
GOVERNMENT BUILDINGS, HONEYPOT P/2315/06/CFU/RP1 & LANE, STANMORE

Items: 1/01

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

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

Items: 1/02

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 (122) Shared ownership (78) and low cost homes (59). 21 social rented units to be for the elderly.
 - 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 for pedestrians and cyclists 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 LAP 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	75,000
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
Edgware 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 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.

P/2245/06/COU

RECOMMENDATION

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 Type: Major - Housing

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 sq.m. 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 Edgware 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, 66 are for social renting and 137 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 overall affordable housing provision is now 40% by habitable room and 32% by unit. Of the 40% affordable 62% is now social rented units and 38% shared ownership/low cost home ownership, again by 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 than with 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%
31.7%	Family Dwellings	32.5%
	Communal Open Space	+138m ²
125	North facing flats	115
53%	Flats with patio or balcony	71%

- 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.

Consideration by the Mayor of London and revisions to Affordable Housing

This proposal is referable to the Mayor of London who has the power to direct refusal in the event of the authority being minded to approve should he so wish. The Mayor considered the proposal on the 10th April 2007 and his views are set out in the letter of 13th April attached as appendix A. His concerns were in respect of the mix of the affordable housing provision, specifically the balance between social rented and intermediate (shared ownership/low cost home ownership).

Berkeley were proposing 77 social rented units (30% by unit, 48% by habitable room) and 182 intermediate (70% by unit, 52% by habitable room). As a result of the Mayor's intervention this has been amended to 122 social rented units and 137 intermediate (47%/62% social rented, 53%/38% intermediate). Of the additional 45 social rented units 21 are intended for the elderly and 24 for general needs). The Mayor has indicated in his letter that this revised mix is acceptable to him.

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

- 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

f) **Consultations:**

- **English Heritage:** no response
- **Environment Agency:** Initial objections now withdrawn
- **GLA** (consultation mandatory since 500+ homes): Stage 1 report commented on application as originally submitted; broadly acceptable in strategic planning terms, but raises a number of detailed issues to be resolved. Stage 2 report objected only to the affordable housing mix (see Appendix A and comments above)
- **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)

Second Notifications:

Sent:
1774

Replies:
14
Petition with 13 signatures

Expiry: 04-APR-2007

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.

Following the Mayor's intervention the affordable housing mix has been revised as set out in the report and this will be reflected in the proposed S106 agreement.

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.

15) 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 Strategic Planning 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 and the Mayor of London's concerns. In the officers views the revisions are sufficient for the development to be recommended for grant.

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.