Access For All (SC1, D4, C7, C16)
- 4) Traffic & Highways (T6)
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development, all other
Site Area:	480m ²
Car Parking:	Standard:
	Justified:
	Provided:
Council Interest:	None

b) Site Description

- Co-educational High School with 710 pupils;
- Site area approximately 4.5 hectares;
- School situated in predominantly residential area;
- School playing fields identified as Open Space on Harrow UDP Proposals Map;
- Caretaker lives on site;
- 2 vehicular entrance points to school, one off Shaldon Road the other off Bridgewater Gardens.

c) Proposal Details

- Construction of 3-storey extension to provide 6 form teaching block
- Development to be done in 2 phases
- 1st phase to construct ground and 1st floor;

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- 2nd phase to create 2nd floor;
- Creation of additional 6 classrooms;
- New WC facilities at ground floor level;
- New corridors created at upper floors providing additional access to existing classrooms.

d) Relevant History

EAST/933/98/LA3	TEMPORARY MOBILE CLASSROOM	GRANTED 22-DEC-1998
EAST/366/99/LA3	ALTERATIONS AND SINGLE STOREY EXTENSION TO EXISTING SCHOOL BUILDINGS	GRANTED 28-JUN-1999
EAST/1324/01/DTD	DETIRMINATION: 10 REPLACEMENT EQUIPMENT CABINS (TO REPLACE 5 EXISTING CABINS)	GRANTED 29-JAN-2002

e) Applicant Statement

- Currently 710 pupils at Canons High School;
- School planning to expand with development of 6th Form Centre which will increase pupil numbers by 100 over 2 year period;
- 6 new classrooms to accommodate 30 pupils each;
- Proposal gives the opportunity to enlarge 4 existing classrooms & provide corridors at first & second floor levels which will significantly improve the circulation of the building;
- The new classroom are conveniently located and will be readily accessible from the central main school building;
- Proposed extension designed to fit between the two wings of existing main teaching block;
- External materials to match existing;
- Flat roof to be in keeping with existing appearance of buildings;
- Access will be fully compliant with Part M of the Building Regulations;
- Threshold to external doors will be level and door widths will be as stipulated to accommodate wheelchair users.
- A disabled WC is provided at ground floor level and a lift is provided giving access to upper floors;
- The proposal does not conflict with the Council's UDP or the London Plan;
- The proposed extension is a well-considered design providing essential accommodation while enhancing and improving the existing building. The elevations are well mannered and have a pleasing simplicity.

f) Consultations:

- Metropolitan Police: concerns with layout (see report);
- Highways: No Objection
- Drainage Services: No comment

Advertisement: Major Development Expiry: 12-DEC-06

Notifications:

Sent: 16 Replies: 0 Expiry: 12-DEC-06

Summary of Response:

N/A

APPRAISAL

1) Design and Character of Area

The proposed building is not considered to be contentious from an overall design perspective. Visually the proposed extension will integrate into the existing building well with matching materials and a design which reflects the character and scale of the existing buildings.

The layout of the extension will create 2 recessed areas which is of concern from a secured by design perspective, however this is evaluated later on in the report.

2) Neighbouring Amenity

It is considered that the proposed building will not have an adverse effect on neighbouring amenity. The building would be over 65m away from the nearest residential building therefore there is not considered to be any issue with overlooking, loss of privacy, loss of outlook or loss of light for neighbouring residents.

3) Access For All

The proposal complies with Harrow Councils Access for All Supplementary Planning Document April 2006.

4) Traffic & Highways

With the anticipated increase in the number of pupils from 710 to 810, there will be additional traffic movements to and from the school

The school is in the process of formulating a Travel Plan with Harrow Council Highways Department. Measures the school intend to undertake include prohibiting student cars on site, and promoting the use of public transport, walking and cycling through various media.

To ensure the development does not cause an adverse effect on traffic movement and highway safety, a condition restricting a further increase in student numbers is attached to this planning permission subject to the approval of a travel plan for the school by this Authority.

5) S17 Crime & Disorder Act

It is considered that the layout of the proposed extension could be improved to address secured by design & safer places principles. The extension creates two recessed areas which could potentially create places for criminals to hide.

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An I.T classroom is proposed at ground floor level which will presumably contain equipment of high value, therefore the ground floor extension will need to have high standard secured doors and windows.

It is considered that the above concerns do not justify a refusal of planning permission in this instance. The school is locked at night time, and has a caretaker living on site. The only way into the school outside of school hours is past the caretaker's property. Therefore it is considered that the school already has adequate security to alleviate concerns associated with the proposed footprint of the extension.

In light of the above and with the addition of suitable planning conditions relating to security the proposed extension is not considered to be contrary to HUDP 2004 policies.

6) 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.

**MARLBOROUGH HILL FIRST & MIDDLE
SCHOOL, MARLBOROUGH HILL
HARROW, HA1 1UJ**

**Item: 1/02
P/0274/07/CFU/FP**

Ward MARLBOROUGH

**CONSTRUCTION OF NEW SINGLE STOREY RECEPTION, SINGLE STOREY
EXTENSION TO TOILETS & TWO STOREY TEACHING BLOCK**

Applicant: Harrow Council
Agent: LCE Architects
Statutory Expiry Date: 02-MAY-007

RECOMMENDATION

Plan Nos: OS site map, Design and access statement, 06599/PA/001,
06599/PA/002, 06599/PA/003, 06599/PA/004, 06599/PA/010,
06599/PA/011, 06599/PA/012, 06599/PA/021, 06599/PA/020

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 not be commenced until all the works detailed in the application have been completed in accordance with the permission granted, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

3 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development 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 shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

4 The development hereby permitted shall not commence until details of 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.

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

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

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

REASON: To safeguard the appearance of the locality.

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
- C16 Access to Buildings and Public Spaces
- D4 Standard of Design and Layout

2 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant.

However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

3 INFORMATIVE:

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

4 INFORMATIVE:

The proposed extension is within the general footprint of the existing building and therefore does not compromise any open space, as outlined in the Harrow Unitary Development Plan 2004. The design is in keeping with the original building.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Accessibility (SD1, C16)
- 2) Neighbouring Amenity (D4)
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major – all other
Site Area: 0.63 ha
Car Parking: No additional parking is proposed
Council Interest: None

b) Site Description

- Marlborough Hill First and Middle School is located in a predominately residential area on the junction of Marlborough Hill and Badminton Close.
- The school was originally constructed in the late 1960s and is a mix of single and two storey blocks represented as one single building.
- In terms of physical development, the proposal would not be constructed beyond the general footprint of the existing building.

c) Proposal Details

- The proposal comprises the construction of a new single storey entrance to the main building, a single storey extension to the toilets at the rear of the building and a new two storey teaching block, to be located to the North of the building.
- The main two-storey extension will have an extended footprint of approximately 48m² and will accommodate teaching rooms.
- The extension to the entrance reception will have an approximate footprint of 65m². The extension to the toilet block will have an approximate footprint of 10m²
- All three extensions fall within the general footprint of the existing building and do not compromise any open space.

d) Relevant History

LBH/616/2	ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE 3 NEW CLASSROOMS	GRANT 24/09/1968
P/1784/05/CLA	SINGLE STOREY EXTENSION TO HALL, PROVISION OF NEW DOORS TO CLASSROOM BUILDING	GRANT 09/09/2005

expected to be minimal. The nearest properties to the proposed two storey extension is 11 & 12 Badminton Close which are located approximately 38m away.

3) S17 Crime & Disorder Act

Harrow Council has a statutory responsibility under S17 of the Crime & Disorder Act 1998 to reduce crime and disorder in partnerships with the police and other agencies. One way of meeting this responsibility is through the planning process. The developer has outlined what measures will be taken in a separate letter (dated 12/03/07), taken advice from the police and has made reference to Secure by Design standards.

4) Consultation Responses:

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

- Open space preferred to extension

Preference has been given to improving accommodation, which enables a more intensive use to the school site.

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.

Delegation of Decision

Planning permission may be granted under powers delegated to the Chief Planning Officer as the application falls within Category 1 and is not excluded by provisos 1-9 of the schedule of delegation agreed 7 September 2004

**JOHN LYON SCHOOL, MIDDLE ROAD
HARROW HA2 0HN**

**Item: 1/03 A
P/3420/06/CFU/DC3**

Ward HARROW ON THE HILL

THREE STOREY SIDE/REAR EXTENSION TO PROVIDE ADDITIONAL
CLASSROOMS; ALTERATIONS

Applicant: The John Lyon School
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 02-FEB-2007

RECOMMENDATION

Plan Nos: 1336/1/A, 1336/2/A, 1336/3/A, 1336/4/D, 1336/5/D, 1336/6/B, 1336/7/A,
Design and Access Statement 29/11/2006, Design & Access Statement
Supplementary Planning Statement 12/2/07.

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- i) A variation of the Section 106 Agreement dated 23rd June 1995 (the Principal Agreement) to allow the development subject of this report outside the building envelope shown in red on drawing number 977/31/B referred to in the Principal Agreement.

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

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

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

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

4 The development hereby permitted shall not increase the number of pupils in

excess of 525.

REASON: For avoidance of doubt and to ensure the school adheres to the existing Section 106 Agreement dated 23rd June 1995 permitting the number of pupils.

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

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

SC1 Provision of Community Services

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

EP31 Areas of Special Character

EP43 Green Belt and Metropolitan Open Land Fringes

Supplementary Planning Guidance: Designing New Development (March 2003)

Supplementary Planning Document: Access For All (April 2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

on 0541 545500.

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

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant.

However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

Statutory Return Type:	Minor Development, all other
Conservation Area:	Roxeth Hill
Site Area:	ha gross, ha net
Area of Special Character	Harrow On The Hill
Car Parking:	No additional car parking is proposed
Council Interest:	None

b) Site Description

- Adjacent to 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

- Three storey side/rear extension to existing science block;
- Creation of 3 new classrooms;
- Internal alterations to include the installation of a lift, new & widened doorways, removal of internal walls, the removal of flue extract and blocking off redundant corridors.

d) Relevant History

LBH/32000	SINGLE/TWO STOREY SCHOOL BUILDING	GRANTED 08-AUG-1990
WEST/44731/92/FUL	THREE 10M HIGH FLOODLIGHTS TO GAMES COURT	REFUSED 24-JUN-1992

Reasons for refusal:

WEST/754/93/FUL	PART 2, PART 3-STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL LABORATORIES	GRANTED 26-APR-1994
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WEST/696/94/CAC	CONSERVATION AREA CONSENT: DEMOLITION OF BOWLING SHEDS, WORKSHOP AND TEMPORARY CLASSROOMS	GRANTED 16-JAN-1995
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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-1995
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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 SCHOOL AND ASSOCIATED USE AND LOCAL RESIDENTS.	REFUSED 23-MAY-1997
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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.

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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-2002
WEST/560/02/FUL	INSERTION OF 2 WINDOWS IN FLANK ELEVATION OF TOP STOREY OF SCIENCE BLOCK	GRANTED 05-AUG-2002
P/782/04/DFU	ART BUILDING: ENLARGED & ADDITIONAL WINDOWS TO NORTH & WEST ELEVATION, AWNINGS, CANOPY AT WEST	GRANTED 20-MAY-2004
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 DINNING 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

- Despite an extension to the science block in 1995 the department is sprawling over a number of floors and across a staircase corridor;
- There is no separate identity and some laboratories have no direct access to a preparation room;
- Existing preparation rooms are inconsistent in their sizing and location;
- The science laboratories have received some refurbishment over recent years, but others require considerable investment;
- If the facilities or departments can be eased to the extremities of the site, the central area can become the communal activity zones or shared classroom or resource areas;
- The new extension would concentrate science on one side of the staircase corridor and stack services;
- New rooms would be freed up for teaching areas;
- Extension would be virtually invisible when viewed from Middle Road & will have little impact on the Conservation Area;

- The architectural character of the existing building is easily mimicked to provide a seamless extension of the built form;
- The layouts of the classrooms are yet to be determined, but they will be designed to conform to BS 8300 to ensure that there will be work benches that are adjustable in height and flexible for a variety of users.

f) Consultations:

- English Heritage: No objection
- CAAC: No objection

Advertisement: Character of Conservation Area Expiry: 8-FEB-2007

Notifications:

Sent: 5 Replies: 0 Expiry: 8-FEB-2007

Summary of Response:

None

APPRAISAL

1) Standard of Design and Layout

The proposed extension is considered to complement the existing character of the building and surrounding area.

The proposed extension is not considered to have an adverse effect on the Roxeth Hill Conservation Area. The height, width and depth of the proposed extension will ensure subservience to the existing building. In this way it will comply with policy D15 of the HUDP 2004.

Design and materials are to match the existing building and it will be setback from the street to the side of the existing building. In this way the proposal would be unobtrusive and respect the character and appearance of the conservation area.

The extension is not considered to have a detrimental effect on the adjacent Metropolitan Open Land (MOL) as there would be no noticeable change in the visual impact on the open character of the MOL than the existing building.

Internal alterations are not considered to adversely affect the building.

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 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 science block is outlined in red. The proposed development therefore is just outside of the developable area as per the s.106 Agreement dated 23 June 1995.

The footprint of the proposed extension is approximately 75m² and will be an extension to a building with a footprint of 300m².

3) Access for All

The proposed extension complies with Access for All SPD April 2006.

4) S17 Crime & Disorder Act

It is considered that the proposed extension would not have an adverse impact on the security of the existing building or site.

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 comments received in response to notification and consultation as set out above this application is recommended for grant.

**JOHN LYON SCHOOL, MIDDLE ROAD
HARROW, HA2 0HN**

**Item: 1/03 B
SECTION 106 AGREEMENT**

Ward HARROW ON THE HILL

VARIATIONS OF THE SECTION 106 AGREEMENT DATED 23rd JUNE 1995 (THE PRINCIPAL AGREEMENT) TO ALLOW DEVELOPMENT OUTSIDE THE BUILDING ENVELOPE SHOWN IN RED ON DRAWING NUMBER 977/31/B REFERRED TO IN THE PRINCIPAL AGREEMENT

Applicant: The John Lyon School
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: N/A

RECOMMENDATION

Plan Nos: 977/31/B, 1336/100, 1336/101

FOR DECISION

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Is varying the development envelope appropriate to enable further provision for the school?

INFORMATION

a) Summary

Statutory Return Type:	Other
Conservation Area:	Roxeth Hill
Archaeological Priority Area	Yes
Metropolitan Open Land	Yes
Grade II Listed Building	Yes
Council Interest:	None

b) Site Description

- Public School for Boys with school role of 525;
- Main campus of the school located on north-western side of Middle Road within the Roxeth Hill Conservation Area and Area of Special Character.
- To the North lies the Harrow School cricket ground which is designated Metropolitan Open Land;
- School buildings also located at Oldfield House and across Middle Road are the Music School and Red House (Grade II Listed Building).

c) Proposal Details

- Variation of the Section 106 Agreement dated 23rd June 1995 (the Principal Agreement) to allow development outside the building envelope shown in red on drawing number 977/31/B referred to in the Principal Agreement.

Item 1/03 B: SECTION 106 AGREEMENT continued....

d) Relevant History

LBH/32000	SINGLE/TWO STOREY SCHOOL BUILDING	GRANTED 08-AUG-1990
WEST/44731/92/FUL	THREE 10M HIGH FLOODLIGHTS TO GAMES COURT	REFUSED 24-JUN-1992
WEST/754/93/FUL	PART 2, PART 3-STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL LABORATORIES	GRANTED 26-APR-1994
WEST/696/94/CAC	CONSERVATION AREA CONSENT: DEMOLITION OF BOWLING SHEDS, WORKSHOP AND TEMPORARY CLASSROOMS	GRANTED 16-JAN-1995
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-1995 (Subject to S.106 Agreement)
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 SCHOOL AND ASSOCIATED USE AND LOCAL RESIDENTS.	REFUSED 23-MAY-1997

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 (TO BE REMOVED BY 30 TH JUNE 2005)	GRANTED 28-JUN-2002
WEST/560/02/FUL	INSERTION OF 2 WINDOWS IN FLANK ELEVATION OF TOP STOREY OF SCIENCE BLOCK	GRANTED 05-AUG-2002
P/782/04/DFU	ART BUILDING: ENLARGED & ADDITIONAL WINDOWS TO	GRANTED 20-MAY-2004

Item 1/03 B: SECTION 106 AGREEMENT continued....

P/0415/07/CFU	NORTH & WEST ELEVATION, AWNINGS, CANOPY AT WEST DEMOLITION OF SINGLE STOREY BUILDING AND ELEMENTS OF MUSIC SCHOOL; CONSTRUCTION OF SINGLE AND TWO STOREY EXTENSIONS TO FORM DINNING HALL.	DECISION PENDING
P/0417/07/CCA	CONSERVATION AREA CONSENT APPLICATION: DEMOLITION OF SINGLE STOREY BUILDING AND ELEMENTS OF MUSIC SCHOOL	DECISION PENDING
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

e) Applicant Statement

None

f) Consultations:

None

APPRAISAL

1) Is varying the development envelope appropriate to enable further provision for the school?

The school is located in an area with numerous site constraints triggering a large number of relevant Harrow Unitary Development Plan Policies. The proposed future development of the site will need to have particular regard for the character and appearance of the area, highway safety and neighbouring amenity.

The existing s.106 agreement restricts future development outside of building envelopes etched in red on plan number 977/31/B. The reasoning for this restriction was to minimise the effect on the surrounding Conservation Area from the extensive development to the school from the creation of sports and science facilities in the mid 1990's.

Item 1/03 B: SECTION 106 AGREEMENT continued....

The school now has four planning applications in for further development of the school and it is anticipated that at least another 2 applications shall be received in the not too distant future. The Proposed Master Plan for the school dated November 2006 (number: 1336/101) illustrates the proposed expansion plans of the school.

Science Block Extension (Item 1/03 A)

The planning application for a 3-storey extension to the existing science block reference P/3420/06/CFU is considered acceptable in principle. The proposed extension will blend in with the existing building well and respects the style materials of the current building and the sloping nature of the site, further it fully complies with Access for All requirements. This application has been recommended for approval subject to the Council's agreement on the variation of the section 106.

Creation of New Dining Hall & Kitchen (Items 3/01 & 3/02)

The planning application P/0415/07/CFU and parallel conservation area consent application P/0417/07/CCA for the demolition of the existing single storey building and elements of the music school to be replaced by a 2-storey building and single storey extension to form dining hall are not considered acceptable and have been recommended for refusal on design and security grounds. In principle however the extension of the building envelope in this location is considered acceptable provided a suitable scheme (which respects the character and setting of the adjoining listed buildings and conservation area) is put forward and the extent of the increase of built form outside of the agreed envelope identified in plan number 977/31/B is minimal.

Construction of Car Park Building & Sports Pitch (to be reported at a later committee)

The current planning application P/0202/07/CFU for a replacement sports pitch with semi-underground car park (47 spaces) and 6x8 high floodlight columns & 2 new vehicle accesses to lower road is currently being assessed. Key issues include: highway safety, building on Metropolitan Open Land, effect on the Conservation Area, neighbouring amenity, and loss of protected trees. Given that there is already a hard surfaced playing area in this part of the school and the proposed development seeks to reflect the size and footprint of the existing sports pitch, the proposed development is considered acceptable in principle.

New Music School Building With Underground Car Park (to be reported to a later committee)

The anticipated planning application for the creation of a new music school building with underground car parking for 30 cars is considered contentious. Currently there is an unauthorised two story temporary classroom block in this location, which is normally green space play area and complements the green open character of this part of the Conservation Area. The addition of a further car park providing additional spaces would need to be clearly justified yet first impressions question the necessity of such a proposal for the school. There is also initial concern with the building & car park being 5m from the boundary with residential property at 56 Crown Street. This would result in a noticeable

loss of amenity through noise disturbance and associated activity. It is considered that further development of the school in this part of the school would have a noticeable effect on the character & appearance of the Conservation Area and result in a loss of amenity for neighbouring residents. It is therefore considered that the proposed development here is unacceptable in principle and that the Council should not agree an extension to the building envelop for this aspect of the proposed master plan.

Other Development (application yet to be received)

From the proposed master plan a new conservatory is identified off the north side of the old gymnasium which away from public view from Middle Road. With good design and provided the conservatory extension is minimal in scale (which it appears to be) the proposal is considered acceptable in principle.

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: The Council agree the following building envelopes be extended through variation to the Section 106 Agreement:

- Science Block Extension – P/3420/06/CFU
- New Dining Hall & Kitchen – P/0415/07/CFU & P/0417/07/CCA
- Car park & sports pitch – P/0202/07/CFU
- New conservatory extension to north side of old gymnasium – application not yet received.
- Subject to determination of planning applications on these sites a head of term be included that the unauthorised building be removed within a specific time limit.
- That in the event a variation agreement is not executed within 3 months after the committee decision, that a further report be submitted concerning the unauthorised classroom block.

Items: 1/04

GOVERNMENT BUILDINGS,
HONEYPOT LANE, STANMORE

P/2315/06/CFU/RP1 &

Ward CANONS

REDEVELOPMENT TO PROVIDE 798 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING) 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1 (a), (b), (c) FLOORSPACE INCLUDING A BUSINESS INCUBATOR CENTRE; CREATION OF A NEW ACCESS ONTO WHITCHURCH LANE; ASSOCIATED FLOOD ALLEVIATION, LANDSCAPING, CAR PARKING AND HIGHWAY WORKS

Applicant: BERKELEY URBAN RENAISSANCE LTD & DOMINION HOUSING GROUP LTD

Agent: TURLEY ASSOCIATES

Items: 1/05

LAND ADJ. EDGWARE BROOK & WHITCHURCH LANE, HONEYPOT LANE, STANMORE

P/2245/06/COU/RP1

Ward CANONS

NEW PEDESTRIAN ACCESS ROUTE AND ASSOCIATED LANDSCAPE WORKS (AS PART OF THE COMPREHENSIVE DEVELOPMENT OF THE FORMER GOVERNMENT OFFICE AND DVLA SITE)

P/2315/06/CFU/

RECOMMENDATION

Plan Nos: PL001A, 002A, 003A, 004A, 05A, 06A, 10A, 11A, 12A, 13A, 14A, 20A, 21A, 22A, 23A, 24A, 30A, 31A, 32A, 33A, 34A, 40A, 41A, 42A, 43A, 44A, 50A, 51A, 52A, 53A, 54A, 59A, 60A, 61A, 62A, 63A, 64A, 101A, 102A, 110A, 111A, 112A, 113A, 120A, 121A, 122A, 130A, 131A, 140A, 141A, 142A, 143A, 150A, 160A, 180A

INFORM the applicant that:

The proposal is acceptable subject to:

- 1) The completion of a legal agreement within three months (or such period as the committee may determine) of the date of the Committee decision on this application relating to:
 - i. Affordable Housing The provision of 259 homes of social renting (77) Shared ownership (123) and low cost homes (59).
 - ii. Business The provision of business incubator units totalling approximately 5,200sqm together with 2600sqm of 'move on'

- space to allow firms to expand and space to accommodate 'Harrow in Business' into a 10 year lease with a discounted rent for 7 years.
- iii. Travel Plan provision of a car club and a financial contribution for monitoring and/or implementing a controlled parking zone.
 - iv. Public access to access all roads and footpaths at all times.
 - v. Community Facilities – to construct, furnish and fit out these facilities of 405 sqm.
 - vi. Local Employment Initiatives Make a contribution to Local Construction Training & Employment and encourage employment of local people including work placements for all 116 trainees over a 4 year period.
 - vii. Playing Area to be constructed to LEAP standard and contribution to off site playing area.
 - viii. Public Art To be provided to the sum of £50,000
 - ix. Flood Management Site Flood Management Scheme to be proposed and implemented, funded by developer and maintained thereafter.
 - x. Public Transport A contribution to be made to TFL for improved bus stops and access to Canons Park Station.
 - xi. Planning Administration Fee to be paid
 - xii. The works_as shown in application P/2245/06/COU shall be completed prior to the completion of the residential development .
 - xiii. The development shall be managed in accord with the applicants' 'Operational Statement'.
 - xiv. The renewable energy provisions should be installed prior to completion of the residential development and maintained thereafter.

In summary the value of the development and section 106 is estimated as follows

CPZ Contribution	£40,000
Skills Training	250,000
Play Spaces	79,000
Public Art	50,000
Flood Management	10,000
Legal fees	20,000
Planning administration fee	50,000
Edgware Brook	75,000
TFL	125,000
Healthcare	50,000
Total payments	£745,000
Low cost housing equity	612,000
Incubator/Move on space	4,200 000
Car club	100,000
Community facilities	400,000
Flood management	855,000
Highway works	300,000

Items 1/04 & 1/05: P/2315/06/CFU & P/2245/06/COU continued....

Edware Brook	100,000
Total Development Subsidiary	6,567,000
Combined Heat & power development	3,000,000
Solar Panels/Renewal Energy	2,380,000
Total Renewable contribution	5,380,000
GRAND TOTAL	£12,692,000

P/2315/06/CFU

GRANT permission for the development described in the application P/2315/06/CFU and submitted plans, subject to the following condition(s):

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

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

2 The development hereby permitted shall not be occupied until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development 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 shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

3 Prior to the occupation of any part of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the underground parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works. Once approved, the development shall be carried out in accordance with the agreed details.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

4 Development on the site shall not commence until a scheme to deal with contamination and prevent pollution of ground water and surface water, including provisions for monitoring, has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency Thames Region. The scheme shall include measures to monitor the achievement of a target environmental specification. The scheme shall then proceed in strict accordance with the measures approved and shall be fully implemented and completed before occupation of the development.

As part of the approved scheme, prior to the occupation of the development, a report shall be submitted to, and approved in writing by, the local planning authority

identifying the achievement of the environmental specification for the site, making reference to the result of analysed samples. The report shall assess the extent of any remaining site contamination and shall specify follow-up measures and post-remediation analysis.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

5 The development hereby permitted shall not proceed beyond ground level Damp Proof Course 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.

6 798 homes in this development, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

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

7 Prior to the occupation of any part of the development until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

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

(a) the frontage.

(b) the boundary.

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

REASON: In the interests of amenity and highway safety.

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

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

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

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

11 The development hereby permitted shall not proceed beyond ground level DPC 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.

12 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.

13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

14 No works or development resulting in any change in the approved levels of the site in relation to the adjoining land and highway(s) shall be carried out without the prior permission, in writing, of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents, and to ensure a satisfactory appearance, drainage and gradient of access.

15 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.

16 Before the use commences, the building(s) within 75m of the railway line shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

17 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.

18 The development hereby permitted shall not proceed beyond ground level floor DPC until a scheme for:-

- (a) The storage and disposal of refuse/waste
- (b) and vehicular access thereto

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

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

19 Industrial activities shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

20 Details of all external light columns and lights shall be submitted to and approved by the Local Planning Authority prior to installation and shall be installed and operational prior to the first occupation of any part of the development.

REASON: To protect the amenities of the locality and to ensure public safety.

21 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be

submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1	Quality of Design
SH1	Housing Provision and Housing Need
EP20	Use of Previously-Developed Land
EM14	Designated Employment Areas
EM22	Environmental Impact of new Business Development
PS 27	Proposal Site 27 of the UDP
H4	Residential density
H5	Affordable housing
D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
EP11 & 12	Floodplains and surface Water Runoff
EP 28	Conserving and enhancing Biodiversity
T6	Transport Impact of Development Proposals
T13	Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is required for dewatering from any excavation or development to a surface watercourse.

Contact the Water Consents Team on 01707 632300 for further details.

4 INFORMATIVE:

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

Tel:- 0645 200800.

5 INFORMATIVE:

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

Tel: 0645 200 800

6 INFORMATIVE:

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

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

RECOMMENDATION

P/2245/06/COU

Plan Nos: D1415.L.205

GRANT permission for the development described in the application P/2245/06/COU 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 A specification for the materials and construction of the footpath shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction.

REASON: To ensure conditions of general safety along the footpath.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and

hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

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

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
- (v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

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 There shall be no raising of existing ground levels on the site.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

7 All spoil and surplus building materials shall be removed from that part of the site lying within the area of land liable to flood as shown on maps held by the Environment Agency Thames Region.

REASON: To prevent the increased risk of flooding due to impedance of flood flows

and reduction of flood storage capacity.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1	Quality of Design
SH1	Housing Provision and Housing Need
EP20	Use of Previously-Developed Land
EM14	Designated Employment Areas
EM22	Environmental Impact of new Business Development
PS 27	Proposal Site 27 of the UDP
H4	Residential density
H5	Affordable housing
D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
EP11 & 12	Floodplains and surface Water Runoff
EP 28	Conserving and enhancing Biodiversity
T6	Transport Impact of Development Proposals
T13	Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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) Quality of Design (SD1)
- 2) Housing Provision and Housing Need (SH1)
- 3) Re-use of Previously Developed Land (EP20)
- 4) Designated Employment Areas (EM14)
- 5) Sustainable Design and Construction (EM22)
- 6) Site 27 of the UDP (PS27)
- 7) Residential Density (H4)
- 8) Affordable Housing (H5)
- 9) Standard of Design and Layout (D4)
- 10) Amenity and Playspace (D5)
- 11) Floodplain and Drainage Issues (EP11, EP12)
- 12) Biodiversity (EP28)
- 13) Impact on Local Infrastructure (T6)
- 14) Traffic Impact and Parking (T13)
- 15) Section 106 Heads of Terms
- 16) Consultation Responses

INFORMATION

a) Summary

Statutory Return Major - Housing

Type:

Site Area: 6.2ha

Habitable Rooms: 2325

Density: 128 dpha 381 hrpha

Note that this is a mixed-use development and that within the site other uses will be present. There is no agreed method of measuring the density of mixed-use schemes. The residential density has been calculated by deducting the area to be used commercially.

Car Parking: Standard: 1135 (maximum)

Justified: 740

Provided: 740 (65%)

Council Interest: None in the main site

Freehold of footpath site (common land)

b) Site Description

- This is an irregular-shaped site previously used for Government offices. 6,190 sqm of empty offices remain on site the rest of the land being vacant. The main access was from Honeypot Lane and secondary access by foot was to Whitchurch Lane emerging opposite the entrance to Canons Park station.
- The north boundary of the site abuts the end of the rear gardens of houses standing on the south side of Whitchurch Lane. Going clockwise, the east boundary is formed with a LUL sub station and then the railway embankment. To the south lies the Parr Road employment area and to the west Honeypot Lane and common land through which flows the Edgware

Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House (on the site formerly occupied by The Green Man PH).

- Part of the site lies within the Environment Agency’s designated floodplain for the Edware brook.

c) Proposal Details

- Mixed-use scheme of housing as described in the description of the development above. The various uses are outlined below followed by a description of the form of the development.
- Access is provided from Honeypot Lane, in the form of an improved junction located in the same position as the existing access. A second access is provided from Whitchurch Lane by demolition of no. 276/278 Whitchurch Lane. Internal arrangements will prevent traffic ‘rat-running’ through site.
- The housing comprises 798 homes being 56 houses and 742 flats. All the dwellings are designed to Lifetime Home Standards, have secure cycle parking and achieve a minimum EcoHomes rating of ‘Good’.
- The 56 houses provide 2 x 5 bedroom homes, 41 x 4 bedroom homes and 13 x3 bedroom homes specially designed for wheelchair users. All are for social renting.
- Of the 742 flats, 539 are for sale, 21 are for social renting and 182 for shared ownership and low cost home ownership.
- The breakdown of the size of the flats is as follows:

Size of flat	studio + 1-Bed	2-Bed	3-Bed	Total
No of affordable	77	106	20	203
No of market units	276	181	82	539
Total	353	287	102	742

The percentage division into 40% affordable (19% social rented and 21% shared ownership and low cost) and 60% market sale has been calculated using habitable rooms.

- The design has taken into account the Council’s refuse and recycling strategy to ensure recycling and ease the collection of waste. The design criteria are that no resident shall carry waste more than 30m to a designated store at which sorting will take place. The refuse collectors shall not have to move bins more than 10 m and refuse freighters shall not have to reverse more than 12m (ie 1.5 x length of the freighter).
- The proposed community building contains 959 sq m in total and the uses are to give flexibility in the use of the building including retailing and the sale of hot food on the ground floor with community rooms of 405sqm on the first floor above and then residential units above the first floor..
- The 7,927 sq m of B1 floorspace is to provide a Business Incubator Centre

and 'Move On' space for small business to start and develop in Harrow. It is provided to meet a strategic employment need as identified in UDP and Draft Economic Strategy. Approx 5,238 sq m (GFA) will provide the start up or incubation space with units of between 30 to 100 sq m being available to new firms. To ensure that successful start-ups are not faced with accommodation issues as they expand and develop, 2686 sq m (GFA) of 'Move On' space is to be provided as well.

- Other elements of the development include the provision of a footpath (subject to the second application) leading NW alongside the brook to the junction of Whitchurch Lane and Honeypot Lane, a play space within the family housing area, an energy centre housing the centralised combined heat and power plant and two electrical sub stations.
- Moving on to the form of the development, it is predominately four storey, with three storey elements linking the four storey blocks.
- The housing to the rear of Whitchurch Lane properties is three storeys and the commercial building/ car park is four storeys facing into the site with two storeys of car parking giving four levels of parking.
- There will be a clear definition between private and public open space. The houses have their own gardens, the blocks of flats have communal garden areas and to the west joining the common land through which the brook flows, two areas of additional public space are proposed. A third crescent shaped public space is shown in front of the community building. It is within this area that the public art contribution will be spent.
- The blocks are provided with balconies between 5 and 10 sq m in size and private roof terraces. The latter are only accessible from the adjoining dwelling and are typically 20 sq m in size.
- In addition to the open areas, a lake is proposed to the western side of the development with the main access bridged over it. The lake will provide capacity to store rainwater runoff and with other attenuation measures ensure that the development does not contribute to any flooding down stream. It is located with the brook's floodplain.
- The whole development is to remain in private ownership and the roads and paths will not become public highways. A clause in the S 106 is designed to ensure that whilst vehicles will be controlled by the management company the public will have an unrestricted right to cross the site on foot and by bike.

Revisions to current application

Following consideration by the Committee of duplicate applications on 10 January 2007. The following revisions have been made:

- The number of private units to be wheelchair standard has been increased from 10 to 20.
- The dwelling mix and details have changed as follows

Original	Dwellings	Revised
816	Total	798
385	Density hrph	381.5
39.8%	Affordable by Habs Rms	40.2%

Items 1/04 & 1/05: P/2315/06/CFU & P/2245/06/COU continued....

31.7%	Family Dwellings	32.5%	
	Communal Open Space	+138m ²	
125	North facing flats	115	
53%	Flats with patio or balcony	71%	53%

- The rendered area of elevations have been reduced and replaced with brickwork
- North facing elevations have had windows sizes increased and balcony design simplified so as to let more daylight into the homes, and the number of north facing units has been reduced.
- The 'nib' which jutted in to the central courtyard has been deleted and this has enabled the increase in the communal open area.
- Changes have been made to the elevations to accentuate building entrances and maximise overlooking of the streets from within the homes to be built.

d) Relevant History

P/2317/06/CFU	REDEVELOPMENT TO PROVIDE 816 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING) 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1(a),(b),(c) FLOORSPACE INCLUDING A BUSINESS INCUBATOR CENTRE; CREATION OF A NEW ACCESS ONTO WHITCHURCH LANE; ASSOCIATED FLOOD ALLEVIATION, LANDSCAPING,CAR PARKING AND HIGHWAY WORKS	At appeal
P/2246/06/COU	Land Adjoining Edgware Brook & Whitchurch Lane Honeypot Lane Stanmore NEW PEDESTRIAN ACCESS ROUTE AND ASSOCIATED LANDSCAPE WORKS (AS PART OF THE COMPREHENSIVE DEVELOPMENT OF THE FORMER GOVERNMENT OFFICE AND DVLA SITE)	At Appeal

UDP and Development Brief (approved 14 April 2005)

Extracts

Part of the site is identified in the UDP (Proposal site 27) for 'comprehensive development for B1/B2/B8 use or business/residential.

UDP notes the considerable potential to be developed for business, industrial or warehousing use, but also that 1,2ha has a residential permission and that an element of residential would be acceptable as part of a comprehensive scheme.

Links to Canons Park Station needs to be enhanced and nature conservation interests of Stanmore marsh and railway embankment protected.

Purpose of Brief

- to establish parameters for the development of the site, and a policy framework in which the scale and form of development and the mix and preferred land uses can be agreed
- to assist prospective developers in preparing proposals for the site, or for different parts of the site, within an integrated and comprehensive framework
- to promote a major development opportunity, capable of achieving a number of Council objectives and delivering a high quality and sustainable development of considerable local significance
- as a strategic employment site any scheme should make a significant employment contribution to the Borough
- to establish the potential for a range of local facilities to serve the new development and local area and contribute to sustainable community objectives

Preferred Lane Use

- option 1: mainly B1/B2/B8 use. Any B1(a) proposal should demonstrate that the number of jobs exceeds that which ordinarily be expected to be provided from wholly B2 or B8 development
- Option 2: mixed use scheme for B1 uses, residential and other supporting services and facilities. Must make substantial contribution to employment opportunities, addressing acute shortage of start-up B1(b) and B1(c) units (30m²-50m²) and move-on space (250m² - 1000m²)
- 50% of any additional residential development, above existing commitments, to be affordable. Developers seeking to pursue lower percentage will need to demonstrate impact on viability using appropriate toolkit methodologies
- 10% of all new social rented dwellings to be built to wheelchair standards with remainder as 'Lifetime Homes'

Design and Layout

- site layout concentrating employment activities to the south and new housing to the north, with landscaped buffer between the 2 uses would be acceptable in principle
- alternatively, mixed-use scheme over majority of site has potential to integrate housing and employment uses in more flexible layout. Uses should be compatible and laid out in a way that secures high quality residential and employment environments
- site layout should create satisfactory long term relationship with Parr Road employment area so as not to prejudice the adjacent B1/B2/B8 activities
- layout should encourage pedestrian movement
- site provides opportunity to create developments of distinctive character and diversity of styles. Where possible traditional patterns of development should be created. Scope for range of design and architectural solutions. Development along northern and western boundaries should broadly respect predominant built form in surrounding area
- development should take account of sustainable design and construction principles and maximise energy efficiency
- crime prevention integral to design process

Residential Mix and Density

- range of dwelling types required, balance between smaller and larger houses, and mix of houses and flats
- lower density along northern boundary favoured
- taller buildings and higher densities towards southern and eastern parts of the site
- area around main entrance should have regard to local character but can act as a gateway into the site
- development around railway embankment should maintain nature conservation value, with possible landscaped buffer
- target mix:

1 bed	7%
2 bed	48%
3 bed	23%
4 bed	17%
5+ bed	5%
- sufficient usable amenity space required, with definition between private amenity space and public space
- parking provision should take account of sites relatively good access to public transport, and encourage travel by non-car modes

Access and Movement

- vehicular access from Honeypot Lane will need to be widened and redesigned with either revised priority junction or signals.
- final option will be determined on basis of T.I.A.
- proposals should incorporate series of pedestrian routes within site and to surrounding area
- footpath link to Canons Park Station should be retained and enhanced.
- road layout should be cycle friendly

Trees and Open Space

- high quality landscaping required, especially in business use areas
- existing mature trees and landscaping should be retained wherever possible
- if southern part is developed for B2/B8 uses a substantial landscaped buffer should be provided separating employment and housing uses
- area of open space should be created over floodplain to Edgware Brook

Phasing

- area of open space should be created over floodplain to Edgware Brook
- phased development encouraged provided proposals consistent with main principles of brief, and do not compromise development of remainder of site

e) Applicant Statement

- The applicant's agent have submitted a large amount of material to support this application. All of the material below is available to members in the Planning Department. Information within these documents has been used to inform the preparation of this report.

Schedule of accommodation
Schedule of drawings
Sets of A1 size drawings
Sets of A3 reduced drawings
Environmental Statement
Planning Statement
Design and Access statement
Landscape Statement
Employment statement
Affordable housing statement
Flood Risk Assessment
Flood Management Manual
Energy and Utilities statement
Noise statement
Transport Statement

Statement of community engagement
Operational statement
Sunlight and Daylight statement
Health Statement
Education statement
Draft S 106 agreement

Additional Documents to support revisions to application

Revised schedule of accommodation

Revised schedule of drawings

A1 set of revised drawings A3 sets of revised drawings

A3 set of drawings highlighting changes to plans

EiA Further Information Report and appendices

Addendum Planning Statement

Addendum Design and Access Statement

Addendum Landscape Statement

f) Consultations:

- **English Heritage:** no response
- **Environment Agency:** Initial objections now withdrawn
- **GLA** (consultation mandatory since 500+ homes): Commented on application as originally submitted; broadly acceptable in strategic planning terms, but raises a number of detailed issues to be resolved. Comment awaited on revised applications
- **TFL / LUL:** Concern for where brook passes under Jubilee Line.
- **Countryside Agency:** Did not wish to comment
- **English Nature:** No response
- **Government Office for London:** No response
- **CABE:** Has reviewed development three times. No substantial objection; would prefer through route for traffic.
- **Harrow PCT:** PCT seek a S106 contribution for the provision of an additional GP within an existing health centre. (now offered within S106)
- **Housing Corporation:** No response
- **Stanmore Chamber of Commerce:** No response
- **Harrow Nature Conservation Forum:** No response
- **Middlesex Wildlife Trust:** No response
- **Three Valleys Water:** No response
- **Thames Water:** conditions requested re foul and storm water
- **LB of Barnet:** Holding reply, no response of substance
- **LB of Brent:** No objection

Advertisement:

- i. Departure from Development Plan
- ii. Major development

Expiry: 27-09-06

Notifications:

Sent: 1798	Replies: 394 on standard postcards 91 letters Petition with 1248 signatures	Expiry: Not later than 5 October 2006 (sent over 10 day period)
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Second Notifications:

Sent: 1774	Replies: 14	Expiry: 04-APR-2007
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Summary of Response:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding. The responses received to the second notification repeat points previously made.

APPRAISAL

1) Duplicate applications

As reported to the Committee on 10 January 2007, the two duplicate applications have been made subject of appeals against the non determination of the applications. No date has been set for the public inquiry ; it is anticipated to be in July 2007.

The committee indicted that if they had been able to decide the applications that permission would have been refused for reasons of :-

- i. Density outside of the suburban range in the London Plan and in the absence of compelling reasons, is considered excessive,
- ii. Proportion and mix of affordable housing does not comply with HUDP policy H5 and London Plan 3A.7 and 3A.8.
- iii. Unsatisfactory design, layout and appearance contrary to HUDP D4,
- iv. Housing Mix unsatisfactory
- v. Internal layout of some units unsatisfactory in respect of sunlight, daylight and outlook.
- vi. Insufficient amenity space and
- vii. Unacceptable demand for primary health care.

2) Negotiations and revisions to original applications

- i. The density has now been reduced from 385 to 381 habitable rooms per hectare. Whilst this remains outside the London Plan density matrix, the location and character of the site allows the development to adopt a form of its own without impacting on the local environment. This together with its location adjacent to good public transport suggests the density should be secondary to design and layout considerations.

ii.& iv. The number of family sized units has been increased by ten and the number of smaller units reduced by 28 giving a net reduction of 18 dwellings within the application. The full details of the housing tenure and mix are given at c) Proposal details.

The level of subsidy to the low cost homes has been increased from 20% to 40% by both the Council and the Developer to hold a 20% share of the equity. This will bring both the one and two bedroom low cost dwellings within the definition of affordable homes. There remains some debate as to whether a 40% subsidy will ensure that the 3 bedroom low cost homes will remain affordable over time. The effect of the subsidy now offered will be to reduce the market value from £295,000 to a purchase price of £177,000. This is estimated to require a household income of £50,571, on the basis of the Councils agreed formula. If the 14x3 bed units are excluded the overall percentage of affordable units is reduced to 30.7%.

iii & v. The design has been revised to create a larger courtyard to the central blocks. This in turn has been divided into three areas for play, rest and a water feature. A large number of balconies have been added to the flats increasing the number with balconies from 53% to 71% or 520 in number.

The size of the window openings have been increased and roof lights added and the number of north facing units reduced.

vi. The removal of the so called 'nib' block has enabled the redesign of the central courtyard and added 138 sq m of amenity area. Canons Park Open space via Whitchurch Lane and Stanmore Marsh open space (subject to the other application) will be within five and one minute walking time of the application site.

iv. The developer is to make a capital contribution to primary health care as requested by the PCT.

3) S 106 Heads of Terms

The heads of terms are all set out at the beginning of this report together with the estimated value of all the S 106 contributions by payments and subsidies together with the capital cost of installing renewal energy features.

4) Consultation Responses

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

- Were dealt within the report to the 10 January 07 committee.

CONCLUSION

The development was considered thoroughly at the meeting of the 10th January 07. Since the date revisions have been made as set out in the report to address the Committee's concerns. In the officers views the revisions are sufficient to ensure the development to be recommended for grant.

Items 1/04 & 1/05: P/2315/06/CFU & P/2245/06/COU continued....

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 these applications are recommended for grant.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

None

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, SD2, D4, D11, D14, D15, D20, C7, C16, EP31, EP43, I3, 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

Members visited this site on 14th April 1007.

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;
- 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

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

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.

<u>WEST387/02/FUL</u>	Two-storey temporary classroom building	GRANTED 28-JUN-02
<u>WEST/560/02/FUL</u>	Insertion of 2 windows in flank elevation of top storey of science block	GRANTED 05-AUG-02
<u>P/782/04/DFU</u>	Art building: enlarged & additional windows to north & west elevation, awnings, canopy at west	GRANTED 20-MAY-04
<u>P/0202/07/CFU</u>	Replacement sports pitch with semi underground car park (47 spaces) and 6x8m high floodlight columns & 2 new vehicular accesses to lower road.	DECISION PENDING
<u>P/0415/07/CFU</u>	Demolition of single storey building and elements of music school; construction of single and two storey extensions to form dining hall.	DECISION PENDING
<u>P/0417/07/CCA</u>	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: 15 Replies: 0 Expiry: 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.

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

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, SD2, D4, D11, D14, D15, D20, C7, C16, EP31, EP43, I3

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

Members visited the site on 14th April 2007.

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 school and associated use and local residents.	REFUSED 23-MAY-1997

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

Item 3/02: P/0417/07/CCA continued....

detrimental to the amenities of the neighbouring residential occupiers and damaging to this part of the conservation area.

<u>WEST/387/02/FUL</u>	Two-storey temporary classroom building	GRANTED 28-JUN-02
<u>WEST/560/02/FUL</u>	Insertion of 2 windows in flank elevation of top storey of science block	GRANTED 05-AUG-02
<u>P/782/04/DFU</u>	Art building: enlarged & additional windows to north & west elevation, awnings, canopy at west	GRANTED 20-MAY-04
<u>P/3420/06/CFU</u>	Three storey side/rear extension to provide additional classrooms; alterations	DECISION PENDING
<u>P/0202/07/CFU</u>	Replacement sports pitch with semi underground car park (47 spaces) and 6x8m high floodlight columns & 2 new vehicular accesses to Lower Road.	DECISION PENDING
<u>P/0415/07/CFU</u>	Demolition of single storey building and elements of music school; construction of single and two storey extensions to form dining hall.	DECISION PENDING
<u>P/0417/07/CCA</u>	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

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.

**ST GEORGE'S FIELD, PINNER VIEW
HARROW HA1 4RJ**

**Item: 3/03
P/3626/06/COU/DT1**

Ward HEADSTONE SOUTH

REDEVELOPMENT OF OPEN SPACE FOR RESIDENTIAL USE AS FIFTY HOUSES AND FLATS ALONG WITH PARKING, ACCESS AND A NEW COMMUNITY/SCOUT BUILDING (OUTLINE APPLICATION)

Applicant: St Georges Parochial Church Council
Agent: CPP Architects Ltd
Statutory Expiry Date: 19-APR-2007

RECOMMENDATION

Plan Nos: ce.h 101 ce.h 102 ce.h 103 ce.h 104

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

- 1 The proposal would be an unacceptable development of a greenfield site for which no justification has been given that would be contrary to Policy EP 20 of the Harrow Unitary Development Plan and relevant national guidance.
- 2 Insufficient and inadequate information has been provided to show that as a result of the proposed development the loss of this sports and recreational facility could be offset by the availability of a similar facility in the nearby locality, contrary to Policy EP47 of the Harrow Unitary Development Plan.
- 3 The proposed development by reason of a poor layout and a cramped relationship between buildings and spaces would result in an over development of the site that would be detrimental to the character and appearance of the area, contrary to Policy D4 of the Harrow Unitary Development Plan.
- 4 No Flood Risk Assessment has been submitted to accompany the proposal that would demonstrate how excess surface water run off could be attenuated as a result of the development that would ensure that serious structural harm to neighbouring residential properties would result, contrary to Harrow Unitary Development Policy EP12 and relevant national guidance.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, SH1, SR1, EP20, D4, D5, D9, D10, H4, H5, EP10, EP12, EP27, EP28, EP47, T6, T13

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (SD1, D4, D9)
- 2) New Residential Development - Amenity Space and Privacy (D5, D10)
- 3) Open Space (R3, EP12, EP20, EP47)
- 4) Parking and Access (T6, T13)
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

INFORMATION

The applicant has requested by letter dated 22 March 2007 that the determination be postponed until another day.

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	1.17 ha
Habitable Rooms:	165
Density:	141hrh 43 dph
Car Parking:	Standard: 60 (maximum)
	Justified: 66
	Provided: 66
Council Interest:	None

b) Site Description

- A 1.4 ha site on the west side of Pinner View that is broadly rectangular in shape. Site is bounded on three sides by pairs of two storey semi detached houses and to the north by the vacant tennis courts of Headstone lawn tennis club.
- A scout hut building is located in the north west corner of the site that has access from Churchfield Close. This would be demolished and a new community building provided in the south east corner of the site behind the church hall.
- Blocks of flats would be located at each corner of the site, with an additional block on the northern end of the site.

c) Proposal Details

- Redevelopment of open space for residential use as fifty houses and flats along with parking, access and a new community /scout building (outline application)
- Layout and access to be considered at the outline stage with scale, appearance and access reserved.
- New vehicular access on to the site off Pinner View between the church hall and the vicarage, involving the relocation of the nursery school playground to the west of the hall, the realignment of the vicarage boundary closer to the existing house and a new double garage on the south side of the house with a new boundary wall.

d) Relevant History

LBH/78/1	ERECTION OF SINGLE STOREY CRICKET PAVILION	GRANTED 24-JUN-1976
LBH/37739	OUTLINE: RESIDENTIAL DEVELOPMENT WITH ACCESS BETWEEN NO96 AND CHURCH HALL (40 DETACHED/SEMI DETACHED AND TERRACED HOUSES WITH GARAGES)	WITHDRAWN21- JUL-1989

e) Applicant Statement

- Proposal makes efficient and appropriate use of under used land for housing and community use, including provision for the local Scout group.
- Scheme would provide for future maintenance and enhancement of the Church, its activities and its valuable facilities.
- Recently, the Church of England's endowments have been directed away from parishes and St Georges Church now has to be self financing. Therefore, it now has a legal obligation to secure the best reasonably obtained price for its surplus assets. Necessary repairs to the church hall and the costs of making the building accessible will exceed £500,000. Repairs to the church will be around £150,000.
- The site is not in an area of local park deficiency
- There are over a thousand households in LB Harrow that are in temporary accommodation, of which over 900 are families with children.
- The land, previously part of 'Middle Water Field', historically a water meadow, suffers from poor drainage and is often waterlogged. Remedial works have been unsuccessful and further works would be prohibitively expensive for the PCC.
- For many years the land was used and maintained by the Church cricket club on a rent free basis, but this activity ceased in 2004. A similar arrangement existed for the tennis courts, but they gradually fell into disuse. The three remaining clay courts were eventually abandoned in 1999 when members transferred to the adjoining Headstone Tennis Club in 1999, which has better, more modern facilities and requires less maintenance.
- Site is now owned by the PCC for the benefit of the St Georges Church parishioners. It is not open to the public.
- The 1st Headstone Scout Group leases a small part of the suite. The lease expires next year. The existing scout hut would be relocated to a new building next to a new playground behind the church hall.
- Under use of the two facilities and the proximity of Headstone Manor Recreation Ground, a 23 ha site 400m to the north west of the site, Harrow Recreation Ground, an 11 ha site some 300m to the south east of the site and the Old Lyonians Sports Ground, a 100m to the south of the site, none of which existed when the application site was developed in 1923 for recreational purposes, renders the future use of the land for sports/recreational uses as unfeasible. Added to which, the waterlogging that takes place means that the land could not be used for conventional winter

- sports and the site is too small to be used as a cricket pitch.
- Along with the sites nearby that have been referred to, Headstone Tennis Club is to the north of the site and the Kodak Sports Ground and North Harrow Tennis Club is also nearby. As such, it cannot be said that the locality would suffer a loss of open land or sports/ recreational amenities as a result of the proposal.
 - A housing option would meet immediate borough wide needs and the development would also provide a new community use, enhanced recreational facilities and the resources to maintain them, under the existing stewardship of the PCC.
 - Proposal complies with HUDP Policies D4 and D5 in that the design of the scheme integrates seamlessly into the surrounding area and the open space and the community facility would have a clearly defined function and definition within the development.
 - Local traffic conditions will be unaffected by the proposal which is in line with HUDP transport/parking policies
 - Proposal complies with Secured By Design principles because the development would provide natural surveillance for the existing properties that face away from the recreation ground, which is currently unobserved.
 - New access road to the site would benefit from natural surveillance from the existing vicarage, the church hall, the proposed community building and one of the proposed blocks of flats. All of these buildings have active frontages.
 - Proposed access road off Pinner View, passing between the church hall and the vicarage would open up the existing attractive side elevation of the church hall to general view. The road would be a 'home zone' with a reduced speed limit and finished in sympathetic materials.
 - The proposed community building, located to the rear of the church hall, would, with the open space and the church, provide a community hub for the locality.
 - Proposal would meet the borough's housing need target by providing 50% of the units at an affordable level.
 - Habitat survey carried out by consultants in June 2006 found that there was no evidence of colonisation by protected species. The loss of some grassland as a result of the development would not have any harmful effect on the habitats and species that have been identified in the survey, as they are widespread and common throughout the British lowlands.
 - There may be bats in two of the buildings scheduled for demolition and reptiles in the grassland/scrub that would be redeveloped. Further survey work would be needed in these respects. Likewise biodiversity mitigation and conservation measures would also need to be prepared if planning permission was given for the scheme.
 - Community Planning Day held on 25/03/06 by the applicants at St George's Church attended by over 120 people. Some 1000 leaflets were sent to homes in the locality and the event was advertised in 'The Harrow Observer'. Purpose of the meeting was to seek local views on the future of the site and the redevelopment proposal.

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- housing in an area where there is a scarcity of such accommodation.
- Land is not a brownfield site as has been suggested by the developer when they carried out their public consultation.
- Attitude of the PCC is the reason why the site has become neglected. Cricket Club were given notice, the tennis club were misled into agreeing to the demolition of their clubhouse in return for a new facility that never materialised and St Mary's Cricket Club were unable to acquire the site, having outgrown Harrow Recreation Ground.
- Development would result in the loss of wildlife habitats.
- Development would be harmful to the quality of life in the locality and property values would fall.

In favour: Seven letters were received in support of the scheme they are summarised as follows:

- It is important that local people understand that the scheme would provide both much needed housing and the accessibility of retained open space, but would also maintain the future of the local scout group and the church community hall, upon which many local community and school groups depend.
- St George's PCC has a legal responsibility for the upkeep of the parish church building. It has no such responsibility for ancillary buildings and land. The PCC cannot maintain the church, the church hall and the field. Without the redevelopment of the field the financial burdens on the PCC will be too great.
- The PCC has been approached by developers wishing to acquire the entire field site and from narrowly focused groups. The proposal is the best alternative as it enables other schemes to be rejected in favour of a development that will give the Church influence over the future use of the land, while providing enhanced facilities for the community.
- The loss of some private, neglected and badly drained land, along with a new road passing by the side of the vicarage, is a price worth paying for the new housing, as it would guarantee the future of the 1st Headstone Scout Group, fund improved open space, a repaired and refurbished parish hall that would be built to accessible standards and the future maintenance of the Listed parish church.
- The site in its current state is a waste of a valuable community resource. It is not freely available for public use, unlike other sites nearby, such as Headstone Manor Recreation Ground.
- The proposal will provide a better standard of facilities for existing users and will make better use of a neglected site, including the provision of much needed affordable

APPRAISAL

1) Standard of Design and Layout

The layout of the proposed development is dictated by the shape of the site. The site has the characteristics of a backland form of development, i.e. it has no natural road frontage and has housing on three sides of it. It is proposed to provide a rectangle of buildings in which a number of short terraces would be interspersed with five broadly 'L'shaped apartment blocks located at the four corners of the site (two of which would be either side of the highway at the north western corner of the site, towards Churchfield Close).

In this respect, no account has been taken of the townscape of the surrounding locality, which is one of semi detached or in some cases, detached properties. The layout of these properties is rhythmic and linear; they have long rear gardens and frontages that face the highway. By contrast, the layout of the proposed development would take the form of a square of short, chunky terraces with short rear gardens or, in the case of the apartment blocks, communal gardens. The rectangular layout does not relate well to the surrounding townscape, either in form or configuration.

The proposed houses would have small front gardens or hardstanding forecourts that would provide the off street parking area for each of the units. Parking for the flats would be massed alongside the four blocks of apartments that would be located at each corner of the site.

Front gardens would effectively be lost and the streetscene would therefore be dominated by rows of cars abutting or overhanging the pavement. This would be contrary to the advice in Policy D4 on Public Realm, as the demarcation between private buildings and their entrances and the public highway, the 'visible space', would be blurred.

It is concluded that in such circumstances, the layout of the proposed development would have a visually obtrusive and incongruous effect on the appearance and character of the local townscape. This would be contrary to the advice in HUDP Policy D4. It advises that in the siting and setting of residential development account must be taken of the character and appearance of the locality in which it is to be built. Clearly, the proposal has not achieved this.

Furthermore, the green common space that is proposed at the centre of the site also relates poorly to the development in that it would have no function, focus or sense of ownership. It would in fact become dead space that would be overlooked by the properties that surround it and encircled by cars and general traffic movement. The open space would be cut off from the houses and flats by the carriageway and is an incoherent part of the proposal, in conflict with the advice in Policy D4, because it has failed to take account of the 'urban grain' of the area in terms of building form and patterns of development.

Finally the layout of the proposed development is also in conflict with the advice in Policy D4 on layout, access and movement. A maximum level of

parking is proposed on a site that only has one access and egress point, necessitating long trips for properties at the northern and western ends of the site to and from their destinations. The site also appears to provide only a relatively narrow pedestrian access adjacent to the public carriageway. As such, the proposal would be in conflict with this aspect of Policy D4, which calls for development that encourages pedestrian movement, reduces car dependency and advises that traffic dominated development should be discouraged.

2) New Residential Development - Amenity Space and Privacy

The proposal would not cause any loss of residential amenity to properties that border the site. The distances of separation between existing properties in each direction and the proposed dwellings would be too great to give rise to overlooking and loss of privacy or loss of daylight and sunlight, notwithstanding the fact that as the applicants have not asked for scale to be considered at the outline stage. The location of the parking bays at the north western end of the site adjacent to the cul de sac would be a cause for concern in terms of the effect of noise and disturbance to properties at the end of Churchfield Close, however, this could be mitigated by effective screening and boundary treatment. It is concluded therefore that no conflict would occur with HUDP Policy D5 regarding the effect of the proposal on neighbouring residents.

3) Open Space

The previous uses of the site as a cricket pitch and as tennis courts have lapsed. There have been claims and counter claims by objectors to and supporters of the proposal relating to the demand for the use of the land for sports/recreation purposes and the physical condition of the site.

Nevertheless, the burden of proof lies with the applicants and their statement to the effect that the site has been neglected a) because there is a surfeit of sports and recreational facilities nearby and b) because the poor physical state of the land and the prohibitive costs of remediation prevents it from being redeveloped for sports activities, is not adequate. In the absence of any documentation of the decline in support for sports activities and any proper assessment of the physical condition of the site for such activities, the statement that the applicants have made can only be described as conjecture. Other than by merely saying that remedial works have been undertaken to try and solve the problem of poor drainage and water logging, no evidence has been provided in the applicants statement to show that the site is unsuitable for sports use.

Sport England have raised objections in this respect and point out that the scheme has paid no regard to current advice, in particular the need to overcome the presumption against the loss of a playing field as a consequence of redevelopment with reference to at least one of the five exceptions that are set out in Circular 09/98I.

Sport England also objects because the applicants have not had sufficient regard to the advice in PPG 17 (Planning Policy Guidance). It says that open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which shows clearly that the land or

buildings are surplus to requirements.

In the same way, the applicants have disregarded the significance of HUDP Policy EP20 to the development. It advises that all new build development should be built on previously developed land, with the exception of ancillary development that is necessary to support appropriate open space, MOL and Green Belt uses. Clearly, the proposed development does not come within this category. The object of this policy is to ensure that housing development takes place on previously developed land (brownfield sites) rather than greenfield sites such as St Georges Field. The proposal is therefore in conflict with Policy EP20.

Furthermore, the proposal would be contrary to the advice in HUDP Policy EP47: in seeking to protect open space for uses other than those specified in Policy EP20, Policy EP47 advises that the only circumstances in which alternative redevelopments may be possible are if it can be shown that the site is surplus to requirements or that suitable alternative provision is made available.

Policy EP47 is therefore explicit: in this instance the applicants would have to provide an alternative venue to compensate for the loss of the site to non sporting or recreational uses such as the housing alternative they are proposing. The applicants have said as much in the statement they issued to accompany the application, but they have not provided an analysis to support their view that the site is redundant for sports purposes and that there are enough alternative venues nearby to compensate for the loss of the application site to residential development.

The applicants claim that it is significant that when the land was acquired by the PCC in 1923, it was the only site of its kind in the locality. Since then two public recreation grounds have been developed, Headstone Manor Recreation Ground, a 23 ha site that is 400m to the north west of the site and Harrow recreation Ground, an 11ha site that is 300m to the south east of the site.

Other sites nearby include the Old Lyonians Sports Ground, immediately to the south of the site that has access off Pinner View and Headstone Lawn Tennis Club that adjoins the site on its northern boundary. The Kodak Sports Ground and North Harrow Tennis Club are also nearby. The inference of this claim is that there is now an abundance of sports facilities in the area and that the loss of St George's Field to housing would not be missed.

The applicants have stated merely that the use as a cricket pitch ceased when the church cricket club dissolved in 2004, that the site would not meet the required standards for a cricket pitch and that the costs of removing the dilapidated, vandalised and asbestos lined club house would exceed £10,000. Furthermore, the previous use of part of the site as tennis courts, provided on a rent free basis by the PCC (Parish Church Council) diminished in the 1980's, when four of the seven clay courts were abandoned and ceased completely in 1999, when the remaining members transferred to the adjacent Headstone Lane Tennis Club, which had better facilities.

Nevertheless, the assessment that has been made is almost anecdotal and does not go far enough to validate the argument that the site is no longer viable, either physically or commercially. As such, the proposal fails to overcome conflict with HUDP Policy EP47.

A perhaps more serious shortcoming of the proposal is that the applicants have

not submitted a Flood Risk Alleviation Scheme as part of their proposal and this has attracted an objection from the Environment Agency. In the absence of such a scheme that would show satisfactorily that no significant excess surface water run off would occur as a result of the development, planning permission would need to be withheld, as the proposal would be contrary to the advice in HUDP Policy EP12, and national guidance (PPS25).

4) Parking and Access

The Highways Engineer has raised concerns about the adequacy of a sight line at the point of access to the site, which is directly off the bend in the road at Pinner View. There is also a traffic calming feature at this point in the road and this would have to be redesigned at the developer's expense. However, these two concerns could be addressed by a condition. The parking provision that is shown in the indicative plans would appear to meet the parking standard and would not be in conflict with the advice in Policy T13.

5) S17 Crime & Disorder Act

The proposed layout of the public car parking areas for the apartment blocks could result in lack of natural surveillance, particularly those at the north eastern corner of the site adjacent to Churchfield Close and at the rear of the apartment block on the south east corner of the site. However, this would be difficult to assess in the absence of any detailed elevational plans. Nevertheless, there is concern for public safety as a result of the siting of the parking areas in terms of the advice in 'Secured By Design' and 'Safer Places'.

6) Consultation Responses:

As addressed in the report

CONCLUSION

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

**ST JOHNS SCHOOL
POTTER STREET HILL
NORTHWOOD**

**Item: 4/01
P/0460/07/DNA/FP**

Ward APPLICATION FROM
 LONDON BOROUGH OF
 HILLINGDON

CONSULTATION FROM LONDON BOROUGH OF HILLINGDON -
VARIATION/DELETION OF CONDITIONS FOR SPORTS FIELD

Applicant: St John's School (Northwood) Ltd

Agent: Mr G R H Ralhps, Bursar

Statutory Expiry Date: 14-APR-2007

RECOMMENDATION

Plan Nos: OS site map & Applicant statement

That **NO OBJECTION** be raised

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Neighbouring Amenity

INFORMATION

a) Summary

Statutory Return Type: Consultation from adjoining Local Authority
Council Interest: None

b) Site Description

- St Johns school is located on Potter Street Hill, within the London Borough of Hillingdon. Potter Street Hill falls within the ward of Pinner, is in a conservation area and is also designated green belt.
- With the exception of the school, the road is within a relatively quiet residential area.
- In terms of physical development, there are no changes proposed.

c) Proposal Details

- In August 2004, the school was granted permission for a new all-weather hockey pitch and two rugby pitches in association with 24 conditions which included:
- Condition 20 – The Sports pitches shall only be used between the hours of 09.00am – 18.30pm Monday to Friday and 10.00 and 16.00 hours on Saturday.
- Condition 22 – The sports fields shall only be used for school related

activities, and shall not be rented out, or used, by external bodies.

- The applicant wishes to revoke condition 22 and amend condition 20 so as to allow use at all times between 08.30 and 20.00 hours on all days except Sundays and Christmas day.
- All four existing pitches are located at the most western end of the site and therefore have minimum impact on Harrow residents in Potter Street Hill.

e) Applicant Statement

- The rugby pitch (the southern most pitch that is located to the rear of Hillside road) has no such conditions placed on it and is therefore currently used at various hours in the summer months. No objections or complaints have been received relating to noise.
- The essential facilities for outdoor sport and outdoor recreation needed in conjunction with the school are fully recognised by paragraphs 3.4 and 3.5 of *PPG2 (revised) 1995 Green Belt* as essential facilities that 'preserve the openness of Green Belt' used for playing fields.
- The applicant questions the validity of the original condition (22) as;
- The Department of Education and Skills and the DCLG have repeatedly indicated that school playing fields should be made available, when not in use by the school, for use by the community for their leisure activities.
- The Hillingdon UDP (1998), *part 2, section 2, part 9; Recreation, Leisure and Community Facilities* defines that St Johns School's playground and open space should be useable by the community at large.

APPRAISAL

1) Extending the hours of use

As the four existing pitches are located at the most western end of the site, the amended conditions are expected to have minimum impact on Harrow residents in Potter Street Hill. The southern most pitch is the closest to any residential property and has no such condition put upon it (as this particular pitch predates the others). As outlined in the applicant's statement, no objections or complaints have been received relating to noise to date. When taking into consideration the location of the other three pitches in relation to the rugby pitch, extending the hours of use would have minimal impact.

Extending the use to the wider community

There is no objection to the extending the use to the wider community, so long as the use is restricted to sport and leisure.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations this application is recommended to have NO OBJECTION.

LAND TO THE SOUTH AND EAST OF
THE EASTWAY CYCLE CIRCUIT AND
EAST OF TRAFFORD CLOSE
INCORPORATING CLAYS LANE (PART),
CLAYS LANE CLOSE (PART) AND
TEMPLE MILL LANE (PART),
STRATFORD, E15

Item: 4/02
P/0379/07/CNA/RP1

Ward APPLICATION FROM
LONDON BOROUGH OF
NEWHAM

OLYMPIC VILLAGE (PART) AND LEGACY RESIDENTIAL PLANNING
APPLICATION

Applicant: Rachel Miller
Statutory Expiry Date: 4-APR-2007

RECOMMENDATION

That **NO OBJECTION** be raised

INFORMATION

a) Summary

Statutory Return Type: Consultation
Site Area: 3.73 ha
Density: 335 dwellings per hectare
Council Interest: None

b) Site Description

- Irregular-shaped site located 15 miles from the centre of the Borough at Stratford, E 15, being part of the 2012 Olympic Site.

c) Proposal Details

- Redevelopment to provide 1252 dwellings to house Olympic athletes during the games and to used as general housing stock thereafter with 50% affordable.

APPRAISAL

This development will house approximately one third of the athletes and are to built to an eco excellent standard and generate 20% of the power required by renewable sources.

The design is in keeping with the previously approved proposals for the Olympic Village and will complement the wider Olympic Park proposals.

Item 4/02: P/0379/07/CNA continued....

The site has a Public Transport Accessibility Level (PTAL) of 5. The permanent housing will have 0.7 parking space per home and 1 space per 28 m² for the retail element.

The scheme has been designed to fit within the master plan for the a whole area and given its location in relation to Harrow it is considered that no adverse impact will arise within Harrow.

CONCLUSION

For all the reasons considered above, it is recommended that no objection be made to this application.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

**12-22 HERGA ROAD, HARROW
HA3 5AS**

**Item: 5/01
P/0672/07/CDT/GL**

Ward MARLBOROUGH

INSTALLATION OF SIX POLE MOUNTED ANTENNAS ON PLANTROOM ROOF AND THREE ASSOCIATED RADIO EQUIPMENT CABINETS AT REAR ON GROUND LEVEL. (PRIOR APPROVAL FOR SITTING & APPEARANCE)

Applicant: Stappard Howes
Statutory Expiry Date: 01-MAY-2007

RECOMMENDATION

Plan Nos: 1168/612/001 Rev A; 1168/612/002 Rev C; 1168/612/003 Rev C; 1168/612/004 Rev C; four un-numbered plans with 2-G coverage plots and key; Design and Access Statement, including two un-numbered photographs (site view and cabinet location)

PRIOR APPROVAL of details of siting and appearance IS required

PRIOR APPROVAL of details of siting and appearance for the development described in the application and submitted plans is refused for the following reason(s):

1 The proposed antennae, by reason of their siting around the plantroom, would be visually intrusive, to the detriment of the visual amenity of the locality, contrary to Policies SD1, D4 & D24 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D24

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) **Summary**

Statutory Return Type: Not Categorised
Council Interest: None

b) Site Description

- Property is a three-storey commercial building on west side of Herga Road near junction with Masons Avenue;
- Premises are in B1 Business use;
- A pedestrian access at the northern flank of the premises links Herga Road with a stairway leading up to George Gange Way and The Bridge;
- Pedestrian footway off George Gange Way/The Bridge is 10m from west flank of premises and 2m below roof parapet of the application site;
- Site is bounded by residential properties (Herga Road) at southern flank, with residential premises on opposite side of Herga Road. On northern flank is mixed residential /commercial uses;
- Premises, and area to immediate north, is in a designated Business Use Area

c) Proposal Details

- Installation of three cabinets at ground level, one at front of property and two at rear
- The installation of six antennae (in three groups of two) on plantroom on roof

d) Relevant History

LBH/37516	CHANGE OF USE FROM WAREHOUSE TO CLASS B1	Granted 06-Jun-1989
EAST/777/96/FUL	ALTERATIONS TO ELEVATIONS AND REPLACEMENT WINDOWS	Granted 30-Dec-1996
EAST/290/97/FUL	SECURITY WALL TO FRONT ELEVATION AND CLOSURE OF PARKING AND STORE AREA	Granted 12-Sep-1997

e) Applicant Statement

- There is an operational need for the development
- No alternative site in the vicinity were available
- Site is required following loss of previous location due to redevelopment of TEXACO Wealdstone site
- Proposal complies with ICNIRP guidelines

f) Consultations:

Notifications:

Sent:
62

Replies:
Will be reported at
Committee

Expiry: 28-MAR-2007

Summary of Response:

To follow

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual/Residential Amenity

The application site is within a defined Business Use Area. However, in addition to commercial and business uses at the application site and in nearby properties, the application site abuts residential premises in Herga Road.

The three cabinets would be located at the rear of the building in an area that backs onto an area of wasteland. Although the cabinets at the rear would be visible from George Gange Way and The Bridge, their design and location are not considered to have a significant impact on the visual amenity of the area and that prior approval for the siting and design of the cabinets should be approved.

The proposal also includes the installation of six pole-mounted antennae attached to the existing plantroom cabin on the roof of the building. These antennae would be arranged in three groups of two, on the northeast, southeast and southwest corners of the plantroom.

These antennae would be visible on the roof of a dominant building from both Herga Road and Masons Avenue and would be intrusive when seen from that location, to the detriment of the amenity of nearby occupiers.

The A409 George Gange Way/The Bridge, where it is elevated over the railway line, passes within 10m of the west flank of the application site, with the footway off that road being some 2m below the parapet level of the application building. This footway is linked to Herga Road by a stairway and alleyway along the northern flank of the application site. The proposed antennae would be located on a platform on top of the existing plantroom, with the top of the antennae being 2.25m above the existing roof of the plantroom and 4.6m above the main roof parapet. The relative low height of the antennae compared to the level of the road increases the appearance of bulk of the antennae and they would be visually prominent when seen from George Gange Way/The Bridge. They would also present a dominant feature on the roof of the application property when seen from the footway as opposed to from ground level in Herga Road and Mason's Avenue. It is therefore considered that the antennae will have an adverse impact on the visual amenity of the area. Accordingly, it is recommended that prior approval of the siting and design of the antennae be refused.

3) Telecommunications Development

Policy D24 of the Harrow UDP notes that proposals for telecommunications development will be favourable considered provided, amongst other requirements that do not apply to this application, consideration has been given to siting equipment on an existing building or structure and the proposed installation would be sited and designed to minimise visual impact. It is the Council's opinion that the requirements of Policy D24 have not been met, and that prior approval of the siting and design of the equipment be refused.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above prior approval of details of siting and appearance is required and this application is recommended for refusal.