
**UNIT 4 SOUTH, CENTRAL DEPOT
FORWARD DRIVE, HARROW
HA3 8NT**

P/1289/07/DFU/FP

Ward KENTON WEST

CHANGE OF USE TO TRAINING CENTRE AND SUPPORT OFFICE
ACCOMMODATION TO INCLUDE; ENTRANCE DOORS AND WINDOWS &
MEZZANINE FLOOR AND INTERNAL PARTITIONS

Applicant: L B Harrow
Agent: The Wilson Partnership
Statutory Expiry Date: 25-JUN-07

RECOMMENDATION

Plan Nos: 364/FS/01C, 364/FS/05, 364/FS/06, 364/FS/07, 364/EX/02A,
364/EX/03A, 364/EX/04, 364/EX/05, 364/EX/01, design and access
statement.

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

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

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

2 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the local economy and the character of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

S1 The Form of Development and Pattern of Land Use

D4 Standard of Design and Layout

SD1 Quality of Design

C16 Access to Buildings and Public Spaces

EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas

EM25 Food, Drink and Late Night Uses
SC1 Provision of Community Services

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 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).

4 INFORMATIVE:

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

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

5 INFORMATIVE

The display of advertisements will require an application for consent to display advertisements if not permitted by the Advertisement Regulations.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Change of Use Class (S1, EM15, SC1)
- 2)** Standard of Design (D4, SD1)
- 3)** Access and Parking (C16)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Developments (all other)
Site Area: 0.0384 ha
Car Parking: Standard: 2
Justified: 11
Provided: 11
Council Interest: Council owned land

b) Site Description

- The site is within the Central Depot Harrow, which accommodates a mix of uses including council staff offices and mess, waste recycling facility, storage and other light industry.
- Unit 4 South is one of three units that make up Unit 4, and is located in the southern most corner of the site. Unit 4 North has already been converted into a skills centre, which trains young people in trades such as brickwork, plastering, electrics and plumbing. It is proposed Unit 4 South is to be used as an extension of the already established training centre.

c) Proposal Details

- The proposal comprises a change of use from ancillary depot storage to a training and workshop centre (D1).
- The proposal is for Unit 4 South to be used as an extension to the existing centre at Unit 4 North, by providing the next level of qualification, once the course is completed at the Unit 4 North skills centre.
- The buildings main access will be via Kenmore Avenue. There is no external extension to the building proposed.
- On completion of the project, Unit 4 North is expected to have 42 students and Unit 4 South 36 students. The skills centre currently offers one qualification and one course, which will be increased to 3 qualifications, and 4 courses.

d) Relevant History

P/2967/04/CLA Change of use: warehouse storage to training facility and alterations including: GRANTED
fire escape, canopy, disabled ramps, bin enclosure & new pedestrian access to 11-Feb-05
Kenmore Avenue

e) Applicant Statement

- The skills centre will provide a valuable learning centre for young people within the borough, who are considering entering into the practical trades and professions.
- The proximity of the commercial business within the depot is seen as an advantage to the young people who may obtain apprenticeships with local firms.
- Unit 4 South, is proposed to extend the existing skills centre with the next

level of qualification which received a commendation from the Harrow Heritage Trust Awards last year

f) Consultations:

None

Notifications:

Sent:

7

Replies:

0

Expiry:n/a

Summary of Response:

N/A

APPRAISAL

1) Change of Use Class

The depot is a 'sui generis' use. Policy EM15 states that the loss of B1, B2 or B8 in Harrow will be resisted, but since the primary use of the site is without classification, EM15 does not apply.

Unit 4 makes up a very small percentage of the depot as a whole and the impact is expected to be minimal. Changing the use from business/storage to skills centre should have no long-term negative impact on the local economy, it is expected that facilities like these will eventually enhance the local economy. Providing the local community with a skills centre of this type in this location is highly appropriate as the focus of the training is practical and concerned with light industry. The training centre is likely to generate some noise and so being located away from local residential areas and other educational centres is an advantage.

2) Standard of Design (D4, SD1)

There is no extension proposed to the existing footprint of the building and the majority of the proposed alterations relate to doors and windows. On the NW elevation (fronting the depot) there are some minor alterations that will increase natural light and enable disabled access to the site. The existing ground floor frontage consists of a galvanised roller shutter, which is to be retained, two timber framed doors, and two timber framed windows. The doors are to be replaced with two, wider (approximately 90cm) aluminium framed doors. The two windows are to be removed and replaced with two wider and longer double glazed screens. These comprise of three panels measuring approximately 60cm (width) by 200cm (height) each. At the rear of the building (SE elevation) it is proposed to replace the one existing timber framed doorway with one aluminium framed door and the addition of one three panelled window as described above. It is also proposed the signage on the front of the building be changed. The external appearance of the building will not have a negative impact on the area and is deemed appropriate for its proposed use. Internal alterations comprise of the addition of a mezzanine floor on the upper level, which will accommodate work cubicles.

3) Access and Parking (C16)

Access to the skills centre is via Kenmore Avenue, and all students are expected to arrive via public transport or be local enough to come by foot or bike. The development therefore encourages the use of public transport. There are 11 parking spaces allocated to Unit 4 in its entirety and 7 of these are dedicated spaces for the Harrow Skills Centre. As from September 2007 there is expected to be a total of 9 staff and 78 students. Given the proximity of depot to many of Harrow's bus routes, the parking provided is deemed acceptable. The development includes level access, a disabled toilet and lift and all doors and corridors comply with DDA.

4) 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 proposal itself will help reduce crime by making the area more active, people act as natural surveillance and active areas naturally suffer less crime. The proposal includes updating most of the doors and window, which should help prevent crime.

5) Consultation Responses:

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

- N/A

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.