

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**THE GRANGE, ORLEY FARM ROAD
HARROW ON THE HILL**

**Item: 2/01
P/0822/07/DFU/SB5**

Ward HARROW ON THE HILL

EXTERNAL ALTERATIONS; SINGLE STOREY AND FIRST FLOOR SIDE EXTENSIONS; STOREY REAR EXTENSION; AND REPLACEMENT DORMER WINDOW TO REAR ROOFSLOPE; ALTERATIONS TO ROOF OF GARAGE TO FORM TWO SIDE DORMER WINDOWS

Applicant: Mr & Mrs P Harrison
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 11-MAY-07

RECOMMENDATION

Plan Nos: 1430/ 100; 101; 102; 103; 104 REV F; 105 REV E; 106 REV F; 107; 108; 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 development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 1430/ 104/ REV E, 1430/ 105/ REV E and 1430/ 106/ REV E shall be installed in the northwest flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the northwest flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

EP43 Metropolitan Open Land Fringe

D4 Standard of Design and Layout

D10 Trees

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Character and Appearance of Conservation Area and Area of Special Character (SD1, SD2, D4, D14, D15, D16, SEP5, SEP6, EP31)
- 2) Residential Amenity (D5)
- 3) Trees/Landscaping (D10)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application was deferred at the Development Management Committee meeting on 6th June 2007 for a Members Site Visit. This visit was carried out on 19th June 2007.

a) Summary

Statutory Return Type: Householder Development
Conservation Area: South Hill Avenue Conservation Area
Council Interest: None

b) Site Description

- Two-storey detached dwelling situated on a corner plot on the south-western side of Orley Farm Road.
- The site has a detached double garage located near the southern site boundary.
- Main dwelling is set back from the front boundary.
- Inter-war period property with a Mock Tudor appearance and characteristic.

Item 2/01: P/0822/07/DFU continued....

- The southeast elevation fronting the highway is gable-ended, whereas the northeast elevation (facing Hill House) has a chalet style roof with a single dormer.
- The main front (northeast) facing elevation is stepped with a dominant front facing gable feature.
- To the rear the property has a two storey rearward projection with a flat roof over and a further rearward projection with a rear dormer set above.
- Swimming pool in rear garden.
- The rear site boundary backs on to open playing fields, which is designated MOL.
- Neighbouring two-storey detached dwelling Hill House is set at a slightly higher site level, this dwelling and an existing garage located at the side adjacent to the site boundary with The Grange. The facing flank windows to this dwelling are dual aspect and primary source of lighting would be from the front and rear.
- Site falls within South Hill Avenue Conservation Area, which characterised by detached dwellings with irregular building lines.
- Site within Harrow on the Hill Area of Special Character

c) Proposal Details

- Single storey side extension, along the northwest elevation, the front elevation to the extension would be set back by 5.5m behind the main front wall and would measure 1.35m in width, 2.5m in height and would have a flat roof over.
- First floor side extension would also be set back by 5.5m behind the main front facing gable, it would have the same ridge height to that of the original roof and would mimic the existing south east facing gable. The front facing elevation to this extension would abut the existing side dormer. A window is proposed serving the en-suite bathroom.
- A new low-hipped crown roof is proposed over this existing dormer window and new front facing window to the dormer cheek.
- The proposed two-storey extension would be located to the northern aspect of the rear elevation, the extension would measure 3m in depth, spanning across the rear elevation for 7.7m and the finishing adjacent to the existing stepped elevation. The proposed northwest flank elevation would be flush to that of the proposed first floor extension, two independent rear facing gable end features are proposed over the two storey extension, the ridge to these being set nominally (0.20m) lower than the main proposed (side) roof height.
- The existing rear dormer along the rear roofslope would be replaced with a smaller dormer window set 1m in from the roof edge and maintaining a distance of 0.5m from the proposed two-storey extension.
- Two small dormer windows are proposed along the northwest elevation of the garage each measuring 1.3m x 1.2m, set 1.5m from the roof edge at either side and maintaining a gap of 1.2m between each dormer.

d) Relevant History

LBH/39871	Detached double garage	GRANTED 07-FEB-1990
LBH/40486	Single-storey rear extension	GRANTED 01-MAY-1990

e) Applicant Statement

- Design and Access Statement:
 - The original building is very small inside and unsubstantial living space
 - The house is dominant on a large corner plot
 - There is no intention to further expand the building to compromise the setting and identity of the area or the street scene
 - Increase the size of the property by modest extension, detailed and portioned to compliment the style of the existing house without detriment to the neighbours or the street scene.
 - Identified that the far rear corner offers scope for an extension without detriment to the main elevations and the street scene.
 - Views between properties are not unduly affected and the amenities of neighbours not comprised.
 - No greenery is removed.
 - The gap between The Grange and Hill House is wide, therefore, the extensions does not unduly affect the character and layout of the area, or substantially infill the space between the properties.
 - The design hopes to achieve an orderly and dignified addition
 - The architecture of the house is distinctive and this must be respected
 - The design uses proportions of the existing roof to extend the property with similar features dictated by width and pitch of the roof slopes
 - All material and details match those on the existing property
 - The depth of the extension is outside the 45% line from the adjacent property
 - Existing dormers which are unsightly and out of character will be improved
 - The additional work will be undertaken in sympathy with the design of the house and Conservation Area.
 - The extension and internal alterations will enhance the potential for greater mobility within and around the house
 - Level thresholds to the rear garden area will ensure ease of transition between the inside and outside of the property for wheelchair users
 - The proposal does not compromise any safety aspect in relation to the house

f) Consultations:

CAAC: It is already a large house within a large sized plot and as such can accommodate some extension. There are, however, concerns over the single storey and first floor side extension, which would reduce the gap between buildings and may affect neighbouring amenity. A hipped roof on the southeast elevation would be better here, and would open up the space between the two properties. Otherwise, the extension appears to be set back from the façade in a subservient manner and there are also no objections as to the dormer windows.

Harrow on the Hill Trust: No comments to make on the proposed changes to the rear of the property, however they were concerns at the visual effect of the loss of the double sloping roof when the property is viewed from the Orley Farm Road itself. The extension at first storey and roof level would increase the visual mass of the property and reduce the visual gap between this property and that of next door.

Advertisement:	Character of Conservation Area	Expiry: 19-APR-07
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Notifications:

Sent:	Replies:	Expiry: 12-APR-07
18	3	

Summary of Response:

2 objections letters from same neighbouring residents – concerns about the loss of light, outlook, overshadowing, would infill the roof space which are resisted in conservation area, would result in a terracing effect, 45 degree code adversely affected; increase in bulky and prominence; not in keeping with the character of the area; reduction in privacy of the rear garden and house.

APPRAISAL

1) Design, Character and Appearance of Conservation Area and Area of Special Character

The site is located on a corner plot on the south-western side of Orley Farm Road. UDP (2004) policy D4 requires that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area.

It is considered that the proposed development is in accordance to this guidance and taking into consideration the site circumstances and the fact this property itself is unique in character with no other similar design property within the locality, the proposed development would be in keeping with the character of the original building and would give it a more sympathetic and symmetrical appearance in the streetscene than a subordinate roof design. Furthermore the proposed development would still maintain a gap to the site boundary at upper level, and given that the neighbouring dwelling is also set some 5 metres away from this boundary it is considered that the upper level space around the building would still be achieved with the proposed development and would not appear unduly bulky or obtrusive in the streetscene or that of the locality.

The proposed alterations to the existing dormers along the northwest and southwest roof plane and the insertion of two new dormer windows to the garage would be sufficiently contained within the existing roofslope and would be largely obscured from view of the streetscene, it is considered that subject to the use of appropriate matching materials, the proposed development would not appear unduly obtrusive or bulky in the streetscene or the character of the locality.

In assessing the character of the Conservation Area, the site falls within South Hill Avenue Conservation Area, which is predominantly characterised by detached dwellings that are individual in style and appearance. The site also falls within the Harrow on the Hill Area of Special Character. The dwelling is sited within a reasonably sized plot that can accommodate some extensions. Although parts of the extension would be noticeable from the northeast elevation, which faces onto Orley Farm Road, the impact of this would be limited as it would be set well back and somewhat screened by the greenery of the area. The majority of the proposed development would therefore only be visible from the cricket pitches to the south west of the site, and as such the character and appearance of the conservation area would be preserved. Taking into account of the comments raised by the CAAC, the design and layout proposed would be more in keeping with the gable end features of the original dwelling than a hipped roof design which would be more at odds with the original dwelling, it is considered that subject to the new development is constructed in suitable matching materials the proposed development would not adversely detract from the character of the original building and would be of no impact to either the character or the appearance of the conservation area. It is not considered that the proposal would cause demonstrable harm to this part of the Area of Special Character.

2) Residential Amenity

In assessing the impact upon the neighbouring dwelling house, the proposed development should be assessed against the Council's 45-degree code. Neighbouring dwelling Hill House is set some 5m away from the site boundary with The Grange, this dwelling also has windows along the flank elevation that serve habitable rooms, however, these windows are dual aspect and additional source of natural light is provided by the front and rear facing windows to these rooms and are considered to be the main source of light. Notwithstanding this detail, the proposed development would not intercept the 45-degree line drawn on plan, taken from the lower edge of the glazed area to the windows serving the ground floor and therefore it is considered that there would not be any impact in terms of overshadowing. In considering the bulk and outlook from these windows, the facing ground floor flank window to Hill House already has an outlook of the detached side garage to this site and therefore it is considered that there would not be a loss of outlook to these windows. The first floor flank windows would have direct outlook to the proposed development, however, these windows already outlook onto the northwest facing roof slope, and given the distance maintained between this dwelling and the proposed facing flank wall, and in consideration that these windows are secondary and the main source of outlook is from the front and rear, it is considered that the

proposed development would not have a material impact upon the amenity of the neighbouring occupiers in terms of outlook.

The proposed development also seek to install a flank window serving the en-suite bathroom, it is considered that given that this window serves a non-habitable room and will be conditioned to ensure that is off obscure glazing and fix shut below the height of 1.8m it is considered that the proposed window would not impact upon the privacy amenity of the neighbouring occupiers at Hill House.

With regards to the proposed dormers to the garage, the proposed development would be sufficiently sited away from the northern boundary abutting Hill House and given the site level difference, the proposed dormers would not amount to any perceived or direct overlooking of neighbouring amenity and therefore considered to be acceptable.

3) Trees

There is no Tree Preservation Order relating to this site. However, there are mature trees both on and off the site that could be affected by construction activity and storage. The Council's tree officer has raised no objection on tree grounds subject to the provision of protective fencing during construction. A suitable condition has been suggested above to ensure that the tree officer's recommendations are adhered.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

**9 WAKEHAMS HILL, PINNER
HA5 3AQ**

**Item: 2/02
P/0943/07/DFU/SB5**

Ward PINNER

SINGLE STOREY FRONT AND SIDE EXTENSION; PITCHED ROOF OVER GARAGE; SINGLE AND TWO STOREY REAR EXTENSION; ALTERATIONS TO ROOF TO RAISE RIDGE HEIGHT; FRONT ROOF LIGHTS AND REAR DORMER.

Applicant: Mr John Shokti
Agent: Octiv Architecture Design
Statutory Expiry Date: 12-JUN-2007

RECOMMENDATION

Plan Nos: Site Plan; 500/ 07/ 02, 03, 04, 05, 06, 07 & 08

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION -
HOUSEHOLDER APPLICATION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Layout (SD1, D4)
- 2) Amenity Space and Privacy (D5)
- 3) Trees (D10)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- Two storey detached dwelling located on the northern side of Wakehams Hill

- The dwelling was originally built c1965 as a housekeeper's cottage in association with number 11.
- The dwelling is visually contained within own curtilage
- Existing garage is set forward
- Original single storey rear projection
- Wakehams Hill is characterised by detached dwellings that have limited space around the building and have varying building lines and frontages

c) Proposal Details

- New low-hipped crown roof over garage
- Single storey front extension would have a depth of 2.45m abutting the west flank elevation of the existing garage, continue at the depth for 2.7m before reducing in depth to 1.6m and wrapping around the side elevation (west).
- The proposed single storey side element would have a width of 1.3m and a depth of 4.7m along the west flank elevation.
- The proposed front to side extension would have a pitched roof over.
- Small two-storey in-fill extension at the rear - measuring 1m in depth and 2.7m in width.
- The proposed flank and rear elevations would be contiguous to that of the existing elevations.
- Single storey rear extension measuring 3m in depth and spanning the full width of the original dwelling.
- A low-hipped crown roof is proposed over the rear extension, which would have a height of 3.2m falling to 2.2m at the eaves.
- The proposed rear extension would maintain a distance of 2.5m from the boundary adjoining no.7
- Alteration to roof to increase the roof ridge by 0.6m
- Rear dormer proposed measuring 4m in width and 1.7m in height
- The dormer would maintain margins of 1.95m from the roof edge facing no.9, 2m facing no.11, and 1m from the eaves (measured externally along the roof plane).
- Two roof lights are proposed to the front roof slope

d) Relevant History

P/499/03/DCE	Certificate of lawful existing use:use of dwelling in breach of condition 1 of planning permission har/22210(b)	REFUSED 11-FEB-04 Appeal Withdrawn
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Reason for Refusal

Further to previous correspondence a statutory declaration signed by Mrs. Jean ANDERSON has been provided. Mrs. Anderson was the lady who took over the housekeeping duties in lieu of Mrs. Philpott from 1982 onwards, which gives evidence of the breach of condition in excess of 10 years. A number of attempts have been made to obtain a declaration from the original housekeeper, Mrs Philpott, through her solicitor Mr. Flower, but to no avail. Advice from the Legal Services is that the evidence supplied so far by way of

Item 2/02: P/0943/07/DFU continued....

statutory declarations is insufficient to issue a Certificate of Lawful Existing Use on the basis that it does not show the use as continuous, and therefore, the recommendation is to refuse this application.

P/2915/03/DVA	Removal of condition 1 of planning permission har/22210(b) to allow separate residential occupation	GRANTED 23-JAN-2004
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e) Applicant Statement

- None

f) Consultations:

The Pinner Association: objections on the following grounds

- It is an over development of small plot
- It would be out of character with this part of Wakehams Hill and The Squirrels where there is no three storey development
- It would be too tall in relation to its immediate neighbour no.7 Wakehams Hill and overly dominant in the street scene
- The current building is very prominent when viewed from The Squirrels and is not attractive in appearance. The proposed development would make a bad situation much worse by producing a tall thin tower.
- The design of the proposed third floor is unattractive when seen from the rear and with so many windows raises question of privacy and overlooking which need careful consideration

Notifications:

Sent:	Replies:	Expiry: 21-MAY-2007
4	8	

Summary of Response:

Out of character of the surrounding properties; would dominate the area in a prominent location; loss of amenity to the neighbourhood; increase in roof height would be out of proportion and in addition to the dormer would give an appearance of a three storey house; loss of privacy; due to the size of property proposed would increase the number of people and cars.

APPRAISAL

1) Quality of Design and Layout

The applicant dwelling was originally built as a housekeeper's cottage for no.11 back in 1965, however, since the 1980's has been use as an independent dwelling from no.11. Wakehams Hill is characterised by detached dwellings that are unique in character and in built form; the dwelling houses are generally well proportioned and are positioned tightly within the width of the plot. The applicant site is different in character to the surrounding dwellings, in that it is smaller in proportion than others in the streetscene and has a lower roof ridge height than its immediate neighbour no.7. The dwelling is set back within the plot and although visible in the approach from The Squirrels, it is fairly modest in size in comparison to its neighbouring dwelling no.7.

The proposed single storey front and side extensions would be in accordance to the current supplementary planning guidance. The proposed new low-hipped crown over the garage is considered to be acceptable and would not appear unduly bulky or obtrusive in the street scene. The scheme has been amended in light of the comments received to show a lower increase in ridge height and the removal of the front dormers. It is considered that the amended scheme has overcome objections relating to the dwelling appearing like a three storey development in the streetscene and by removing the proposed front dormers the proposed revised scheme complies with the guidance set out in the Council's SPG.

The proposed single and two storey rear extensions would be obscured from view of the streetscene and in terms of its size and mass would be in accordance to the Council's SPG. The proposed rear dormer would be sufficiently contained within the proposed rear slope and would form a subordinate feature to the overall proposed development.

In terms of the overall quality of design the proposed extensions have been sympathetically designed in keeping with the portions of the surrounding area and would not, therefore subject to the use of appropriate matching materials be considered a detriment in terms of the scale, mass and character.

2) Amenity Space and Privacy

The proposed single/ two-storey rear extensions would be set away from the neighbouring site boundaries and would satisfactorily comply with the relevant SPG guidance in particular the 45-degree code. The proposed single storey front and side extensions would be set behind the main front wall of the neighbouring dwelling no.7, and would not extend beyond the innermost rear wall of this dwelling. The facing flank window serving the garage is not protected for the purposes of Council's guidelines and accordingly in terms of outlook from would not warrant refusal. In terms of orientation of the applicant dwelling and the neighbouring dwellings, the proposed development would satisfactory prevent undue overshadowing or loss of light.

The proposed rear dormer would give rise to some overlooking of neighbouring gardens however this would be at an oblique angle, and would not give enough weight to refuse this application on such basis. The proposal to raise the roof ridge by 0.6m would not materially impact upon the neighbouring amenities and therefore considered acceptable.

Based on these factors it is considered that the proposed development would not appear visually overbearing or obtrusive to the detriment of the neighbouring amenity and would not amount to any unreasonable overlooking.

3) Trees

A group Tree Preservation Order (No. 8) protects selected trees in this locality, including a mature tree located within rear garden of the application site. However this tree is positioned to the rearmost part of the garden and would not be effected by the proposal development, and therefore considered

acceptable. This if further supported by the Councils Tree Officer.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

**129 WAVERLEY ROAD, HARROW
HA2 9RQ**

**Item: 2/03
P/1078/07/DFU/SB5**

Ward RAYNERS LANE

EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS

Applicant: Dejo Abolade
Agent: Clive Powell
Statutory Expiry Date: 17-JUL-07

RECOMMENDATION

Plan Nos: DEJ1001; 1002/ Rev A; 1003; 1004; 1005; 1006; 1007/ Rev B; 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 Notwithstanding the details shown on drawing no. DEJ1007/B the development hereby approved shall not be occupied until there has been submitted to, and approved in writing by the Local Planning Authority, a scheme of hard and soft landscape works for the forecourt of the site, including disabled persons and pedestrian access to the building. A soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the locality and to ensure satisfactory amenities for future occupiers of the development.

3 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.

4 The development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the rear garden. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

5 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments
- D9 Streetside Greenness and Forecourt Greenery
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- EP25 Noise
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

1. work on an existing wall shared with another property;

Item 2/03: P/1078/07/DFU continued....

2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Housing Provision and Housing Need & Conversions of Houses to Flats (SH1, SH2, H9)
- 2) Accessible Homes (H18)
- 3) Parking Standards (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two storey end of terrace dwelling located on the north west side of Waverley Road

Item 2/03: P/1078/07/DFU continued....

- The dwelling has an existing single storey rear extension and front porch
- Rear boundary back onto rear service road accessible from Yeading Avenue.
- Existing forecourt is predominately hard surfaced.
- A gap of 1m separates the dwelling house and the flank site boundary adjoining no.131.
- Both neighbouring houses are single family dwellings

c) Proposal Details

- Conversion of dwelling house to provide two one-bed self-contained flats.
- Rear garden sub-divided to provide rear amenity space to both flats
- Access to the garden for the first floor flat via the side passage way.
- Ground floor flat will have a widened corridor and openings to allow wheelchair access.
- Kitchen and bathroom shown to meet the minimum 1.5m turnaround.
- Level access leading from the front garden into the property.
- Forecourt area would be landscaped
- Provision of off street parking shown at front, and two further spaces at the rear accessed via Yeading Avenue

d) Relevant History

- None

e) Applicant Statement

- The existing property is in a state of disrepair with louvered and single glazed windows not meeting the current energy efficient recommendations and the kitchen and bathroom both requiring upgrade.
- The electrical wiring is also outdated and non-compliant with current regulations.
- The property currently stands empty
- The options explored for the site took into consideration the local transport link to Rayners Lane Station (15 minutes walk), density, shopping and recreational facilities
- Two discrete flats are proposed with external communal front gardens and separated rear gardens
- The proposal has been designed in such a way to minimise visual impact on the front elevation of the property.
- One external door is maintained and the internal hallway lobby has been altered to provide access to each flat via separate door
- Particular attention has been paid to room sizes circulation and the ideal home standards recommendations

f) Consultations:

Highway engineer: There is no objection but I note that the plan refers to an existing full width cross over, which does not exist in fact. There will be a need for a new crossing to be built by the Council at the expense of the developer. I consider that it would be appropriate to apply condition to prevent

indiscriminate crossing of the footway

Access Officer: Flat A should comply with a minimum of Lifetime Homes standards. The scheme should be revised in accordance with the guidance given in the council's "Accessible Homes" SPD, and compliance with all 16 Lifetime Homes standards (as relevant) should be shown on plan. In addition, specific amendment will be necessary to reconfigure the internal layout, as:

Some internal passageways and door size/ configuration appear inadequate to allow unhindered wheelchair manoeuvrability. All internal doors and passageways should be designed in accordance with the chart on page 26 in the 'Accessible Homes' SPD.

The Design and Access Statement should be revised to demonstrate Lifetime Home compliance.

Notifications:

Sent:
11

Replies:
6 (1 No Objection)

Expiry: 16-MAY-07

Summary of Response:

Bulk; loss of light; break harmony in street as there are no flats in the area; increase density of population; increased traffic in area; many dwellings have already hard surfaced their front gardens therefore limited parking available on street; property no large enough to accommodate flats; water pressure problems; number of bins at the front will be an eyesore; conversion of flats would adversely impact on existing amenities.

APPRAISAL

1) Housing Provision and Housing Need & Conversions of Houses to Flats

Policy H9 of the Council's Unitary Development Plan (UDP)(2004) permits the conversion of dwelling houses or other buildings into flats in order to maintain a variety of unit types.

The proposed units are considered to be adequate in terms of size, circulation and layout. It is considered that the vertical stacking of the rooms is acceptable. The applicant has sought to design the layout of the flats to ensure a vertical stacking that would mitigate any potential noise disturbance between the dwellings. Sound installation between floors is a Buildings Regulations requirement.

The proposed development would provide amenity space for both dwellings by sub-dividing the existing rear garden, and whereby the first floor flat would have access to the garden via the side passage way. The bin storage for both proposed dwellings would be located at the rear and would therefore be obscured from view of the streetscene. Based on these factors the proposed amenity space and bin storage is considered acceptable. In addition the proposal seeks to improve the existing hard-surfaced forecourt by introducing softer landscaping consisting of planting beds along the front boundary and

side. This is in accordance with the reasoned justification paragraph 6.54 following Policy D9, which recognises the contribution which front gardens can make to the character of the area and the streetscene, and therefore the proposed is considered to be acceptable.

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance. However given the ambient noise levels in this established residential location and the level of disturbance associated with one additional unit, it is not considered that this proposal would be detrimental to the amenity of neighbouring occupiers or the character of the locality in this case.

2) Accessible Homes

The Councils recently adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Part M of the Building Regulations, Lifetime Home Standards and Wheelchair Standard Homes. This guidance follows on from the reasoned justification of policy H18 of Harrow's UDP. The SPD goes further to exemplify what is required to meet Lifetime Homes Standards, which is commonly applied to residential conversions, the emphasis being on the feasibility of adapting homes through good design and adequate spacing. The guidance acknowledges that Lifetime Homes may not be achievable in all residential conversions, but each case should be assessed against ease of access at ground floor level at the very minimum.

The original plans submitted and subsequently superseded, proposed a two-bedroom ground floor flat. Although the scheme worked in terms of layout, it did however failed to meet lifetime homes standards and following on from the advice of the Council's Access Officer a revised scheme was sought omitting this extra bedroom and creating more living space within the flat, which was considered more acceptable and practical in terms of lifetime home standards. The revised scheme now shows to meet most of the criteria set out for lifetime homes, including provision of sufficient turning circles to the bathroom and kitchen, and provision of off street parking that is capable of enlargement to 3.3m. The proposed development also provides ramped access to the front and rear of the property.

3) Parking Standards

The proposal seeks to provide two off street parking spaces at the rear that can be accessed via the service road and a further disabled parking bay at the front. Although Waverley Road is not a resident permit controlled zone, by providing off street parking the proposed development would not adversely impact upon the local traffic and parking. The proposed parking arrangement is also shown to comply with the parking standard specified in Schedule 5 of the Harrow UDP. The Highway Engineer raises no objections to the proposed parking layout, however a condition is suggested to enclose the front garden with a dwarf wall to prevent indiscriminate crossing of the footway.

4) S17 Crime & Disorder Act

The proposed development relates to a conversion of an existing dwelling into two self-contained flats and is not considered to have a material impact upon community protection.

5) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

**75 HINDES RD, HARROW
HA1 1SQ**

**Item: 2/04
P/0738/07/DFU/JW**

Ward GREENHILL

CONVERSION OF FIRST FLOOR FLAT INTO TWO FLATS (RESIDENT PERMIT RESTRICTED).

Applicant: NVSM
Agent: David R Yeaman & Associates
Statutory Expiry Date: 03-JUL-2007

RECOMMENDATION

Plan Nos: Site Plan; 023; 024; 025

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

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

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

2 Before the flats hereby permitted are occupied details of the proposed bin store are to be submitted to, and approved in writing by the local planning authority. The bin store shall be retained in that form thereafter.

REASON: To safeguard residential amenity.

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

T6 The Transport Impact of Development Proposals

H9 Conversions of Houses and Other Buildings to Flats

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 relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Character of the Area (SD1, D4 & D5)
- 3) Conversion Policy (H9, D8, D9, T6 T13, SH1)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

Reported to Development Management Committee by request of Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two-storey semi detached property located on the north of Hindes Road
- The property has been converted into four self contained flats (P1488/03/DFU)
- First floor flat consists of a self-contained three bedroom flat.
- No off Street parking
- CPZ in operation

c) Proposal Details

- Conversion of first floor flat into two self contained studio flats
- Alterations to layout of rear garden including a timber enclosure for 15 refuse bins.

d) Relevant History

P/1488/03/DFU	Alterations to roof to form end gable and rear dormers, conversion of dwellinghouse to 4 self-contained flats (resident permit restricted)	GRANTED 16-SEP-2003
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e) Applicant Statement

- None

f) Consultations:

Highways engineer: No objections provided the development is defined as "Resident Permit Restricted". The standard informative INFORM33_M should be applied and the parking enforcement section informed on the issue of the planning permission.

Notifications:

Sent:
4

Replies:
0

Expiry: 11-APR-07

Summary of Response:

N/A

APPRAISAL

1) Residential Amenity

With regards of the conversion of the first floor flat into two self contained studio flats, it is not considered that the resultant increase in activity would give rise to any considerably greater intensity of use that that which occurs from the current three bedroom first floor flat with full occupancy, with the result that no considerable detriment to residential amenity will occur from the proposed conversion.

2) Character of the Area

No changes are proposed to the exterior façade of the existing building. The proposed altered layout of the rear garden including provision for refuse storage is acceptable, and considered an improvement over the current layout which accommodates only three refuse bin stores for the four flats on site.

3) Conversion Policy

The suitability of the new units created in terms of sizes, circulation and layout

Supporting paragraph 6.51 of policy H9 specifically states that the standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. The document 'The Housing Act 1985: Houses in multiple occupation – minimum standards for amenities and facilities, including space and standards (HMO)', has been adopted by Harrow Council for use by Environmental Health Officers when assessing the adequacy of converted accommodation. The two studio flats, each with internal habitable floor areas in excess of 19.5m², are judged to be sufficient in space when using the HMO as guidance.

The level of usable amenity space available

The two proposed units would share a communal amenity area with 3 of the units (The ground floor rear unit would have its own separate amenity space). It is considered that the proposed level of provision would be sufficient to meet the reasonable needs of future occupiers of the proposed flats, and that the

increased intensity of use of the garden would not result in undue noise and disturbance to neighboring properties.

Traffic and Highway safety

The proposal would result in the gross loss of one bedroom for the site. Although the submitted plans show no off-street parking provision, it is recognized that the site is within walking distance of Harrow town center and is in a controlled parking zone. It is therefore considered that subject to the development being designated as Resident Permit Restricted, zero provision would be acceptable. Such an approach would accord with central government advice in PPS13 and adopted UDP policy T13 with regard to the flexible application of maximum parking standards in order to encourage traffic restraint. Highways do not object.

Refuse/recycling provision and forecourt treatment

The submitted plans show the provision of a bin-store with accommodation for 15 bins (3 per unit for the whole site) communal amenity area to the rear of the building. The distances from the rear elevation of the building and the boundary with adjoining neighbours are considered satisfactory in terms of minimizing the impact on the amenity of future occupiers of the ground floor flats and of neighbouring properties. Further, the changes proposed to the rear amenity area are considered to be an improvement over the existing layout when taking into account the recent changes to the number of refuse bins needed per unit within the Borough.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- 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.

**17 ELMSLEIGH AVENUE, HARROW
HA3 8HX**

**Item: 2/05
P/0973/07/DFU/RB3**

Ward KENTON WEST

SINGLE & TWO STOREY SIDE TO REAR EXTENSION, REAR DORMER,
CONVERSION OF DWELLINGHOUSE TO TWO FLATS

Applicant: Mr Pankaj Popat
Agent: Mr A Modhwadia
Statutory Expiry Date: 13-JUN-07

RECOMMENDATION

Plan Nos: 1856-01, 02, 03, 04, 05, 06

GRANT permission for the development described in the application and submitted plans, subject to the following conditions:

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 vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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

REASON: To safeguard the appearance of the locality.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

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

standards.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H9 Conversions of Houses and Other Buildings to Flats
- H10 Maintenance and Improvement to Existing Housing Stock
- H18 Accessible Homes

2 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>

3 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.

4 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact of Extensions on Appearance of Area and Amenity (SD1, D4, D5, SPG "Extensions: A Householders Guide)
- 2) Conversion Policy and Related Considerations (SH1, H9, D8, D9)
- 3) Parking and Traffic Implications (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Semi detached property on west side of Elmsleigh Avenue
- Adjacent property at no 19 has a single storey rear extension set in by approximately 3m from the boundary.
- Adjacent property at no 15 has a full width single storey rear extension
- Boundary to no 15 is fencing approximately 3.5m high
- Boundary to no 19 is fencing approximately 1.5m high
- Street is not in a Controlled Parking Zone
- Existing vehicle crossover to driveway

c) Proposal Details

- Single storey side extension to be situated behind existing single storey side element and adjoining the boundary with no 15
- Single storey rear extension, projecting by 3m from the original rear wall of the adjacent house at no 15, with a height of 2.9m to the flat roof.
- First floor side extension adjoining the boundary with no 15 with a set back

of 1m from the front of the house and a stepped down, pitched roof.

- First floor rear extension projecting by 2m from original rear wall of the adjacent house at no 15 and adjoining their boundary and set in by 3.2m from the boundary with no 19.
- Rear dormer set in by 0.85m from the party wall, 1.7 from the outer edge and 1.4m above the roof eaves.
- Conversion of the garage into a habitable room
- Conversion of house into two self-contained flats consisting of one x ground floor two-bedroom unit and one x three bedroom unit at first floor and roof level. Both units would have separated rear garden space accessed via separate entrances to the rear of the house. Parking for one vehicle would be provided on the forecourt.
- Provision of one parking space and refuse provision on forecourt

d) Relevant History

LBH/9365	Extend existing single garage at rear to form double garage and erection of front entrance porch.	GRANTED 03-AUG-73
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e) Applicant Statement

The Design and Access Statement contains information on:

- Proposal: description of internal and external works
- Design: location and surroundings including nearby shops and services, layout and sound insulation.
- Access: Proximity to town centres, and public transport facilities, access into the units.

f) Consultations:

The Highways Engineer: has no objections to the scheme, however suggests an informative to prevent indiscriminate crossing of the footpath.

Notifications:

Sent: 0	Replies: 8 and one petition with 165 signatures	Expiry: 23-APR-07
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Summary of Response:

The effect of the intensified use on the character of the area including increases in crime, noise and disturbance; inappropriate design that would appear bulky and out of scale with the original house and others in the area; a lack of parking and an associated increase in on street parking pressures and therefore traffic, noise and disturbance; inadequate refuse provision and associated health and hygiene problems; overshadowing of neighbouring properties; loss of privacy/overlooking; neglect of the garden areas; cutting down the cherry tree; party wall/boundary fence issues.

APPRAISAL

1) Impact of Extensions on Appearance of Area and Amenity

The proposed extensions comply with the SPG in the following ways:

The two-storey side extension would be set back by 1m at first floor level, preventing any future terracing effect.

The proposed rear dormer would be set well within the confines of the roof slope and its positioning complies with SPG D5, this element is considered to be a subordinate feature within the roof slope that incorporates an appropriate design.

The proposed two-storey rear extension meets the 45° horizontal code in relation to both adjacent properties. Additionally the site's orientation north of the neighbour at no 15 is considered to be favourable in terms of preventing a loss of light, and would also be adjacent to the neighbouring extension along the boundary. The 3m overall external depth of the single storey rear element is in accordance with the guidelines.

No flank wall windows are proposed for the extensions and therefore there is not considered to be the potential for overlooking into neighbouring properties or gardens. Overall the extensions would have a satisfactory impact on neighbouring amenity and the appearance of the area.

2) Conversion Policy and Related Considerations

The proposed entrances to Flats 1 and 2 would be through internal doors and one external door would provide the entrance into the building. This aspect of the proposal is considered to be appropriate and in keeping with the character of the surroundings.

It is considered that the dimensions and layout of the rooms would provide adequate living conditions, with sufficient light and outlook provided by windows to all principle rooms. The proposed room sizes all exceed the minimum standards outlined in the Environmental Health Guidance. Additionally there are not considered to be stacking issues, as bedrooms will be sited above bedrooms, and living/dining areas above the living/dining areas. Overall the layout is considered to be suitable and compliant with policy H9(A).

The ground floor flat is considered to comply with Lifetime Homes Standards (LHS) and overall the scheme is considered to offer an acceptable level of accessibility and conformity to LHS. In these respects the proposal is considered to comply with relevant SPD and the proviso in policy H18 that conversions should enable flats to be accessible where feasible.

The proposal provides a private garden for the occupants of both residential units. The space associated with Flat 1 would be accessed via a back door and would measure approximately 26m². The space associated with Flat 2 would be accessed via a new internal staircase and rear door and would be situated at the far end of the garden, measuring approximately 46m². This is considered

to be a sufficient level of outdoor amenity space for both residential units and therefore the proposal complies with policy H9c).

The proposed treatment of the forecourt, which limits parking provision to one space and includes soft landscaping, would have a satisfactory impact on the appearance of the area and therefore is considered to comply with policy H9 (E) and D9. However a condition has been suggested requiring further information on materials and the submission of a planting scheme to ensure this treatment is acceptable.

A bin storage area holding six bins is shown in an indoor storage area within the area occupied by the former garage. This area would be separated from the rest of the house and refuse would be brought outside on the day of collection via external, double doors. Two ventilation points would be provided on the front elevation. This aspect of the proposal is considered to be acceptable and compliant with policy D8.

3) Parking and Traffic Implications

The comments from Highways are that they do not object to the scheme, and therefore one off-street space is considered sufficient.

It is considered due to a lot of nearby houses having off street parking, that additional parking could be satisfactorily accommodated on the street.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Cutting down the cherry tree
- Party wall/boundary fence issues
- These are not material planning considerations

CONCLUSION

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

**LAND R/O 47-51 GAYTON ROAD
HARROW, HA1 2LT**

**Item: 2/06
P/1294/07/CFU/DC3**

Ward GREENHILL

CONSTRUCTION OF BLOCK OF NINE FLATS WITH BASEMENT CAR PARKING
AND GARDEN FOR HOTEL (RESIDENT PERMIT RESTRICTED)

Applicant: SLLB Architects
Agent: Daniel Smith
Statutory Expiry Date: 30-JUL-07

RECOMMENDATION

Plan Nos: Design & Access Statement (April 2007), A/100, A/101, A/102, A/200,
A/201, A/300, A/400

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 standard for all main entrance door sets to individual dwellings and communal entrance door sets throughout the development hereby permitted shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets'.

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 The standard for all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

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 Prior to the commencement 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.

5 No development shall take place 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.

6 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.

7 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

8 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.

9 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.

10 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.

11 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

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

12 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

13 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.

14 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

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

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

has been submitted to, and approved in writing by, the local planning authority. The

development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

16 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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

SH1 Housing Provision and Housing Need

H4 Residential Density

H18 Accessible Homes

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development (March 2003)

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

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

6 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.)

7 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

8 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).

9 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design & Character of Area (SD1, D4, D5, D8, D9)
- 2) Neighbouring Amenity (D5)
- 3) Accessible Homes (H18)
- 4) Parking & Access (T13)
- 5) Housing Supply & Density (SH1, H4)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	1035m ²
Density:	245 hrph, 87 dph
Car Parking:	Standard: 11
	Justified: 9
	Provided: 9
Council Interest:	None

b) Site Description

- The application site is located on the north side of Gayton Road near the junction with Northwick Park Road;
- The site previously formed part of the rear gardens of no's 47 to 51 Gayton Road and is currently used as a hard standing for parking associated with the Gayton Hotel (currently occupying no's 47 to 51 Gayton Road);
- The surrounding area is characterised by 2- storey semi-detached and detached dwellings and modest blocks of flats;

Item 2/06: P/01294/07/CFU continued....

- 2-storey detached properties adjoin the site to the south;
- A 3-storey block of flats are located to the north of the site, on the western side of Northwick Park Road.

c) Proposal Details

- Construction of block of nine flats with basement car parking and garden for hotel.

Revisions to Previous Application:

Following the previous decision (P/2813/06/CFU) the following amendments have been made:

- Reduction in number of units from 14 to 9 flats;
- Reduction in overall height & footprint;
- Change in design from blocky 3-4 storey building to 2-3 storey building with pitched roof;
- Reduction in car parking from 14-9 spaces;
- Inclusion of neighbouring Cornerways Hotel rear yard to create garden

d) Relevant History

P/1591/05/DFU	Two semi-detached bungalows, forecourt, parking and access from Northwick Park Road (resident permit restricted) – land to r/o 47-49 Gayton Road.	GRANTED 12-OCT2005
P/2813/06/CFU	Construction of part 3 part 4 storey block of 14 flats with gardens and car parking.	REFUSED 8-DEC-2006

Reasons for Refusal:

- 1 The proposed development, by reason of excessive density and site coverage by building, would result in an over-intensive use of the site, which by reason of associated disturbance and activity would amount to an overdevelopment to the detriment of neighbouring residential amenity contrary to policies EP25 and D4 of the Harrow Unitary Development Plan (2004).
- 2 The proposed development by reason of its height and siting would lead to overlooking of the rear garden space of the adjoining property at 45 Gayton Road resulting in an unreasonable loss of privacy and amenity to its occupiers contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- 1/3 of proposal site covered in concrete;
- Precedent for residential development on site established through planning permission P/1519/05/DFU;
- The existing car park to Cornerways has no existing amenity value and there is ample provision for parking to the front of the property for its residents;
- Site is located close to the Harrow Town Centre and is within walking distance to Northwick Park & Harrow of the Hill stations;
- Overall scale & footprint of proposal better relate to adjoining buildings

than previous scheme;

- Overall height reduced to address overlooking issue with rear garden area of number 45 Gayton Road;
- Windows would be regularly spaced and sized to provide appropriate thermal performance & sunlight penetration for this type of accommodation;
- The building will comply with Lifetime Homes Standards;
- The scheme (if granted) will consider the effects on the environment in both the manufacturing and construction processes;
- Grey water recycling or sustainable drainage systems will be considered and water meters will be incorporated into the proposal.

f) Consultations:

Highways: No objection

Drainage Services: Surface water to be attenuated

Metropolitan Police: No response

Advertisement: | General Notification | Expiry: 05-JUN-07

Notifications:

Sent:
61

Replies:
30

Expiry: 05-JUN-07

Summary of Response:

Traffic from access road will add to the congestion of traffic around a dangerous junction; access dangerous for pedestrians and elderly; development will allow overlooking of Hanbury Court; noise from construction will result in loss of amenity for neighbouring properties.

APPRAISAL

1) Design and Character of Area

It is considered that the proposed development represents a significant improvement on the appearance of the street scene. The existing site does not make a positive contribution to the street scene and appears more reminiscent of a semi industrial yard.

The proposed building would reflect and complement the neighbouring buildings (particularly Hanbury Court) in terms of height, scale, design, building line and appearance.

The conversion of the rear yard area at Cornerways Hotel would contribute positively to appearance of the street scene and help change the existing hard surfaced appearance of street to one which is more green and suburban in character.

The proposal is considered to comply with policies SD1, D4, D8, and D9 of the HUDP and supplementary planning guidance on designing new development.

2) Neighbouring Amenity

It is considered that the proposed development would not adversely affect neighbouring amenity.

The proposed building has been significantly scaled back in terms of number of units, height and built footprint from the previous scheme. It is considered that the proposed scheme addresses the first reason for refusal from planning application P/2813/06/CFU.

Noise is not considered to be an issue. The existing site is essentially a builders yard, storing heavy machinery and timber etc. The disturbance and associated activity from this use would be noticeably worse than a modest residential development on this site. The car parking would be contained at basement level and the conversion of the gravelled hotel guest's car park would further reduce activity on Northwick Park Road.

Proposal complies with 45° Code. No windows are proposed on flank elevations, and as such there would be no overlooking of neighbouring habitable room windows.

The second reason for refusal of planning application P/2813/06/CFU concerned overlooking of the neighbouring rear garden area at number 45 Gayton Road. The key differences however is that the height, bulk and scale have been reduced whereby any potential for overlooking has been lessened.

The distance from the rear building line with habitable rooms racing the rear garden area of number 45 Gayton Road is approximately 14m. Currently there is a large mature tree on the rear boundary partially obscuring views from these windows. It is considered with the planting of other medium - large trees on this boundary any concerns with overlooking can be mitigated. As such a condition for landscaping details has been attached to this report

The proposed development is considered to comply with policy D5 of the HUDP 2004 & supplementary guidance on designing new development.

3) Accessible Homes

The proposed development complies with the Lifetime Homes Standards and Harrow Council Accessible Homes Supplementary Planning Document April 2006.

4) Parking & Access

The proposed parking allocates one space for each of the 9 unit with one space being specifically designated for disabled use.

Cycle parking has also been provided in the proposed scheme with a cycle store providing for 8-9 bicycles.

The highways authority raises no objection provided details of adequate sight lines are submitted to and approved by the LPA. As a result a condition of this

nature has been attached to this report.

Given the locality of the site to good public transport links the provision of cycle and car parking is considered appropriate for a development of this nature and therefore complies with policy T13.

5) Housing Supply & Density

The proposal represents an additional 9 units to the boroughs housing stock. The proposed density is 245 habitable rooms per hectare (hrph) which is well above the minimum requirement of 150 hrph as required by policy H4 of the HUDP. Given the context of the surrounding area, the provision of adequate amenity space and close proximity to good public transport links it is considered that these density levels are appropriate.

Internal layout appears to be acceptable with good size rooms with appropriate stacking and ease of access.

6) S17 Crime & Disorder Act

The proposal does not include details regarding safer places or secured by design principles. However the site appears generally secure and with appropriate conditions attached to this report the development will address security issues.

7) Consultation Responses:

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

- Construction noise & disturbance is a temporary activity and not a planning consideration.

CONCLUSION

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

**224 HIGH ROAD, HARROW
HA3 7BA**

**Item: 2/07
P/1570/07/CFU/JW**

Ward WEALDSTONE

DEMOLITION OF EXISTING HOUSE AND ERECTION OF PART 2 AND PART 3 STOREY BUILDING COMPRISING OF 7 FLATS; WITH ASSOCIATED CAR PARKING, LANDSCAPING AND WIDENING OF VEHICLE ACCESS TO HIGH ROAD.

Applicant: Frution Properties Ltd
Agent: Dalton Warner Davies LLP
Statutory Expiry Date: 19-JUL-07

RECOMMENDATION

Plan Nos: F231-07/110 (Revision F); /111 (Revision C); /112 (Revision D); /113 (Revision B); /200 (Revision C); /201 (Revision C); /202 (Revision C); /203; /002 (Revision C); /114 (Revision A); 6020 PSF; 6020 EF; Design & 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 development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

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

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

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

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

Item 2/07: P/1570/07/CFU continued....

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

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

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

6 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.

REASON: To prevent the increased risk of flooding.

7 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.

8 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

9 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.

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
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments
- D9 Streetside Greenness and Forecourt Greenery
- T6 The Transport Impact of Development Proposals
- EP12 Control of Surface Water Run-Off
- T13 Parking Standards
- H18 Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Site Layout and Character of Area (SD1, SH2, D4, D5, D6, D8, EP12)
- 2) Amenity of Neighbours (D4, EP25)
- 3) Parking/ Highway Safety (T13)
- 4) Accessibility (C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Site occupied by derelict 2-storey detached dwelling on the eastern side of High Road, Wealdstone
- Dwelling centrally located within site and has been vacant for sometime
- Rear boundary adjacent to Newton Road
- Site recently cleared of overgrown vegetation, with remnant trees scattered over the site
- Access from existing crossover on High Road
- Character of area is predominantly residential with a mix of two storey dwelling units along eastern part of High Road, with retail shops and four storey apartments to the western part of High Road

c) Proposal Details

- Demolition of existing building on site
- Redevelopment to provide 7 flats containing, 1 x 3bed, 4 x 2bed, and 2 x 1bedroom units in 3-storey staggered block of flats
- Siting contains a staggered building line between adjoining terraces and apartments on High Road
- Useable amenity space proposed is 357m²
- Layout includes double vehicle entrance point to the centre of the site onto Newton Road, 8 parking spaces including 1 disabled persons parking bay at rear of site

- Proposal would result in a number of trees being removed from the site

d) Relevant History

P/2536/04/CFU	Outline Development: Detached Two Storey Building to Provide 6 Flats with Access and Parking	REFUSED 21-APR-05
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Reason for Refusal:

1. The proposed development, be reason of excessive site coverage of building and hard surfacing, lack of space around the building and the potential threat to trees would amount to an over development of the site to the detriment of the character and appearance of the area and residential amenity

P/1319/06/CFU	Demolition of existing house and erection of part 2,3 & 4 storey building comprising of 8 flats, associated parking, and widening of vehicle access	REFUSED 06-JULY-2006 APPEAL DISMISSED
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Reasons for Refusal:

1 The proposed development, by reason of excessive size, height, bulk and unsatisfactory design, would be visually obtrusive and overbearing, would not respect the scale, massing and form of the adjacent properties, and would give rise to actual and perceived overlooking and overshadowing of adjacent properties. It would therefore be detrimental to the visual and residential amenity of adjoining properties, the appearance of the street scene and the character and appearance of the locality.

2 The proposed building by reason of prominent siting and site layout, would be unduly obtrusive in the streetscene and would not provide a satisfactory relationship with adjoining buildings and spaces to the detriment of the character, landscape and townscape of the locality.

3 The proposed windows/balconies in the rear elevation would allow overlooking of the adjoining properties along Newton Road and result in an unreasonable loss of privacy to the occupiers.

4 The proposed intensification of the parking area to the rear of the site by reason of unsatisfactory siting in relation to the neighbouring residential properties and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of those properties and the character of the area.

5 The proposed development by reason of unsatisfactory design and layout would have poor physical and visual links between the flats and the rear garden thus providing an inadequate standard of amenity for future occupants thereof.

6 The proposal would represent over-development of the site, by reason of excessive density and inadequate amenity space, to the detriment of neighbouring residential amenity in the surrounding area.

7 The proposal would result in the unacceptable loss of trees of significant amenity value and vegetation, which, in the opinion of the Local Planning Authority, would be detrimental to the character and appearance of the locality.

e) Applicant Statement

- Proposed flats are in keeping with the numerous flat developments along this section of High Road.
- Proposed development embraces the opportunity for improvement and variety by creating a new area of distinctive quality without causing harm to the nature of the locality.
- The proposed design is of an appropriate scale for its location.
- No impact upon the road network is anticipated.
- Proposal has been amended to reflect the comments made by the appeal inspector in dismissing the previous 8 unit scheme and follows a pre application meeting with the LPA

f) Consultations:

Highways engineer: Condition HWY-VIS3 or similar to cover visibility requirements recommended

Waste Management: The development hereby permitted shall not be commenced until surface water attenuation/storage works has been provided in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

Landscape Architect: If recommended for grant, should be conditional upon a tree protection plan and a full landscape plan being submitted.

Metropolitan Police Crime Prevention: Entrance needs to be moved towards the highway and sealed to remove hiding places. Cycle store needs to be sealed and secure.

Notifications:

Sent:
70

Replies:
0

Expiry: 19-JUN-07

Summary of Response:

N/A

APPRAISAL

1) Site Layout and Character of Area

The application proposes the same footprint and positioning as dismissed appeal reference P/1319/06/CFU, but with the overall height reduced to three storeys, and reduction in the number of units from 8 to 7 flats. As such, and considering the close similarities between the two schemes the inspectors report and comments will be used as a reference point in the assessment of this application.

The surrounding built locality is characterised by a variety of building types. In the immediate context however, are two-storey terraced houses to the south and a two storey flat roofed block of flats to the north. Behind the site are two-storey terraced properties.

In dismissing the appeal reference P/1319/06/CFU, the inspector opined that a four-storey building would be over-dominant and obtrusive in this particular

setting, and that the scale of the building would be excessive in relation to its neighbours and would have a harmful effect upon the streetscene.

The application received has been amended from the appealed scheme to be three storeys in height. The finished height of the building would be no higher than the adjacent terrace of two storey houses to the south. Whilst the overall bulk of the proposal would be greater than that of the ridged roofed properties to the south and two storey block to the north, it is not considered to be such that would be over dominant or intrusive in the streetscene. Considering the reduced height of this proposal, and taking the above into account along with the comments of the inspector, the scheme would cause no material harm to the character or appearance of the area.

The size and layout of the flats are considered to be acceptable, with the block ensuring satisfactory stacking of room uses throughout the building. Each room will have a source of natural light.

In appeal reference P/1319/06/CFU, it was given that the proposed layout and design would provide an adequate garden area for the occupants of the proposed flats as accorded with the development plan. Given the above, and the reduction in the number of units in this scheme from 8 to 7, the garden layout and access to amenity space is considered acceptable.

On balance, the proposal would be acceptable in terms of its general design, layout and its impact upon the character of the locality, subject to the use of the appropriate materials and landscaping details.

2) Amenity of Neighbours

With regards to the impact of the structure in appeal reference P/1319/06/CFU, the four-storey structure was not considered to cause any detriment to residential amenity for the properties to the south.

The inspector considered however, that having a relatively tall and featureless wall facing the windows of the block of flats to the north would have a harmful impact upon the residential amenities of these occupiers. The application scheme has reduced the height of this wall by 1 storey in height, with a second floor wall set back from the ground and first floor wall, thus breaking up its bulk. Considering this, and the second floor setback of over 14m from the adjacent flats to the north, the proposal would cause no material harm to residential amenity to the north.

With regards to the two storey buildings behind the site across Newton Road, the inspector concluded that the height of the proposed four-storey building would be unacceptable to the amenities of the neighbouring homes to the north on Newton Road. The structure was opined to be over dominant and enclosing, and that a building of the height proposed would need a greater separation distance between the nearby two-storey buildings. The proposed second floor terrace to the rear was objected to, as likely to result in actual or perceived overlooking. The application scheme, by reducing the height of the rearward element from four to a three storeys significantly reduces the visual impact the

structure would have upon the residential amenities of the nearby properties to the north and east on Newton Road. The second floor element would be set back from the first floor rear wall by 3m, with a separation of over 27m from the two storey houses to the east across Newton Road. The reduction in height of the structure combined with the alterations to the proportions of the second floor rear element result in a scheme that would have a far more satisfactory visual relationship with the neighbouring properties to the east and north than the previous scheme that was upheld at appeal (P/1319/06/CFU). It is not considered therefore that a refusal on loss of light or overshadowing could be justified.

The proposed roof terrace on the rear elevation of the second floor element would have privacy balconies to the north and south, and be set back from the rear first floor wall by 1.6m, thus negating any potentially harmful effects of overlooking that could occur for any neighbouring residents.

3) Parking/ Highway Safety

In appeal reference P/1319/06CFU, it was given that the proposed parking layout would cause no undue harm or disturbance to any neighbouring residential occupiers, or would be visually obtrusive to the detriment of the character of the area. The inspector raised no objection to the principle of the 8 units with parking having vehicular access onto the High Road. The application scheme, with one less flat proposed and a vehicular crossing and parking layout consistent with that in the aforementioned appeal, is therefore considered to be consistent with the objectives of Policy T13. Highways register no objection.

4) Accessibility

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed flats and communal areas is capable, with minor modifications, to achieve compliance with the Lifetimes Homes supplementary planning document. This would address such matters as door widths, access to upper floors and bathroom layout.

5) S17 Crime & Disorder Act

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

6) 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.

**THE POWERHOUSE, 87 WEST STREET
HARROW, HA1 3EL**

**Item: 2/08
P/1065/07/DFU/SB5**

Ward HARROW ON THE HILL

SECOND FLOOR EXTENSION TO FORM ADDITIONAL OFFICE SUITE

Applicant: Sidney Newton Plc
Agent: Orchard Associates
Statutory Expiry Date: 19-JUN-07

RECOMMENDATION

Plan Nos: 417/ 10; 417/ 11/ C; 417/ 12; 417/ 13/ D; 417/ 14/ B; 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 development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

3 The roof area of the second floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SEP5 Structural Features

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

EP31 Areas of Special Character

SD1 Quality of Design

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

INFORMATION

This application is being reported to the Development Management Committee on the request of a Nominated Committee Member

a) Summary

Statutory Return Type: Minor Offices/ research & development/light industry
Area of Special Character: Harrow on the Hill
Conservation Area: Harrow on the Hill Village
Site Area: ha gross, ha net

Density:	hrph, dph
Car Parking:	Standard: 6.4
	Justified: 6.4
	Provided: 25
Council Interest:	None

b) Site Description

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

c) Proposal Details

- Proposal to construct second floor extension to the existing business/ light industrial premises (186 squared meters).
- The extension would be constructed on the existing flat roof of the two-storey element of the building.
- The development will have a footprint of 13.4m x 13.6m and a finished height of 3.6m.
- The walls would be constructed of marking brick with arched opening, stone detailing and metal frame fenestration
- The roof over itself would be flat, consisting 5 small and 1 large rooflights, which would be flat flush to the roof.
- The east, south and west elevation would have high-level arched fanlight windows.
- The north elevation would have full height glazed windows and doors leading out to the roof terrace.
- The terrace will be sectioned off and would be on the north elevation only, facing the Church Fields
- All rainwater guttering would be recessed into the flat roof design.
- Using matching materials the proposal also seeks to raise the height of the parapet wall of the existing building along the south elevation to match the west and north elevations.
- A metal hand railing is proposed along the perimeter of the parapet wall.

Revisions to Previous Application:

Following the previous decision (P/3461/06/DFU) the following amendments have been made:

- Proposal will maintain small floor space
- Re-designed to respect existing design with matching brickwork and glazing

d) Relevant History

LBH/28395	Change of use from light industrial to office and light industrial purposes	GRANTED 12-SEP-1985
LBH/29789	Additional floor for extension of existing office and light industrial use	REFUSED 24-APR-1986

Reason for Refusal:

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

LBH/30262	Additional floor extension of existing office & light industrial use (revised)	GRANTED 19-MAR-1987
WEST/44895/92/FUL	B1 use -proposed mansard roof & raising of parapet walls to provide additional floorspace to existing office and light industry	REFUSED 30-SEP-1992

Reasons for Refusal

1 Inadequate car parking facilities are proposed within the curtilage of the site, to provide the additional parking required by the proposed floorspace, and the likely increase in kerbside parking on the highway would be detrimental to the free flow of traffic, highway safety and amenity.

2 The proposal represents the unacceptable intensification of a commercial use which would be damaging to the character of the conservation area by virtue of the increase in traffic and associated activities.

P/431/06/DFU	Second floor extension to form additional office suite	WITHDRAWN 20-APR-2006
P/3461/06/DFU	Second floor extension to form additional office suite (revised)	REFUSED 30-MAR-2007

Reason for Refusal:

1 The proposal would not preserve or enhance the character or appearance of the Harrow on the Hill Village Conservation Area and Area of Special Character and would appear to be incongruous, visually obtrusive and at odds with its surroundings when viewed from the locality by reason of the design, materials and scale.

e) Applicant Statement

- Design and Access Statement
- The appearance of the existing building is solid brick load bearing industrial building
- The proposed second floor extension should be set back from the existing parapet wall to be visually subservient to the main building
- To be constructed in traditional materials to reflect the vernacular style of the original building
- Power station has historically provided employment for local residents and in more recent times the offices have been in great demand due to proximity transport services
- The owner of the Power House allows local residents to park their cars in the car park out of office hours during the week and also at weekends
- The premises are within walking distance of South Harrow Station and Harrow on the Hill Station
- There are extremely good bus routes that pass by and stop at Bessborough Road, Lowlands Road and Northolt Road, all close to the site
- Off street parking is available on-site in the dedicated car park for staff and visitors
- The proposed scheme takes into account concerns over overlooking and loss of privacy of surrounding properties, and design issues relating to the vernacular character of the existing building
- The proposals overcome the concerns raised by the Development Control Committee in respect to the conservation and enhancement of the Harrow on the Hill Conservation site

f) Consultations:

Harrow on the Hill Trust: No comments received

English Heritage: No comments received

CAAC: No objections, but some members of the Committee stated that they preferred the previous contemporary design.

Advertisement:	Character of Conservation Area	Expiry: 31-MAY-2007
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Notifications:

Sent:	Replies:	Expiry: 21-MAY-2007
34	21	

Summary of Response:

Proposed extension would be detrimental to existing character of the building; would amount to the loss of privacy to residents along Nelson Road and West Street; views from inside would amount to loss of privacy; installation of handrail implies the intention to use the roof as open-air facility; loss of views; add more pressure on traffic and parking problems within the area; pollution caused by increased traffic.

APPRAISAL

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

The existing building is unique in character but also retains mainly original Victorian features, in particular along the north elevation which is adorned with brick corbelled piers and decorative stone cornices and entablatures. The existing bricks used are terracotta in colour and makes the building appear solid and visible from the top of the hill. The proposed development differs from that previously proposed under P/3461/06/DFU, in that the new second floor extension would be more solid and would be similar in appearance and character to the existing building.

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

It is considered that the proposed development, although more bulky than the previous contemporary, lightweight structure, by reason of its set in from the parapet feature wall, by approximately 2m along the south, west and north elevations would form a subservient development against the original Victorian style building. The proposed development would also be partly hidden behind the existing parapet walls and the change in levels around the Power House. The arched fanlights openings would be high level along the west elevation that directly face residential amenity; along the south elevations no openings are proposed. Based on the above factors the proposed is not considered to appear unduly bulky or obtrusive and would therefore compliment the character and appearance of the existing building and that of the locality.

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

2) Areas of Special Character and Conservation Area

This part of Harrow on the Hill Conservation Area is quite diverse in character, properties along the eastern aspect of West Street are of an earlier period to that of the Power House, whereas many of the dwellings to the south and west of the site are approximately built around the same period as the Power House. The residential development to the east of the site was built around the late 1980's. Any development within this area should seek to preserve or enhance its character or appearance. Although the Principal Conservation Officer is more in favour of the previous scheme proposed which in his opinion was

lightweight and contemporary in appearance, he has no major objections against the revised proposal, subject to approval of materials to be used in the construction of the extension and the parapet wall along the south elevation. The proposed development will have no material impact upon the character and appearance of the surrounding conservation area. Similarly, it is not considered that the proposal would cause demonstrable harm to this part of the Area of Special Character.

3) Amenity Space and Privacy

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

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

4) Parking Standards

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

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

**143 GREENFORD ROAD
HARROW, HA1 3QN**

**Item: 2/09
P/1187/07/DFU/RM2**

Ward HARROW ON THE HILL

CHANGE OF USE OF ESTATE AGENTS (CLASS A2) TO TAKE AWAY (CLASS A5); EXTERNAL ALTERATIONS, BIN STORE AND VENTILATION FLUE AT REAR.

Applicant: Ali Musani
Agent: De Wood Group
Statutory Expiry Date: 05-JUL-07

RECOMMENDATION

Plan Nos: DW1, DW2, DW3, Site Plan and Design & 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 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

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

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

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

4 The use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and

proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD3 Mixed-Use Development

ST1 Land Uses and the Transport Network

SEM2 Hierarchy of Town Centres

EP25 Noise

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

D25 Shopfronts and Advertisements

T13 Parking Standards

EM18 Change of Use of Shops - Designated Shopping Frontages of Local Centres

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

The applicant's attention is drawn to the Council's policy to encourage developers to provide facilities for the separate storage and collection of different colour bottles for the purpose of recycling. The applicant should also note that such collections are carried out free of charge by the Council. Storage arrangements should be agreed with the Council's Cleansing and Transport Services Manager.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area and Residential Amenity (SD1, D4, D5, SPG)
- 2) Change of Use (ST1, SEM2, EP25, D4, D7, D25, T13, EM18)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to the Committee as a petition was received in opposition to the scheme

a) Summary

Statutory Return Type: Minor Development, All Other

Council Interest: None

b) Site Description

- The subject site is located on the western side of Greenford Road within a parade of nine other units.
- The site lies within the Sudbury Hill Local Centre
- The units within the parade consists of six A1 retail units, and four non retail uses including the current site which is a Solicitors/ Mortgage Broker/ Estate Agency (A2) a restaurant (A3) and two takeaways at 151 and 153 Greenford Rd.
- Flats above the shops are at first and second floor, accessed from an alleyway to the rear
- Land to the rear of the footway is disused and overgrown; Jem Patterson Courts flat in four/ five storey block beyond
- Parking at front on Greenford Road controlled by Pay and Display, Sudbury Hill Underground Station and Sudbury Hill (Harrow) Overland nearby

c) Proposal Details

- Change of Use of existing Solicitors/ Mortgage Broker/ Estate Agency (A2) to Takeaway (A5)
- Bin store at rear of site
- Extraction flue at rear
- External alterations including new door

d) Relevant History

P/1613/05/DFU	Change of Use of Ground Floor from Estate Agents Office (Class A2) to Restaurant (Class A3), Single Storey Rear Extension; External Staircase, Railings, Extract Flue at Rear; New Shop front	GRANTED 16-SEP-05 Not implemented
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Condition:
The use hereby permitted shall not be open to customers outside the following

times: -
10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

e) Applicant Statement

- Property located within 50m of Sudbury Hill Underground Station, locality comprises of a number of shops run as small independent businesses. The majority of shops have flats above, some of which have been converted to smaller flats
- Property currently trading as an Estate Agent (A2 use under the Use Classes Order)

f) Consultations:

Highways: No objections. The road has pay and display parking which can serve the customers of this premises.

Notifications:

Sent:
45

Replies:
1 petition
Containing 23 signatures from the residents of Jem Paterson Court

Expiry: 06-JUN-2007

Summary of Response:

Object to another takeaway opened in the parade of shops, already have a problem with rats and another takeaway will make the situation worse

APPRAISAL

1) Character and Appearance of the Area and Residential Amenity

The proposed flue at the rear is the same as that granted permission in application P/1613/05/DFU. It is not considered that it would create an unacceptable impact on the occupiers of the flats above or on neighbouring occupiers.

The alteration of the rear elevation would insert a separate access for the shop to the flat above.

Adequate refuse storage shown at the rear for the shop. There is space at the rear of the shop marked as amenity space for the flat, where refuse storage can be provided.

2) Change of Use from Estate Agents (Class A2) to Takeaway (Class A3)

This proposal is for a change of use from A2 Financial and Professional Use to A5 Takeaway Use. Policy SEM2 states that the Council will promote and

sustain the health of local parades and shops and that proposals which prejudice the vitality and viability of local parades and shops will be resisted.

It is not considered that the future granting of further non-retail Food, Drink and Late Night uses would cause a harmful concentration in the parade. It is considered that the premises can be adequately serviced from the rear without prejudicing highway safety and the Council's Highways Officer does not have any objections to the scheme.

UDP Policy EP25 undertakes to minimise noise and disturbance through *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have harmful effect on residential amenity and in assessing applications regard will be had *inter alia*, the location of premises, the proximity of residential property, the type of use proposed, soundproofing, parking/ servicing and fume extraction.

The premises are located on the main road of Sudbury and are served by local bus routes. As such it is expected that a high level of ambient noise and general disturbance may be greater than that in surrounding residential areas both during the day time and, albeit to a lesser degree, at night and weekends. Consideration must also be given to the living conditions of the occupiers of the flats/ maisonettes above ground floor level in this parade and that opposite.

Previous planning permission was granted for a restaurant use on this site and a condition was imposed to restrict the hours of operation to 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays. A condition is suggested in this respect. Other conditions are suggested to control music or any other amplified sound caused as a result of this permission and to ensure that there is no to prevent the transmission of noise, vibration, and odour / fume into any neighbouring premises.

3) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime, and would improve the access to the upper flat.

4) Consultation Responses:

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

- Refuse storage provided for in the scheme, pest control not a material planning consideration

CONCLUSION

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

**1-11 A ROSSLYN CRESCENT
HARROW, HA1 2RB**

**Item: 2/10
P/0011/07/CVA/SW2**

Ward GREENHILL

REMOVAL OF CONDITION 19 (OCCUPATION AND MAINTENANCE OF HOUSES AS AFFORDABLE HOUSING) ATTACHED TO PERMISSION ON EAST/964/98/FUL DATED 25/02/2000 FOR TWO/THREE STOREY TERRACE OF SEVEN HOUSES WITH PARKING (REVISED) (RESIDENT PERMIT RESTRICTED)

Applicant: Dominion Housing Group

Agent: Living Architects

Statutory Expiry Date: 14-MAR-07

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) The retention and occupation of the seven houses as affordable housing in accordance with Policies SH1, H5 and H6 of the Harrow Unitary Development Plan 2004.

RECOMMENDATION

Plan Nos: 784-X-01

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

H5 Affordable Housing

H6 Affordable Housing Target

2 INFORMATIVE

The applicant is advised that all previous conditions from EAST/964/98/FUL are still applicable to the development.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Removal of Condition 19 (occupancy and maintenance of seven houses as affordable (SH1, H5, H6)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Council Interest: None

b) Site Description

- The seven houses are located adjacent to the Mosque site
- The dwellings are terrace properties sited on the south side of Rosslyn Crescent
- The forecourts provide off street parking and as part of the original application (EAST/964/98/FUL)
- The grant was conditional upon the seven houses being maintained and occupied as affordable.

c) Proposal Details

- Removal of Condition 19 of planning permission EAST/964/98/FUL
- The condition states:
The housing hereby provided shall be maintained and occupied as affordable housing in accordance with Policy H9 of the UDP as amended 5 November 1998.
REASON: A relaxation of the parking standards has been accepted in this permission on the basis of the occupation of the units as affordable housing.

d) Relevant History

EAST/964/98/FUL Two/three storey terrace of seven GRANT
houses with parking (revised) (resident 25-FEB-2000
permit restricted)

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent: 52 Replies: 1 Expiry: 08-FEB-07

Summary of Response:

Not notified.

APPRAISAL

1) Removal of Condition 19 (Occupation and maintenance of houses as affordable)

The proposal seeks the removal of Condition 19 of planning permission EAST/964/98/FUL. The properties currently are maintained and occupied as affordable housing in accordance with the terms of the condition. Policy SH1 indicates the Council would seek the inclusion of affordable housing to meet the needs of prospective occupiers. The development has been maintained as affordable housing which has contributed to the affordable housing target. Condition 19 ensures the maintenance and occupation of the properties as affordable and also ensures there is no increase in demand for on street parking. However, since the grant of planning permission this area is now a Controlled Parking Zone and under the current UDP parking policies are less erroneous. The removal of this condition would not result in a material increase in demand for on street parking. This element is further ensured by resident permit restricting this application.

The important aspect of this scheme is for the houses to remain affordable in perpetuity and for the Council to be able to enforce if a breach occurs. This element would be secured by a section 106 undertaken as part of this application. The provision of the affordable element in a Section 106 agreement is more effective than the existing planning condition. Subject to the Section 106 the application is considered to comply with policies SH1, H5 and H6 of the Harrow Unitary Development Plan.

2) S17 Crime & Disorder Act

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

3) Consultation Responses:

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

- Re-notifications were sent further to the correspondence from the notification response.

CONCLUSION

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

**GRIMSDYKE SCHOOL, SYLVIA AVENUE
PINNER, HA5 4QE**

**Item: 2/11
P/0260/07/DFUSW2**

Ward HATCH END

INSTALLATION OF TWO OPEN SIDED CANOPIES ON THE PLAYGROUNDS (8M X 16M AND 8M X 8M)

Agent: Headteacher, Grimsdyke School
Statutory Expiry Date: 28-MAY-07

RECOMMENDATION

Plan Nos: GRD/0001, 0002, BR06-0294/04, 3D drawing showing dimensions of 2 canopies rec'd 29-Jan-07, 3D drawing showing dimensions of 1 canopy rec'd 29-Jan-07

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

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

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

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

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>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (SD1, D4)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: Council owned school

b) Site Description

- Grimsdyke school is surrounded on all sides by residential properties
- The school consists of two storey and single storey buildings mainly contained to the south of the school site
- The boundaries are marked by 4m high chain link fencing with a mixture of 2m high close board fencing and rear elevations of residential outbuildings beyond.
- There are various detached single storey buildings on site
- The canopies would be located in the existing playground and surrounding grass areas

c) Proposal Details

- 1 canopy to be located in the first school playground measuring 8m x 8m x max 4m(h)
- 1 canopy to be located in the middle school playground (to the south of the site) measuring 16m x 8m x max 4m(h)

d) Relevant History

P/589/04/DFU	Canopy at side/rear	GRANT 16-04-04
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e) Applicant Statement

- Application made in response to health warnings about the dangers of pupils playing in the sun
- 1 canopy 8x8 max 4m high located in the first school playground
- 2 canopies 8mx8m max 4m high in the middle school
- Galvanised steel posts in the ground and canopies stretched across
- Colour would be green to blend in
- Structure has no sides and would be on a level surface

f) Consultations:

None

Notifications:

Sent:
32

Replies:
3

Expiry: 03-MAY-07

Summary of Response:

Unattractive, intrusive, could the be sited next to the school building, noise disturbance.

APPRAISAL

1) Design and Amenity

The proposed canopies will be located in two separate locations. 1 will be located in the first school playground measuring 8m x 8m x max 4m(h). It is sighted close to the main school building and would be sited 33m from the nearest residential boundary. The proposed canopy located in the first school playground is not considered to create any undue impacts on surrounding residential amenity.

The other location of the canopy would be on the southern boundary of the site. Two canopies, side by side are proposed in this location. In total the canopies would appear 16m long x 8m deep x max 4m high. These canopies would be sited 2m from the boundary and would align with an existing single storey building. Although the canopies are sited within close proximity of the boundary they are located over 24m from habitable room windows of the nearest residential properties. Given the open sided nature of the structures the proposed canopies location away from the boundary the canopies are not considered to create any undue impact on surrounding residents. The canopies are constructed from steel posts and shade cloth. The cloth would be pulled tight between the poles, concerns relating to noise have been raised. It is considered that noise that may be created by the proposed new canopies would be no greater than that ambient noise existing in the surrounding area.

2) S17 Crime & Disorder Act

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

3) Consultation Responses:

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

- Material planning considerations addressed in the report above.

CONCLUSION

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

**SHERBOURNE HOUSE
23-25 NORTHOLT ROAD
HARROW, HA2 0LH**

**Item: 2/12
P/1734/07/CFU/OH**

Ward HARROW ON THE HILL

INSTALLATION OF ADDITIONAL 2 X 0.6M MICROWAVE DISHES ON ROOF OF BUILDING

Applicant: Orange PCS Ltd
Statutory Expiry Date: 01-AUG-07

RECOMMENDATION

Plan Nos: GLN0656-DSH-101 issue A, 102 issue B, 103 issue B and 104, supporting statement; supplementary information and ICNIRP certificate

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

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

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

2 If, after the implementation of this permission, the microwave dishes are no longer required, the installation shall be removed from the site within 3 months and the buildings/land restored to its former condition.

REASON: To safeguard the visual amenity of the locality

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

S1 The Form of Development and Pattern of Land Use

SD1 Quality of Design

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

D4 Standard of Design and Layout

D14 Conservation Areas

D24 Telecommunications Development

2 INFORMATIVE:

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

measurement overrides it.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area and Visual / Residential Amenity (S1, SD1, SD2, D4, D14, D24)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Adjacent to Roxeth Hill Conservation Area
Council Interest: None

b) Site Description

- Site is located on the south eastern side of Northolt Road and is occupied by a four storey building with a flat roof to a height of 14.55 metres at parapet level, premises in office use (Class A2), the rear of the site is occupied by a car park
- Plant room located on top of the roof of the building, overall height of 17.5 metres from ground level and set back from the Northolt Road frontage by approximately 11 metres
- Currently there are six pole mounted antennae on the plant room and a dish along with associated ancillary equipment located behind cladding at roof level
- Pole located on the plant room
- Other equipment located at roof level includes a satellite dish and A/C units
- The Roxeth Hill Conservation Area boundary is located 30 metres away to the north west
- The Timber Carriage P.H site, currently being redeveloped is located immediately adjacent to the north east
- Three/four storey block of residential flats located immediately adjacent to the south west
- Surrounding area is mixed commercial and residential

c) Proposal Details

- Installation of a of two 0.6m microwave dishes on the roof of the building
- The dishes would be located adjacent to the plant room of the building, located either side of an existing microwave dish and adjacent to wall mounted AC units The proposed microwave dishes would be located on the south western side of the building

d) Relevant History

WEST/704/96/DTD	Determination: 6 sectored and 2 dish antennae with associated equipment cabinets	PERMISSION NOT REQ. 28-NOV-1996
WEST/751/00/FUL	Provision of 6 replacement antennae, one new dish, one replacement dish and one 3m high pole and equipment cabin on roof	REFUSED 30-OCT-2000

Reason for refusal

1 The proposal represents overdevelopment, which would be visually obtrusive and would have a detrimental impact on the character of the area.

DISMISSED on Appeal

WEST/933/01/FUL	3 replacement antennas, 1 additional dish, removal of 3 equipment cabins and provision of 10 additional equipment cabins	GRANTED 15-FEB-2002
WEST/733/02/FUL	Hand railing around part of roof	GRANTED 9-SEPT-2002
P/2423/06/CDT	Installation of 6 telecommunication pole mounted antennas on roof of the building and one ancillary equipment cabinet at ground and 3 ancillary equipment cabinets at roof level (56 day notice)	GRANTED 10-OCT-2006

e) Applicant Statement

- Site currently used as an Orange telecoms site
- The application is to provide two links from this site to nearby sites
- Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design
- No additional impact on the surroundings as this site is already used for telecoms development
- The proposal complies with ICNIRP guidelines

f) Consultations:

CAAC: No objections

Advertisement: | Character of Conservation Area | Expiry: 12-JUL-07

Notifications:

Sent: 26 Replies: 1 Expiry: 06-JUL-07

Summary of Response:

Radiation, health and safety of children.

APPRAISAL

1) Compliance with ICNIRP

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

2) Need for Installation

The applicant states that this installation is required to provide two links from this site to nearby sites and this location is required to provide a line of sight.

3) Character and Appearance of Conservation Area and Visual / Residential Amenity

Policy D24 of the Harrow Unitary Development Plan (2004) sets out the main criteria to be assessed when considering proposals to erect telecommunications equipment. It is considered that an appeal decision relating to this site, which was dismissed, is also a material consideration. In determining the appeal in relation to the refusal of WEST/751/00/FUL the Inspector noted that: -

“The appeal proposal would result in additional development on the roof that would be much closer to the front of the building... in this case, the objection is not to the use of the roof for additional upgraded equipment, only to the precise positioning of that equipment and particularly the cabin, which does not, as far as I am aware, have any special siting needs. I accept that there is limited scope available to the appellant company in respect of siting and design. Nonetheless, I am not satisfied from what I saw on my site inspection that the cabin would be well related to the existing plant on the roof.”

In terms of the subsequent proposal (WEST/993/01/FUL) the applicants responded positively to the comments of the Inspector and sited all of the equipment on the central and rear elements of the roof, and this application was granted.

In relation to the most recent planning application, which was granted in October 2006 (P/2423/06/CDT), the proposal sited the antenna at roof level and attached it to the central plant room on the property. The installation was adjacent to existing equipment such as other telecommunications antenna, air conditioning units and a pole. The plant room is set well back from the main front wall of the building and most of the proposed development was sited behind the existing equipment on the roof, which would serve to mitigate the potential visual harm of the proposal. It was also considered that the position of the plant room, set back from the frontage would ensure that the proposed installation would be unobtrusive.

This current proposal seeks to install two further dishes along the south-western flank of the plant room, again towards the rear of the property and adjacent to an existing dish. The siting of the proposal would be largely obscured from public view by the adjacent block of three and four storey flats

located to the southwest at nos. 27-29 Northolt Road.

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

A condition has been suggested to ensure that the equipment is removed and the land reinstated to its current condition, in the event that the installation is no longer required.

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

As a result of the above, it is considered that the proposed installation would not have a material impact on the character and appearance of the Roxeth Hill Conservation Area. It is also considered that the location of the application site, some 30 metres from the boundary of the Conservation Area, buffered by the Timber Carriage PH site serves to mitigate any material impact on the character and appearance of this Conservation Area.

4) S17 Crime & Disorder Act

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

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None