

SECTION 1 – MAJOR APPLICATIONS

ST. DOMINICS 6TH FORM COLLEGE
MOUNT PARK AVENUE, HARROW
HA1 3HX

Item: 1/01
P/0124/07/CFU/DT2

Ward HARROW ON THE HILL

NEW SPORTS HALL AND THREE ADDITIONAL CLASSROOMS AND STAFF ROOM

Applicant: St. Dominics 6th Form College

Agent: Kenneth W Reed & Associates

Statutory Expiry Date: 13-APR-2007

RECOMMENDATION

Plan Nos: 1490/100, 1490/102B, 1490/103B, 1490/104B, 1490/105B, 1490/106B, 1490/107B, 1490/08B, 1490/109/B, 1490/110B

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 details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

3 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.

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4 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.

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.

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

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

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

7 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:

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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.

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 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.

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

REASON: To ensure that adequate drainage facilities are provided.

11 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.

12 Sports or recreational [activities] shall not take place anywhere on the site except within the building(s).

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

13 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.

14 The use hereby permitted shall be restricted to pupils and staff of the college and shall not be used or made available for use by any other outside parties.

REASON: To safeguard the residential 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
- SC1 Provision of Community Services
- D4 Standard of Design and Layout
- D10 Trees and New Development
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- R9 Indoor Sports Facilities
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

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) Effect on Surrounding Amenity (SD1, SD2, SC1, D4)
- 2) Effect on the Character and Appearance of the Conservation Area (D10, D14, D15)
- 3) Access (C17)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development. All other
Conservation Area: Sudbury Hill
Site Area: 2500 sqm
Council Interest: None

b) Site Description

- College lies on the south side of Harrow On The Hill at the junction of Mount Park Avenue and Mount Park Road within the Sudbury Hill Conservation Area. It is adjacent to the Mount Park Conservation Area and both conservation areas fall within the larger HUDP designated Area Of Special Character that includes much of Harrow On The Hill.
- Site has been developed precipitously over the years, mostly in the form of classroom extensions and means of access to and from different parts of the complex of buildings.

c) Proposal Details

- Permission is sought for the construction of a new sports hall, three additional classrooms and a staff room.
- Structure would be rectangular, but would be gently curved in elevation, inclining away from ground level. It would have a height of 9m, a depth of 35.5m and a plot width of 28m.
- Remainder of space within the building would provide additional teaching accommodation, changing facilities and staff rooms
- Sports hall would be simple in appearance, being built in a combination of silver grey aluminium panels and corrugated metal sheets. To offset the impact of the contemporary treatment of elevation, the majority of the external façade would be clad in a 'living wall' constructed on timber columns with a fine metal mesh screen between them. Vegetation will be trained to grow up this wall, so that the building will be screened by natural vegetation. An extensive green sedum roof to the structure is proposed that would enhance this effect. This would also mitigate in favour of the proposal in terms of long views of the site and the roofscape of the conservation area.
- The part of the site that has been chosen is the only area of an appropriate size that is available within the school that does not fall within HUDP Metropolitan Open Land.

d) Relevant History

WEST/962/02/FUL	Detached part two/part three storey building to provide additional teaching accommodation with infilling of balcony at first floor level and provision of disabled lift tower	REFUSED 30-APR-2003 DISMISSED ON APPEAL 17-OCT-2003
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Comparisons Between the Appeal and the Application

The location of the previous proposal is immediately to the north of the application site. The previous proposal that was allowed on appeal is built on rising ground that extends in a linear configuration and is two (6.5m) to three storeys (10m) in height, stepping down in elevation from north to south as it follows the slope of the land that rises from 43 to 47m AOD. Unlike the application, the appeal site is in MOL.

By contrast, the current scheme is located at the foot of the slope and as it would be excavated, its clear height would be only 7.6m above ground level on land that is approximately 34m AOD. It would therefore be a much less obtrusive development in the Sylvain setting of the school grounds.

e) Applicant Statement

- Existing school sports facilities are inadequate (one hard standing sports area and an undersized grass sports pitch in poor condition that have no changing or shower facilities) and are located in HUDP MOL (Metropolitan Open Land).
- Proposed sports hall facility would have a smaller footprint than the existing sports pitch.
- Sports facility would be the standard 'small hall' of 32 x 17m with a clear height of 7.6m.

f) Consultations:

Thames Water: requested that storm water run off be attenuated by a planning condition.

Advertisement:	Character of Conservation Area Major Development	Expiry: 15-FEB-07
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Notifications:

Sent:	Replies:	Expiry: 06-FEB-07
38	7	

Summary of Response:

Proposed structure would be visually obtrusive; would lead to added noise and disturbance because the facility could be hired out and because it is a non conforming use in a residential area; footprint will be larger resulting in over development of the site and leading to creeping 'blanket' coverage of the locality by the school site; traffic problems will be made worse, anti social behaviour by an increasing pupil complement; already intrusive security lighting

by some school buildings which will intensify with the proposed addition, harm to wildlife habitats.

APPRAISAL

1) Effect on Surrounding Amenity

The proposal needs to be considered in terms of the advice in Policy D4 on the effect of development on its site and setting and on the scale and character of the surrounding townscape. Of particular concern is the relationship that the proposal would have with the only property that could suffer any loss of amenity in these respects, 'Domani', an 'L' shaped detached property that is of a double plot width footprint with a spacious rear garden, on the south western boundary of the site. The school site is built on the ridge of Harrow On The Hill and land levels fall consistently to the south. The main education building is roughly 8m higher than the tennis courts and the land level descends approximately 2m towards the boundary with 'Domani'.

The height of the building from ground level to roof ridge would be that of a two storey detached or semi detached family house and the existing distances between the site and 'Domani' would be maintained. The bulk and massing of the building would extend northwards on rising land, but the distance of separation is considered to be adequate. The exterior treatment of the proposed development would also diminish the presence of the structure in relation to its surroundings.

The proposed building would have a satisfactory relationship between buildings and spaces and respects the character of the townscape, which is predominantly one of large, detached houses set in spacious private gardens and generous green landscapes. As such, the proposal would not be in conflict with Policy D4 with regard to site and setting, context, scale and character.

The southernmost extent of the building would be roughly 14m from the two storey east wing of 'Domani'. There is only one small window in the wall of that side of the house, that serves a play room on the first floor. This room would not suffer any loss of amenity as a result of the development. It is concluded therefore that no material loss of daylight and sunlight would occur for 'Domani' and no conflict with HUDP Policy D4 would take place.

Furthermore, the southern elevation of the proposed building has no windows and there is a screen of dense trees along the common boundary between the respective sites. This combined with the change of levels ensures no overlooking and loss of privacy would result for the property.

The siting of the proposed sports hall has undergone revisions in view of concerns for the relationship it would have with the neighbouring property. In the original proposal, the building was felt to be too close to the existing house and would have had an unacceptable over dominant effect on the residential amenity of the property. Since then the proposal has been pulled back further away from the boundary with Domani, so that it is now a distance of nearly 14m from the nearest part of the frontage on the eastern wing of the property

and 18m from the main frontage of the house, whereas in the original scheme the distance was only 11m. Furthermore, the applicants have proposed to excavate the site so that ground level of the building would now be 34.25m AOD (Above Ordnance Datum), 1.7m above the ground level of 'Domani', whereas previously it was 35.15m AOD, 2.5m above the ground level of 'Domani'.

In these ways it is considered that the overbearing effect that the form, scale, bulk and massing of the previous schemes would have had on the existing property have been overcome. It is concluded therefore that no conflict with Policy D5 would arise.

2) Effect on the Appearance and Character of the Conservation Area.

The site is in a setting of steeply sloping land. As such, only the first floor of the proposed sports hall would be visible from the north. Therefore, the perceived bulk and massing of the building would be reduced, as the ground floor would be partly sunken below the existing ground level, taking advantage of the falling land level. In addition, dense tree screening would conceal all elevations of the building.

In term of the relationship that the proposed development would have with the existing buildings on the site, the majority of them are relatively modern and institutional in character, with little decoration. As noted, the elevational treatment is a simple approach; silver grey aluminium cladding panels and corrugated metal sheets. This would provide a neutral background for a living wall that would grow through wire mesh on the elevations of the building. The living wall would also help to mitigate the perceived bulk of the building, softening its impact on the townscape of the locality.

The sports hall would be well screened by foliage and the sedum roof and existing tree cover would not have a visually obtrusive effect on the character and appearance of the conservation area, in compliance with Policy D14. Moreover, the proposal would also comply with the advice in Policy D15 in that, similarly with Policy D4, the development would not adversely affect the streetscape or the roofscape of the conservation area.

Officers have surveyed trees within the site and its surroundings that are protected by virtue of their conservation area status and a tree protection plan has been compiled and it is to be dealt with by conditions. In this respect no conflict with Policy D10 would arise.

3) Access

Due to the steep topography of the site, a step free access is not possible. Access has been improved however, by the provision of a bridge at second storey level and by an internal lift. All internal fixtures and fitting would be designed to be accessible to people with disabilities, in line with the advice in Policy C17 and the Supplementary Planning Document 'Access For All'.

4) S17 Crime & Disorder Act

The proposed development would not give rise to material crime or disorder issues.

5) Consultation Responses:

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

- As referred to in the report.

CONCLUSION

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

**WILLIAM ELLIS SPORTS GROUND
CAMROSE AVENUE, EDGWARE**

**Item: 1/02
P/1282/07/CFU/RP1**

Ward EDGWARE

CONSTRUCTION OF PRIMARY SCHOOL, EXTERNAL WORKS, ACCESS & CAR PARKING

Applicant: The I Foundation
Agent: DP9 Planning Consultants
Statutory Expiry Date: 20-AUG-07

RECOMMENDATION

Plan Nos: PL 2 to PL5 inclusive

INFORM the applicant that:

1) The proposal is acceptable subject to the completion of a legal agreement within 3 months (or such period as the Committee may determine) or the date of the committee decision relating to:

- (i) A school Travel Plan
- (ii) The sum of £40,000 shall be deposited with the Council to fund the survey of traffic and parking conditions in the locality, the preparation and installation of localized parking restrictions and /or a Controlled Parking Zone for a period of six years from the date pupils are first taught at the school . Any monies not expended for these purposes shall be returned to the applicant at the end of the period.
- (iii) A contribution not exceeding £500,000 for the formation and/or improvement of the football facilities including club house facilities at William Ellis Sports Ground.
- (iv) A contribution not exceeding £30,000 to the Council as Highway Authority for highway works consequent to the development on the local highway network.
- (v) Shared use of the ten 'kiss and ride' parking spaces with the occupier of the football facilities.
- (vi) Shared use of the playing fields between the school and occupier of the of the football facilities.
- (vii) Planning Administration Fee of £28,500 (5% of agreement)

2) A formal notice will be issued only upon the completion of the aforementioned legal agreement and referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

3) For Members' information the applicant is also offering to enter into an agreement under S 278 of the Highways Act in respect of a School Safety Zone, road safety measures and the formation of a new priority junction to serve the proposed school.

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 Surface water source control measures shall be carried out in accord with details which shall be submitted to and approved in writing by the local planning authority before any development commences. REASON To prevent the increased risk of flooding and to improve water quality

3 The construction of the surface and foul water drainage systems shall be carried out in accord with details submitted to and approved in writing by the local planning authority before the development commences. REASON To prevent pollution of the water environment and the increased risk of flooding.

4 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

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 All planting, seeding or turfing comprised in the approved details of landscaping

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

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

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

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

9 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.

10 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.

11 The use hereby permitted shall not commence until the car parking, turning and loading area(s) shown on the approved plan number(s) PL 06 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

12 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.

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

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

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

- (b) To safeguard the character and viability of the shopping parade.
- (c) In the interests of highway safety.

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

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

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

15 Notwithstanding the submitted plans details and location of the security fence line and gates to Camrose Avenue shall be submitted to and approved by the local planning authority prior to the any part of the building exceeding ground level damp proof course.

REASON To maintain the security of the site and to minimise opportunities for crime and disorder.

16 Details of the design and location of all external lighting, including the lit fittings, position on buildings, free standing light columns, the light intensity measured in lux and the areas to be lit, shall be submitted to and approved by the local planning authority prior to the commencement of the use.

REASON To maintain the amenities 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:

- SC1 Provision of Community Services
- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- ST1 Land Uses and the Transport Network
- SR1 Open-Air Leisure and Sporting Activities
- EP47 Open Space
- D4 Standard of Design and Layout
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- R5 Intensive Use Pitches
- C7 New Education Facilities
- C11 Ethnic Communities

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

4 INFORMATIVE:

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 john.almond@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

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) Provision of Community Services (SC1)
- 2) Form of Development and Pattern of Land Use (S1)
- 3) Quality of design & Standard of Design & Layout (SD1, D4))
- 4) Land Use and Transport; Transport Impact & Parking (ST1, T6, T13))
- 5) Open Air Leisure and Sporting Activities, Open Space & Intensive Use Pitches (SR1, EP47, R5)
- 6) New Education Facilities & Ethnic Communities (C7, C11))
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development, all other
Site Area:	2.25ha
Car Parking:	Standard: Max 1 space per 300m2,seperate spaces for Employees and visitors
	Justified: 50
	Provided: 50 (20 staff, 10 drop off & 20 for football club)
Council Interest:	Freehold

b) Site Description

- A regular shaped site of some 4.46 ha of which 2.25 hectares is subject to the planning application
- The balance of the site is to remain occupied by Belmont Football Club who currently occupy the whole area with 5 mini pitches and 5 youth pitches
- All access is currently taken from Camrose Avenue
- The land currently contains a pavilion and ground maintenance huts. It is grassed and laid out to football pitches and training areas

c) Proposal Details

- Existing pavilion and other structures demolished
- Construct 1 Form entry primary school. This will take pupils from pre-school to 11 and will take 6 years to reach its full complement of 236 pupils
- The complex is primarily single storey and set at an angle to the houses which surround the site
- The highest part of the school, is the *vimana*, being a traditional Hindu ornamental tower with strong religious significance
- All access is taken from Camrose Avenue
- The internal access road splits with one part serving the school staff and minibus parking , cycle parking and deliveries and the other the drop off / collection spaces (or 'kiss and ride') and giving access to the football club beyond. This internal road is separated from the end of gardens in Broomgrove Gardens by a 6 metres landscaped area
- Whilst the application makes provision to access and park on the land to remain in the use of Belmont Football Club it does not make any other provision within the application. The Club's future requirement is for 3 youth pitches and 2 mini pitches. The shortfall of a mini pitch is made good by the joint use of an all weather pitch within the school site. This all weather surface is sufficient for one 7 a side or 2 x 5 a side football pitches. This joint use is to be secured by the S 106 agreement as is the financial contribution to improve pitch drainage and fund a new club house. The latter will be subject to a future planning application

d) Relevant History

- None

e) Applicant Statement

The applicant has submitted the following supporting documentation and information:

- Environmental Impact Statement in 3 volumes & non technical summary
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Alternative Sites Report
- Draft heads of Agreement for S 106 agreement

These documents along with the usual application forms and plans are available for inspection and for Members copy documents are available from the case officer.

Attention is drawn to the alternative sites report. This form of report is only received infrequently. The availability of an alternative site is capable of being a material consideration in limited circumstances. The existence of alternative sites becomes material if there is a proven need for the development against which has to be weighed clear and demonstrable disadvantages such that the alternative sites should be taken into account.

The applicant's report sets out 20 alternative sites investigated in Harrow and the reasons why none are suitable.

f) Consultations:

Environment Agency: No objection subject to conditions being imposed

Sport England: Objects to loss of part of playing field

LB of Barnet: No response

GLA: No response

Advertisement: | Departure from UDP | Expiry:07-JUN-07
| General Notification (S. 65) |

Notifications:

Sent: 468 Replies: See Below Expiry:30-MAY-07

Replies in favour; 785

Of these 412 come from within Harrow,200 from the rest of London,170 from the rest of the UK and 3 from beyond the UK.

Replies against; 100

Of these 94 come from within Harrow, 2 from the rest of London and 4 from the rest of the UK.

Summary of Response:

Existing traffic problems will be made worse; increased traffic flows; loss of privacy; loss of open space; building out of scale; services cannot cope; overdevelopment of site; risk of flooding, pollution and noise, ecological loss, use alternative site

APPRAISAL

1) Provision of Community Services

The HUDP in its strategic policy SC1 undertakes to provide to provide appropriate and accessible facilities through out the borough for those who live work or visit the borough. In strategic terms this application meets this policy requirement.

2) Form of Development and Pattern of Land Use

The majority of primary schools within the borough are located within or adjoining residential areas and in many cases are surrounded by residential development. This proposal fits within this pattern of land use and the form of development is typical in its size and massing of primary schools in the borough.

3) Quality of Design & Standard of Design & Layout

Whilst similar in size and massing, the design is contemporary reflecting today's needs for security, sustainability and the faith of the school. The resulting building is one storey high with a two storey element and tower. The roof line has a very shallow pitch which enable a 'green roof ' to be introduced

to much of the building. The architect has taken on board advice given by your officers in respect of the design and layout.

4) Land Use and Transport; Transport Impact & Parking

The transport assessment is based on national, regional and local policies together with the experience of local primary schools and surveys undertaken by the applicant locally.

Consequently the application makes parking provision for staff, visitors, minibuses and dropping off/picking up of pupils. In addition the travel plan requires the provision of 26 secure cycle spaces, changing and shower facilities for cyclists, minibus scheme, car sharing, breakfast club to enable early drop off and the promotion of public transport.

The applicant has submitted a traffic impact study as part of the EIA. This takes account of the council's resolution to develop Prince Edward Playing Fields, the retention of Belmont Football Club on a reduced site and the development itself. The additional trips created by the fully occupied school (236 pupils + 24 staff) in the morning peak generates 92 car trips , with 99 passengers and 184 persons taking public transport or walking.

The cumulative impact on the road network is to increase the usage of Camrose Avenue (west of site) by 7 %, Camrose Avenue (east of site) by 4% and Bacon Lane by 2%. Overall the traffic impact is rated as negligible. This is only achieved by the use of the proposed school travel plan which forms part of the legal agreement.

With parking the provision of off street spaces will reduce the effect on street parking on the flow of traffic. The provision of 20 spaces for the football club + 10 drop spaces within the site, with shared use, will mitigate the parking impact of this existing use which is to be retained. Last the developer is to finance the monitoring of the parking situation and if necessary fund parking restrictions to maintain the flow of traffic. The nearby group surgery has expressed concern re patients' parking. The prime purpose of local roads is to provide for movement not parking and if congestion due to parking becomes an issue then provision has been made to resolve the matter.

5) Open Air Leisure and Sporting Activities, Open Space & Intensive Use Pitches

It is the council's policy to support proposals for intensive use pitches. Four are provided as part of this development. One is of sufficient size to be used for junior soccer. Also the Council seeks the further provision of outdoor sports facilities that are in limited supply by encouraging public and private recreational schemes.

As the Committee will be aware survey of the whole Borough was undertaken in 2005 to establish the quantity ,quality and access to sports provision. In the case of the eastern third of the borough a surplus of senior sports pitches was found together with a deficit of junior pitches. Sport England object to the loss

of part of the playing field and contend that the more intensive use of the remainder is not sufficient to meet their objection. They take the position that for playing field land to be surplus, consideration must be had to all the functions the land can perform including providing for sports other than football.

However members will also be aware that 500 meters away from this site is the Prince Edward Playing Fields and that for a number of years the Council has been using its best endeavours to bring this 17 hectare site into sports use since it was, in planning terms abandoned, in the mid 1990's. It is a named 'Proposal Site' within the HUDP and in 2003 a planning permission was granted for sporting uses. A later application was made in 2006 and has yet to receive permission. Discounting the later application and including the provisions in the 2003 permission and taking account of the sports provision made with the primary school (ie this application) the deficits identified in the 2005 are changed as follows:

2005 Survey	PEPF	School	Retained	Change
+12 senior soccer pitches	6	0	0	+18
- 7 junior pitches	4	1	3	+1
- 2.5 cricket pitches	1	0	0	-1.5
Rugby: sufficient pitches	0	0	0	None
Hockey; No provision	0	0	0	None

This table indicates that once both these facilities are operating that the deficit of junior pitches is removed. And that, beyond matters of planning control, the borough could by reallocating and improving the surplus senior soccer pitches in its ownership make further provision for hockey and other field sports in the eastern third of the borough to eradicate the shortages identified. Therefore your officers believe the Sport England concerns are addressed once future provision is taken into account.

As noted above the site currently forms part of the land, occupied by Belmont Football Club, (BFC) (with the benefit of a tenancy at will). Whilst at first sight the reduction of pitches is a loss, this is not the case. The existing pitches are poorly drained and served by a pavilion at the end of its life with no off street car parking. The football club will be able to train and play the same number of games with improved pitches, the use of the all weather pitch and provide a new pavilion (subject to planning permission) using new car parking provided by the school.

Policy C7 of the UDP accepts that 'because of the particular space needs of schools and associated playing fields it is likely that a new school may in exceptional circumstances be located on an existing open space'. Policy EP 47 is against the loss of playing fields 'unless the site is surplus to requirements or suitable alternative provision is made available'. In this case the alternative is the improvement and more intense use of the remaining land. Policy R5 supports intensive use of pitches other than in the Green Belt provided there is no adverse impact on amenities.

The whole site, whilst allocated as open space, is not public open space . There is and will be no public access to the land in question. The only degree of loss will be the playing field views enjoyed across the northern part of the site which will be replaced by views of the school in its grounds.

6) New Education Facilities & Ethnic Communities

It is the Council's policy to ensure that appropriate education provision is made subject to the local population and the need for new facilities, accessibility and safe drop off/picking up points within the school site. And that the council will endeavour to address the diverse planning requirements of ethnic communities.

As Members will be aware approximately 20% of the borough's population are of the Hindu faith and there is no single faith Hindu primary school in the borough. In comparison in the whole country there are over 6,000 single faith schools including some in the borough. This application if built would address both these UDP policies.

7) S17 Crime & Disorder Act

The provision of boundary fencing and gating together with the design of the school will minimise any opportunity for crime or disorder.

8) Consultation Responses:

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

- **Loss of Privacy** Concerns were expressed, when the developer engaged with the local community before making the planning application, about the nearness of the school to certain residential boundaries. The building has been compacted and in the case of Broomgrove Gardens the internal access road has been placed a minimum of 6 m from the end of the rear gardens and 25 m from the rear elevations of the houses. To the rear of Camrose Avenue the nearest corner of the school is 34m from the rear elevation of properties and in the cases of Appledore Close and Bideford Close the distance increases to 60 and 78 m respectively.
- **Building out of scale** As noted this is primarily a single storey building with a tower (9.35m) and an element two storeys in height (7.5m) over the main hall. These higher elements are in the main body of the building and sufficient distance from the surrounding houses to minimise their impact.
- **Services** Leaving aside transport and storm water, there is no evidence that existing services cannot accommodate this development.
- **Overdevelopment** The total floor area proposed is 2,143 m² on a site of 2.25 ha which gives a plot ratio of just under 1:1. This not indicative of an overdevelopment. The use of the premises is to be gradual reaching capacity after 6 years. This will enable the situation to be monitored.
- **Flooding** The Environment Agency has been consulted and subject to conditions 2 and 3 as drafted above raises no objection to the development.
- **Pollution and Noise** These issues are addressed in chapters 13 and 14 of the applicant's EiA. In respect of air quality table 13-6 shows that the

impact of the development is a minor adverse or negligible impact. Concerning noise, with peak hour traffic flows increasing by less than 10%, the increase in traffic noise is forecast as negligible. A condition is recommended to deal with amplified sound and music. A further condition prevents the use of the site other than for a primary school.

- **Ecology** The EiA concludes that with mitigation the direct habitat loss would be of minor adverse significance for nature conservation.
- **Use alternative site** See paragraph above –applicant’s statement . This report demonstrates that other sites have been investigated. Members’ will need to take a view as to whether, in the circumstance that this site is the only one available in the Borough for this school, this special circumstance outweighs the loss of open space in terms of area but not playing facilities.

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.

**152-154 HIGH STREET, WEALDSTONE
HA3 7AT**

**Item: 1/03
P/1376/07/CFU/DC3**

Ward WEALDSTONE

REDEVELOPMENT TO PROVIDE 3-STOREY BLOCK OF 14 FLATS WITH
PARKING (RESIDENT PERMIT RESTRICTED)

Applicant: G & F Phelps Ltd
Agent: MPS Architects
Statutory Expiry Date: 07-AUG-07

RECOMMENDATION

Plan Nos: Design and Access Statement ref 073910, plan numbers: 073901,
073902A, 073903A, 073904A, 073905A, 073906A, 073907, 073908,
061301

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 details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

3 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.

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

(b) the boundary.

Item 1/03: P/1376/07/CFU continued....

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.

5 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.

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

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

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

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

8 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 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)

Item 1/03: P/1376/07/CFU continued....

- (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.

10 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.

11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 0739 01 & 0739 02 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

12 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.

13 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

Item 1/03: P/1376/07/CFU continued....

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

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H4 Residential Density

H7 Dwelling Mix

H18 Accessible Homes

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development, March 2003

Supplementary Planning Guidance: Extensions a Householders Guide, March 2003

Supplementary Planning Document: Access for All, April 2006

2 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.

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:

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

Tel:- 0645 200800.

5 INFORMATIVE:

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.

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:

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).

8 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 and Character of Area (SD1, D4, D9, D10)
- 2) Layout and Amenity (D4, D5, D8, D9, D10)
- 3) Accessible Homes (H18)
- 4) Parking & Access (T13)
- 5) Housing Provision & Need (SH1, SH2, H4, H7)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	940m ²
Habitable Rooms:	38
Density:	404 hrph, 149 dph
Car Parking:	Standard: 19 Justified: 5 Provided: 5
Council Interest:	None

b) Site Description

- Site located on corner of High Street and Claremont Road;
- 2 storey detached building with loft conversion;
- Single storey extension on northwest side;
- Single storey extension on southeast side;
- Numerous trees on site with moderate area of greenery & amenity space;
- Formerly used as B&B housing now vacant;
- Dropped curb and vehicular access off Claremont Road;
- Claremont Road predominantly residential street;
- High Street is a designated TFL distributor road;
- High Street mostly comprised of Victorian/Edwardian 2-storey terraces, parades and semi villas;
- Large 3-storey block of flats at Dauphine Court, four houses down high street from application site;
- Church offices across street at number 158 High Street.

c) Proposal Details

- Demolition of existing building;
- Redevelopment to provide 3 storey block of 14 x 2 bedroom flats;
- Parking for 10 cars, 5 open and 5 undercroft;
- 2 parking spaces to be disabled spaces;
- Existing vehicular cross over & access to be retained;
- Cycle store for 5 bicycles provided in undercroft;
- Bin store area on Claremont Road boundary providing space for 4 bins;
- Main entrance to building off High Street;
- Rear entrance via the undercroft car parking area of Claremont Road;
- Path to side of building adjacent to number 150 High Street providing access to rear garden area;
- Removal of trees on boundary with Pengelly Court and on High Street elevation next to 150 High Street.

Revisions to Previous Application:

Following the previous decision (P/3625/06/CFU) the following amendments have been made:

- 25% reduction in built footprint;
- Reduction in car parking spaces from 10 to 5 and reduction in hard surfacing;
- Retention of majority of existing trees on boundary;
- Provision of one wheelchair standard unit at ground floor level;
- Compliance with Lifetime Homes & Wheelchair Standard Homes;
- Provision of more rear garden amenity area;
- Repositioning of windows on flank elevation;
- Reposition of cycle store to front of building accessed internally;
- Secure by Design & Safer Places principles incorporated into the scheme.

d) Relevant History

LBH/33573	Alterations and change of use to guest house with car parking in rear garden	GRANTED 26-NOV-1987
LBH/38763	Change of use of doctors surgery to guest house with car parking	GRANTED 8-SEP-1989
LBH/18254	Erection of 2 storey rear extension incorporating flank addition to raise height of roof and garage extensions to side of dwellinghouse	DEEMED REFUSAL
P/3625/06/CFU	Redevelopment to provide 3-storey block of 14 flats with parking	WITHDRAWN 12-MAR-2007

e) Applicant Statement

- Site half a mile from Wealdstone mainline station & a number of bus routes pass the site;
- There are a number of large flats developments in the vicinity, many of which have been constructed in past 30 years and are 3 stories in height;
- The roof of the proposed development does not exceed the height of these buildings;
- The opposite side of Claremont Road is used as offices;
- Applicant owns adjacent property at number 150 High Street and is in negotiations with owners of number 148 High Street to acquire the site for potential redevelopment;
- Until recently the building has been used as a hotel and B&B accommodation;
- Proposal makes provision for one Wheelchair standard home at ground floor level with rear access and secure garden;
- There is no one or dominant architectural style in the immediate area;
- The site at present would ideally lend itself to a corner development;
- None of the flank windows on the side of 150 High Street are habitable rooms;
- The proposed building is designed to be contained within the scale of the

- adjacent buildings;
- The building avoids the flat box approach to flats design by providing faceted elevations which is achieved by providing projecting balconies, stepping the building in and out and curving the building as it turns the corner
- The roof with projecting canopies over balconies will add interest in design;
- The ground floor will be finished in either artificial stone or render with quality facing brickwork for the upper two stories in order to break up the mass of the building;
- All flats will be designed to Lifetime Homes Standards and the ground floor flats to Wheelchair Home Standards & the development will accord with Councils publication 'Accessible Homes';
- Security measures incorporate comments made by Metropolitan Police Design Advisor.
- Design emission rates to be incorporated into scheme;
- Bin store been designed & located to meet Council requirements for refuse storage and disposal;
- Cycle facilities will be provided for 14 cycles located in outer hall area on the High Street entrance.

f) Consultations:

Drainage Services: Storm Water to be Attenuated

Highways:

- Development should be resident permit restricted;
- Forecourt area should not obstruct visibility over 600mm in height

Metropolitan Police: No response

Advertisement: | Major Development | Expiry:06-AUG-07

Notifications:

Sent:	Replies:	Expiry:07-AUG-07
77	1	

Summary of Response:

Increased noise & disturbance, proliferation of flats in Wealdstone, lack of amenity space.

APPRAISAL

1) Design & Character

The existing building is not considered to make a positive contribution to the existing street scene. The extensions to either side and the protruding roof lights give the existing building somewhat of a piecemeal appearance. Being a corner plot any redevelopment should set a good standard of design whilst complementing the existing character and appearance of the area.

The bulk of the building is 3-storeys with low pitch hipped roof. Policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP) states: *'buildings should respect the form, massing composition,*

proportion and materials of the surrounding townscape'. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness.

The large majority of residential dwellings in the immediate vicinity are 2 storey buildings with habitable roof space. The most obvious exceptions to this pattern is the 3-storey block of flats at Dauphine Court, which are four houses down High Street over 25m away, and the block of flats at Pengelly Court directly to the rear of the application property. The properties at 150-144 High Street respect the pattern, however are different in appearance and character to the majority of other buildings in the vicinity and are located in between differing architectural styles at Dauphine Court, Pengelly Court and the existing building at 152-154 High Street. Therefore the pattern on this side of High Street is not consistent or characterised by any one architectural style.

The footprint of the proposed building is well planned and respects the existing building line of adjoining properties whilst stepped back in two parts to respect the curve in the road. Roof height is the same as the adjoining properties.

The retention of semi mature trees and green space on the boundary with Pengelly Court is supported as these are considered to soften the impact of the side elevation of this building.

Overall the proposed development is considered to respect the context, scale and character of the surrounding area.

2) Layout and Amenity

The overall layout of the proposed development is considered a significant improvement on the previous scheme with a reduced building footprint and total area of hard surfacing.

The omission of car parking against the boundary with the residential block of flats at number 1-8 Pengelly Court has addressed previous concerns with the amount of noise disturbance for the neighbouring occupants.

By amending the scheme the amount of rear garden amenity area is now considered satisfactory.

The proposed positioning of the windows is considered appropriate and avoids issues with overlooking of the neighbouring rear garden amenity space for the occupants of number 150 High Street. There is also sufficient distance (19m) between the proposed windows on the rear elevation and the neighbouring flank elevation windows at Pengelly Court.

With regard to neighbour amenity and the amenity for future residents the proposal is considered to comply with policy D5 of the HUDP 2004 and

supplementary planning guidance: Designing New Development.

3) Accessible Homes

The proposed development complies with the Lifetime Homes Standards and makes provision for one unit as Wheelchair Standard Homes.

4) Parking & Access

The provision of 5 spaces is below the amount recommended in Schedule 5 of the HUDP 2004, however given the locality of the site to good public transport links it is considered that the parking provision is satisfactory in this location.

Cycle provision is considered to be appropriate for a development of this size with an internal cycle store providing cycle storage for 14 bicycles (one for each unit).

The proposed development proposes to utilise the existing vehicle cross over. This is supported in principle provided that any boundary fence/wall does not exceed 600mm in height on the first 2.4m either side of the access. This is to ensure adequate visibility between vehicles and pedestrians. A condition is attached to report to ensure this is the case.

The proposal is considered to comply with policy T13 of the HUDP 2004.

5) Housing Provision and Need

The provision of 14 units falls just under the 15 benchmark, which would require affordable housing. This proposal represents an additional 14 units to the Harrow housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density is 404 habitable rooms per hectare (hrph), which is comfortably above the minimum requirement of 150 hrph as required by policy H4 of the HUDP.

6) S17 Crime & Disorder Act

The applicant has outlined numerous security measures proposed for the development. These appear acceptable yet as no feedback has been received from the Metropolitan Police, Secured By Design conditions have been attached to this report to ensure compliance with secured by design and safer places principles.

7) Consultation Responses:

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

- Proliferation of flats is not an adequate reason to refuse planning permission; further given its locality the site lends itself well to flats.

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.

**74 UXBRIDGE ROAD
HARROW WEALD, HA3 6DL**

**Item: 1/04
P/1811/07/CVA/FP**

Ward HARROW WEALD

VARIATION AND DISCHARGE OF CONDITIONS; 3 (RESIDUAL CONTAMINATION), 4 (WATER CONTAMINATION), 6 (LIFETIME HOMES) 8 (LANDSCAPING), 10 (LEVELS), PURSUANT TO P/2874/06/CFU

Applicant: London & Regional Properties Ltd
Agent: ASEP Ltd
Statutory Expiry Date: 11-SEP-07

RECOMMENDATION

- i. **GRANT VARIATION** OF CONDITIONS; 4 (WATER CONTAMINATION), 6 (LIFETIME HOMES) 8 (LANDSCAPING), 10 (LEVELS), PURSUANT TO P/2874/06/CFU
- ii. **GRANT VARIATION AND DISCHARGE** OF CONDITION 3 (INVESTIGATION OF RESIDUAL CONTAMINATION) PURSUANT TO P/2874/06/CFU

INFORMATIVES

1 INFORMATIVE:

The applicant is advised that the remaining conditions imposed on Planning Permission P2870/06/CFU dated 08-12-06 are still relevant to this permission.

INFORMATION

This application has been placed before the committee at the request of a Nominated Member.

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	021Ha Net
Habitable Rooms:	48
Density:	228.57 hrph 66.67 dph
Tree Preservation Order	Number 186
Car Parking:	Standard: 25 max Justified: 23 Provided: 23
Council Interest:	None

b) Site Description

- Previously used as a petrol station, the site is located on the northern side of the Uxbridge Road (A410) adjacent to the junction of Clamp Hill and Kenton Lane;

- The Leefe Robinson public house and car park are located on the site's South Western boundary and a detached post office and general shop is on the North Eastern boundary of the site;
- The rear of the site is bounded by the detached two storey property and long rear garden of No. 2 Clamp Hill;
- On the opposite side of the road is a crescent of shops surrounded by predominantly residential properties.
- The site has been cleared and fenced.

c) Proposal Details and Appraisal

a) VARIATION AND DISCHARGE OF CONDITION 3 (INVESTIGATION OF RESIDUAL CONTAMINATION)

It is proposed the wording of the condition be changed to:

The development shall not proceed above ground level damp proof course until; a detailed investigation of the site is carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

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

Adequate information has been now been submitted to enable this condition to be formally discharged.

b) VARIATION OF CONDITION 4 (MEANS OF WATER CONTAMINATION PREVENTION)

Report No 22362-1 (00) submitted by the developer recommended gas protection measures to be incorporated into the structure and these should be confirmed before the condition discharged. Certification of any imported soils and also validation sampling of those soils is also required (as per Environmental Protection letter 02/04/2007).

It is therefore proposed the wording of the condition be changed to:

The development shall not proceed above ground level damp proof course until a scheme to deal with contamination and prevent pollution of ground water and surface water, including provisions for monitoring, has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency Thames Region. The scheme shall include measures to monitor the achievement of a target environmental specification. The scheme shall then proceed in strict accordance with the measures approved and shall be fully implemented and completed before occupation of the development. As part of the approved scheme, prior to the occupation of the development, a report shall be submitted to, and approved in writing by, the Local Planning Authority identifying the achievement of the environmental specification for the site, making reference to the result of analysed samples. The report shall assess the extent of any remaining site contamination and shall specify follow-up measures and post-remediation analysis.

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

c) VARIATION OF CONDITION, 6 (LIFETIME HOMES)

The development is required to provide all units to lifetime homes standards and one dwelling to wheelchair housing standard. The development meets all the lifetime homes standards except two. To achieve all lifetime homes standards the bathroom layout would need to be amended to provide 700mm of space between W.C, bath and hand basin and 1100mm between the front edge of the toilet pan and door opposite. A wheelchair compliant home should be provided on the ground floor and shown on the plans accordingly.

It is proposed the wording of the condition be changed to:

The development shall not proceed above ground level damp proof course until a scheme identifying all units as lifetime homes and one to wheelchair housing standard is submitted to and approved in writing by the local planning authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure a satisfactory form of development in accordance with council's Accessible Homes SPD.

d) VARIATION OF CONDITION 8 (LANDSCAPING)

It is proposed the wording of the condition be changed to:

The development shall not proceed above ground level damp course 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, and retained until the development is completed. 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 area, and to enhance the appearance of the development.

e) VARIATION OF CONDITION 10 (LEVELS)

It is proposed the wording of the condition be changed to:

The development shall not proceed above ground level damp proof course until 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.

d) Relevant History

LBH/93/6	Demolition of existing buildings and erection of self-service petrol filling station with car wash and service.	GRANTED 03-APR-73
P/282/05/CFU	Three storey block to accommodate health centre and 14 flats with car parking	WITHDRAWN 15- MAR-05
P/1984/05/CFU	Redevelopment: Part two/part 3 storey block to accommodate health centre and fourteen flats with car parking.	ALLOWED ON APEAL 24-APR-2006
P/2874/06/CFU	Construction of 14 flats and health centre in a part two / part three storey building	GRANTED 08-DEC-2006

e) Applicant Statement

- None

f) Consultations:

- None

Summary of Response:

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 consultation, as set out above, this application for **VARIATION** is recommended for **GRANT**.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**BENTLEY WOOD HIGH SCHOOL
BINYON CRESCENT
STANMORE, HA7 3NA**

**Item: 2/01
P/1510/07/CFU/MRE**

Ward STANMORE PARK

SINGLE STOREY DOUBLE CLASSROOM TEACHING UNIT FOR TEMPORARY
TWO YEAR PERIOD

Applicant: The School Governors
Agent: Tony Welch Associates
Statutory Expiry Date: 13-JUL-07

RECOMMENDATION

Plan Nos: 840.05.BW.10, 840.05.BW.11, 20147 01, 02, 04 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 The building(s) hereby permitted shall be removed and the land restored to its
former condition within two year(s) of the date of this permission, in accordance with
a scheme of work submitted to, and approved by, the local planning authority.

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

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

REASON: To prevent an over intensive use of the site

4 The development hereby permitted shall not commence until colour 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) walls/fascia

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

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

Harrow Unitary Development Plan:

- SD1 Quality of Design D4 Standard of Design and Layout
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP31 Areas of Special Character
- EP32 Acceptable Land Uses
- EP33 Development in the Greenbelt

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.

4 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Development in the Green Belt (SEP6, EP32, EP33) / Area of Special Character (EP31) and New Education Facilities (C7)
- 2) Standard of Design and Layout (SD1, D4, C7, C16)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor development, all other
Council Interest: Freehold

b) Site Description

- Site situated to the north of Uxbridge Road and to the south of Bentley Priory within Greenbelt land occupied by Bentley Wood High School
- The school is a low-rise brick built structure that is rectangular in shape and has two wings extending westwards at the northern and southern ends of the site
- Main vehicular access/egress uses Binyon Crescent, Sitwell Grove, Bridges Road and Masfield Avenue to the south of the site, all residential streets
- Open land to the north of the site - Bentley Priory
- Extensive hardsurfacing adjacent to easterly flank of main school building accommodating sports playground and 2 teaching units
- Open land with numerous large trees lies adjacent to hardsurfaced area

c) Proposal Details

- Temporary (2 year) permission is sought in anticipation of Phase 2, to provide permanent accommodation, to form a future, separate planning application
- The first phase 'Phase 1' has been approved planning permission and has been implemented (see relevant history below)
- The proposal comprises 'Phase 1A' of the process to provide temporary Post 16 accommodation to be implemented in conjunction with 'Phase 1'.
- Single storey mobile classroom unit measuring 18m x 7.4m and to a height 3.5m to a shallow ridged roof
- Temporary 2 year use is sought as Phase 1
- The unit would be sited approximately 35m from the easterly flank of the main school building on the easterly edge of the adjacent hardsurfaced playground

d) Relevant History

P/1002/06/CFU	Replacement temporary double mobile classroom unit, and temporary triple classroom unit (2 years)	GRANTED 28/06/2006
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e) Applicant Statement

- Design & Access Statement
Design – 'the single storey units are designed to relate to the finishes and colours of the existing school, and are located where possible and landscaped within the existing building envelope' 'with extensive consideration of residential neighbours and access limitations'
Access – 'all units have ramped direct access in full compliance with the Disability Discrimination Act'

**f) Consultations:
Drainage Services:**

Notifications:

Sent:
16

Replies:
0

Expiry: 12-JUN2007

Summary of Response:

N/a

APPRAISAL

1) Development in the Green Belt / Area of Special Character and New Education Facilities

Policy EP33 of the UDP states the criteria against which development in the Green Belt will be assessed. The location of the proposed double classroom unit would be to the east of the existing building envelope. The double classroom would be sited on the easterly edge of an extensively hard surfaced area to the east of the main school building. The proposed unit would sit alongside 2 recently implemented temporary classroom units which comprise the first part of phasing for accommodation for post-16 education.

The proposed unit would affect the openness and character of this area of the Green Belt and Area of Special Character, contrary to policies EP31 and EP33. Temporary structures however would not be detrimental to the character of the Green Belt and Area of Special Character in the longer term, the openness and character of this area being restored following the removal of these buildings at the expiration of any permission. It is suggested, therefore, that a temporary permission would allow the provision of improved educational facilities, in line with the aims of policy C7 while preserving the longer term character and appearance of this sensitive area.

2) Standard of Design and Layout

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

There are no residential properties close enough to the proposed mobile classroom to be affected by this development and therefore this application is not deemed to have any detrimental effects on the amenities of neighbouring occupiers.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

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 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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None