

## SECTION 1 – MAJOR APPLICATIONS

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**Item: 1/01**  
**EDGWARE TOWN FC, BURNT OAK P/1941/07/COU/RP1**  
**BROADWAY, EDGWARE**  
Ward EDGWARE

LAYOUT, SCALE & ACCESS FOR REDEVELOPMENT TO PROVIDE 178 FLATS AND 11 HOUSES IN NINE BLOCKS OF THREE AND FIVE STOREY BUILDINGS (OUTLINE APPLICATION)

**Applicant:** EDGWARE DEVELOPMENTS LTD  
**Agent:** CORNERSTONE ARCHITECTS LTD  
**Statutory Expiry Date:** 20-SEP-07

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### RECOMMENDATION

Plan Nos: 1231/05/02 Location & Survey Plan, 05/03D Proposals, 05/04 Photographic Site Plan, 04/05A Sections; Transport Assessment, Flood Risk Assessment, Design and Access Statement, Sunlight and Daylight study and Sustainability statement.

**INFORM** the applicant that:

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

Varying the S 106 executed on 11 January 2007 as follows as shown in italics:-

- i) Approval by the Local Planning Authority prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development.
- ii) Prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of same to all occupiers within seven days of occupation. Such packs to be issued by the developer, and successors in title, for a period of not less than 5 years from the first taxable occupation of the development.
- iii) The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within 3 years of the first taxable occupation if in the council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked
- iv) The applicant to pay Harrow Council the sum of £60,000 within 14 days of the date of the agreement. This sum will be used to carry out works for the promotion of football development within the Borough. ( £750,000 paid already under provisions of original agreement)
- v) The provision of at least 30% affordable housing being 57 units in total. Such housing to be split into 70% social (40 rented) and 30%

- intermediate (17 for sale) housing.
- vi) The improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and associated pedestrian routes up to a maximum of £85,000. Delete- paid following execution of original agreement
2. A formal decision notice, subject to planning conditions noted below will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement /referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

**GRANT** outline permission in accordance with the development described in the application and submitted plans (with layout scale and access unreserved), subject to the following condition(s):

1 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.

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 The standard for all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (down pipes) 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.

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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 An 8m buffer zone shall be provided alongside the Edgware brook along the full length of the site. The buffer zone shall be measured from bank top (defined as the point at which the bank meets normal ground levels). The buffer zone shall be free of structures, hard standing, footpaths save the one crossing the brook, fences and overhanging structures such as balconies. Domestic gardens and formal landscaping shall be incorporated into the buffer zone. The buffer zone shall be managed to develop a natural character and be left as a natural area for wildlife.

REASON: To maintain and /or enhance the character of the watercourse and provide undisturbed refuges for wildlife using the river.

8 There shall be no storage of materials related to the development related to the development within 8 metres of the watercourse along the entire length of the site. This area must be suitable marked and protected during the development and there shall be no access within the area during the development. There shall be no fires, dumping or tracking of machinery within the area during the development.

REASON: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor. Buffer zones along watercourses should be undisturbed and maintained for wildlife.

9 External artificial lighting within 10 metres of the riverbank top (bank top is defined as the point at which bank meets normal land levels) shall be directed away from watercourses and be focused with cowlings.

REASON; To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. The corridor adjacent to a watercourse provides important habitat for the terrestrial life stages of many aquatic insects.

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For this river corridor to benefit wildlife it should remain undeveloped, in a natural state. The river channel and its wider corridor should remain an intrinsically dark area and be treated as recommended under the Institute of Lighting Engineers 'Guidance Notes for the reduction of Light Pollution'.

10 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The development of this site is likely to damage archaeological remains. The submission of detailed proposals in the form of an archaeological project design in accord with English Heritage guidelines will minimise any such damage.

11 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.

12 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- (a) design of the building(s)
- (b) external appearance of the building(s)
- (c) landscaping of the site

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

13 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space

and to safeguard the amenity of neighbouring residents.

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15 The proposed garage(s) and parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) 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.

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

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

17 The development 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.

18 The development 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.

## **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

SEP2 Water

ST1 Land Uses and the Transport Network

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

SR1 Open Air Leisure and Sporting Activities

EP9 Water Quality, Supply and Disposal

EP10 Sustainable Urban Drainage

EP11 Development within Floodplains

EP12 Control of Surface Water Run-off

EP47 Open Space

D4 The Standard of Design and Layout

D5 New Residential Development-Amenity Space and Privacy

T6 The Transport Impact of Development Proposals

T13 Parking Standards

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- H4 Residential Density
- H5 Affordable Housing
- H6 Affordable Housing Target
- H7 Dwelling Mix
- R4 Outdoor Sports Facilities
- R7 Footpaths, Cycle paths and Bridleways

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 (i.e. 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:

These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.

5 INFORMATIVE:

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

6 INFORMATIVE:

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

**7 INFORMATIVE:**

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

**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.

**9 INFORMATIVE:**

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981 the written prior consent of the environment agency is required for certain proposed works or structures in, under, over or within 8 metres of the brink of the Edgware Brook. Please contact Dr Lydia Bruce-Burgess, Development Control Team, on 01707 632402 for further details.

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Flooding (EP 11, EP 12)
- 2) Loss of Open Space / Relocation of Football Ground (EP 47)
- 3) Affordable Housing (H5, H6)
- 4) Traffic (ST1, T6)
- 5) Parking (T13)
- 6) Impact on Neighbouring Uses (SD1, D4, D5)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses
  - National and Strategic considerations
  - PPS1 Delivering Sustainable development
  - PPS3 Housing
  - PPG13 Transport
  - PPG 17 Open Space, Sport and Recreation

PPG 25 Development and flood risk  
Regional guidance: Mayor of London 2004, 'The London Plan; Spatial Development Strategy for London' GLA.

## INFORMATION

### a) Summary

Statutory Return Type:	Major
Site Area:	1.21ha
Density:	499 hrph (608 habitable rooms in total)
Car Parking:	Standard: 270 maximum Justified: 134 (50% of max) Provided: 134
Council Interest:	None

### b) Site Description

- This area comprises some 1.2 hectares with vehicular access from Burnt Oak Broadway, as at present, alongside a hotel. This narrow eastern boundary contrasts with the southern boundary which adjoins the rear of Albany Crescent and Summit Close. The western boundary is joined by homes in Milford Gardens and Methuen Close. From the end of the former, a footpath currently runs to join Summit Close. The northern boundary is marked by the Edgware Brook with commercial premises standing to the north of the brook. The site slopes away from its high point on the south boundary, north and east towards the Brook.

### c) Proposal Details

The previous planning application was granted permission in January 2007, having been reported to committee in Sept. 2006. The original permission is for 175 dwellings; the application seeks to add 14 dwellings by adding a floor to two of the blocks, namely blocks 7 and 8.

	Units	Habitable Rooms
9 x 1 bed, 2 hab room flats	9	18
145 x 2 bed, 3 hab room flats	145	435
18 x 3 bed, 4 hab room flat	18	72
6 x 3 bed, 4 hab room maisonettes	6	24
4 x 5 bed, 6 hab room houses	5	24
7 x 4 bed, 5 hab room houses	7	35
<b>TOTALS</b>	<b>189</b>	<b>608</b>

Density 499 hrph

These homes would be provided within 9 blocks, 6 of 3 storeys with shallow pitched roofs and 1 of five storeys and 2 of 6 storeys with flat roofs. The block in the centre of the site has a basement car park for 104 vehicles. 28 spaces are provided at ground level plus two more for the car club's use giving a total of 134 spaces.



The applicant is committed to providing a car club based at the site. The car restraint is also to be complemented by a welcome pack to all occupiers promoting public transport and cycling and the introduction of a controlled parking zone funded by the applicant.

The site is to be drained using a Sustainable Urban Drainage system (SUDS). This slows the run off from the site so that no more water than that which currently runs off over time in storm conditions enters the Edgware Brook. The system is to allow for a 1 in a 100-year event plus 20%. The added % is to allow for climate change over 50 years as advised by PPG 25 (1 in 100 describes the severity and not the frequency of such a storm.) The proposed buildings avoid both the recorded floodplain and the predicted flooding arising from a 1 in 100 storm + 20%.

In the event that planning permission was to be granted then prior to building details of the appearance and landscaping and any other matter subject to a condition would have to be submitted for approval.

The applicant contributed to football provision in the borough having executed the January 2007 agreement. Members will be aware the intended further improvement and future use of the PEPF as discussed at Cabinet on 3 August 2006. The improved layout of the playing fields has already received planning permission under reference EAST/148/01/OUT with conditions discharged and most of the work carried out. The committee has resolved to grant permission to a later application ( P/0002/07/CFU ) on the condition that a legal agreement is entered into and that the Environment Agency withdraws its objection.

**d) Relevant History**

This site has been by the used by the football club since 1939. Over the years various buildings have been added, floodlighting was permitted in 1974, and a four-storey hotel plus new access adjacent to the football ground in 2000. The site is owned by Edgware Developments Ltd with Edgware Town Football Club being offered a new 5-year lease (wef from 2005) with break clauses to enable development.

**e) Applicant Statement**

The proposal has been subject to consultation, organised by the applicant, with local residents. Consequently additional landscaping has been suggested (but shown in this outline application for illustrative purposes only). Housing is considered appropriate given the housing policies of HUDP. The detailed flood risk assessment has formed the basis of siting the new buildings. An area of landscaped public open space will be provided in the northern section of the site alongside the Brook and in the central part of the site. A minimum of 30% affordable housing will be provided.

This is an outline application. When the details are finalised, natural heating, cooling and lighting and use of renewable materials will be employed as required by HUDP policy SEP1. In respect of EP7 the use of active and passive solar energy will be employed and to meet policy EP10 a sustainable urban drainage

system is to be provided.

**f) Consultations:**

**LB of Barnet:** have requested a highway contribution. This has already been paid consequent upon the January 2007 S 106 agreement.

**Environment Agency:** Objection. (No objection subject to certain conditions being imposed to previous application).

**Thames Water:** Developer required to fund any upgrade needed to sewer system.

**English Heritage:** No work required prior to determining application but the archaeological position should be reserved by condition.

**Advertisement:** | Major Development | Expiry: 26-JUL-07

**Notifications:**

Sent: 309	Replies: 9 + petition of 34 signatures	Expiry: 20-JUL-07
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**Summary of Response:**

Loss of football stadium, loss of open space, loss of 'drain off area', too high a density, traffic congestion, lack of infrastructure, increased noise, potential subsidence, over development, reduction in security and buildings too high, negative social impact.

**APPRAISAL**

**1) Flooding**

The applicant has submitted a Flood Risk Assessment. This looks at:

- (i) flooding from the brook;
- (ii) flooding from surface water accumulating on the site and;
- (iii) the relationship of the buildings to the watercourse.

In the case of (i) there are no raised flood defences. Since the new development is limited to areas outside of the flood plain there will be no change in the floodplain storage area. Concerning (ii) the permitted rate of water flowing from the site has been agreed between the applicant and the Environment Agency. The modelling carried out shows that the total volume of water to stored on site is approx. 660 cubic metres. This is to be accommodated by forming the central open space into a shallow basin which would only fill with water in the event of a 1 in 100 + 20% flood event.

Last in respect of (iii) the assessment demonstrates that, in addition to being above the flood level, that the ground floor level should be at least 50.51m above ordnance datum. Also that at least an 8m strip is to be kept alongside the brook to enable maintenance of the brook.

**2) Loss of Open Space & Relocation of Ground**

The existing football ground has been used by the club since 1939. It is a private ground with no public rights of access or use of the pitch. It is designated as 'Open Space' in the UDP. In August 2005 the final report commissioned by Harrow Council on the Quantity, Quality and Access to sports, recreation and open spaces in the Borough was published. The consultants who prepared the report have confirmed that there is a surplus of senior pitches. If some senior pitches were re-designated for junior use this shortfall would be overcome. This surplus on the face of it meets one or more of the five Sport England exceptions to opposing the loss of a playing field. In particular *'The playing field which would be lost as a result of the proposed development would be replaced by a playing field of an equivalent or better quality and equivalent or greater quantity in a suitable location and subject to equivalent or better management arrangements prior to the commencement of development.'*

**3) Affordable Housing**

Proposed Alterations to the Housing Provision Targets in the London Plan were reported to Cabinet on 12 January 2006. The annual target for Harrow is to be increased to 400 dwellings a year and the social housing content increased to 200 a year. Current completion rates indicate that overall the target would appear to be achievable overall but in practice it will be difficult to achieve the affordable provision in the period 2007-2016.

The 40 social units to rent will comprise 3 x 1 bed, 14 x 2 bed, 12 x 3 bed, 7 x 4 bed and 4 x 5 bedroom homes, mainly houses.

**4) Traffic**

A full transport assessment has been carried out by the applicant. Barnet as highway authority have requested that improvements be made for pedestrians crossing the Broadway and this issue was to be addressed in the January 2007 S 106 agreement.

**5) Parking**

The Council maximum parking standard is 270 and 50% provision is made on site. In addition a car club is to be provided so that residents may have the use of a car pool. The site is well located to bus routes and is about 10 minutes walk from Edgware Tube Station. Should development take place the parking situation is to be monitored at the applicant's expense and if appropriate a controlled parking zoned may be introduced.

Given the nature of the development, the release of parking spaces back to the hotel previously taken on match days and its location this provision is viewed as sufficient.

**6) Impact on Neighbouring Uses**

To the east lies the hotel and the development proposed will not impact upon it except in relation to parking. On the south boundary homes are at least 30m away except for one block in Summit Close which is 20m distant from a proposed 3 storey residential block which would stand at a lower level due to the changing ground levels. Similarly to the west amongst existing residential

properties one block is 20 m away from a part three, part two-storey block. The 2-storey element faces the existing homes. To the north lies the Edgware Brook with employment buildings beyond. The relationship of the proposed blocks to the neighbouring residential development is considered to be acceptable. The two blocks to be increased in height are located away from existing homes and the sunlight/daylight study reveals that no excessive shadowing will occur.

**7) S17 Crime & Disorder Act**

**8) Consultation Responses**

Most of these have been addressed in the appraisal section above.

- The density of scheme is acceptable; the UDP provides for a minimum density of 150 hrpa but it areas with good public transport and within or near to District Centres higher densities are acceptable and encouraged by the London Plan.
- The Highway Authority has expressed no concern regarding traffic issues save that improvement is needed for pedestrian traffic.
- On noise, the current DEFRA noise map of London indicates this area as experiencing a noise level of between 50 to 55 Dba and this is an acceptable level for residential development.
- The height of the proposed blocks relates well to the buildings around the site with 2/3 storey blocks being located nearest to existing houses.
- The layout has been previously revised to take account of points raised by the crime prevention unit including the deletion of a footpath and a clear division between private gardens associated with houses and flats and public areas.
- The issue of possible subsidence is one for the parties concerned i.e. a civil matter and for Building Control.
- Last any 'negative social impact', which might arise, would be offset by the replacement of the football facilities and the opening of some of the site to the public in contract to its current private use.

**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.

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**CEDARS HALL, AT THE JUNCTION OF  
UXBRIDGE ROAD & CHICHELY ROAD,  
HARROW WEALD**

**Item: 1/02  
P/1702/07/CFU/RP1**

Ward HARROW WEALD

EMERGENCY ACCOMODATION COMPRISING 19 x 1 BED, 8 x 2 BED AND 3 x 1  
BED WHEELCHAIR UNITS, LANDSCAPING AND CAR PARKING.

**Applicant:** GENESIS HOUSING GROUP  
**Agent:** Bptw Partnership  
**Statutory Expiry Date:** 04-SEP-07

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## **RECOMMENDATION**

Plan Nos: OS Site Location Plan, JO6-232/D(01)13(rev A), JO6-232/D(01)12(rev A), JO6-232/D(01)11(rev B), JO6-232/D(01)34, JO6-232/D(01)33, JO6-232/D(01)32, JO6-232/D(01)31, JO6-232/D(01)30, JO6-232/D(01)20 (rev A), JO6-232/D(01)21 (rev A), JO6-232/D(01)10 (rev B), Design and Access Statement, Sustainability Statement, Energy 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 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. 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'.

The works shall be fully implemented prior to first occupation or beneficial use of the development 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 amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

3 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 parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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 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.

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

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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 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 The number of bedspaces available shall not exceed 38.

REASON:

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

(b) In the interests of highway safety.

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 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:

- D4 Standard of Design and Layout
- EP43 Green Belt and Metropolitan Open Land Fringes
- T13 Parking Standards
- H3 New Housing Provision - Land Identified for Housing and Vacant Sites
- H17 Access for Special Households with Particular Needs

**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:**

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.

**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.

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Green Belt and MoL Fringes (EP43)
- 2) Standard of design and layout (D4)
- 3) Car Parking (T13)
- 4) Vacant Sites (H3)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

**INFORMATION**

**a) Summary**

Statutory Return Type:	Major, all other
Site Area:	188 ha
Habitable Rooms:	5390 and common rooms
Density:	hrph, dph



Car Parking Residential	Justified: 5 (Residential institutions- assess on merit provided restraint based approach is demonstrated)
Council Interest:	Provided: 5 Freehold

**b) Site Description**

- The site is owned by Harrow Council and currently contains a building last used by Wembley Rugby Club (now vacant) and associated car parking area.
- Adjacent to the site is Cedars Park, which is designated Green Belt and an area of nature conservation importance.
- The site is bounded to the east by Chicheley Road; on the opposite side of the road are two storey terraced houses. The north of the site is bounded by Uxbridge Road; on the opposite side of the road are a number of detached and terraced houses and the Bannister Sports Centre and grounds.
- The park boundary railings and gates facing Uxbridge road are listed Grade II.

**c) Proposal Details**

- Demolition of existing building and construction of a 2/3-storey L-shaped building to provide emergency accommodation for homeless households.
- The accommodation comprises 19 x 1 bed units, 3 x 1 bed wheelchair units and 8 x 2 bed units giving a total of 38 bedspaces.
- Five parking spaces are to be provided.
- 6 wind turbines are to be incorporated at roof level facing west towards the park.
- The site is to be fenced with additional planting to be provided within the park.
- The building is of contemporary design with red brick, render and timber cladding to the elevations and a profiled metal roof.
- The building is to be managed 24 hours a day

**d) Relevant History**

LBH/1972	Community hall	GRANTED 26-APR-67
EAST/27/96/LA3	Alterations for disabled access	GRANTED 25-MAR-96
EAST/954/99/FUL	Use for Childrens' Nursery	GRANTED 20-DEC-99

**e) Applicant Statement**

- The proposal is to provide accommodation for homeless households., which is currently being provided by two council hostels (one of which has a temporary consent expiring in 2008). People will be housed pending a decision as to whether the Council has a legal duty to provide housing for the persons in question.
- The development served by public transport with bus routes 182, H14 and

350. Hatch End Station is 1 Km away

- Using sustainable building materials and solar/wind energy will achieve at least 10% renewable energy as required by the London Plan.
- The applicant has submitted the following supporting documents; Design and Access statement, Energy Strategy and Sustainability Strategy

**f) Consultations:**

**Environment Agency:** Low Risk- full response will not be made

**Hatch End Society:** Reservations about design; insufficient car parking; loss of trees

<b>Advertisement:</b>	General Notification	Expiry: 12-JUL-07
	Setting of Listed Building	

**Notifications:**

Sent	Replies	Expiry: 07-JUL-07
	4	

**Summary of Response:**

Lack of Parking provision; overlooking to properties on Chicheley Road; disruption during construction; concerns over type of residents that will accommodate facility; poor design, particularly the metal roof and multiplicity of surfaces; security.

**APPRAISAL**

**1) Green Belt fringe**

It is the council's policy to resist developments close to the Green Belt, as in this case, if the development would have detrimental impact on the open character of the land or an adverse ecological impact. The site currently makes little or no ecological contribution; the planting around the new building and replacement trees are intended to improve the situation. In respect of open character, the site is currently occupied by a part one and part two storey building and a car park surrounded by a 1.8m chain link fence. The new fencing will be of a similar height, the car park area is much reduced and occupied by a two storey element of the building with a three storey element nearest to the Uxbridge Road at the corner of the L shaped floor plan. In your officers view the development will bring a larger amount of building to the edge of the green belt but it will not intrude into the green belt or reduce the attractive nature of the public open space adjoining the site.

**2) Design and Layout**

The scale of the building has been reduced following pre application discussions with officers. The building has been stepped back from Chicheley Road and given a varied roof line. The massing is intended to complement the domestic scale of Chicheley Road. The main body of the building is to be in red brick with rendered /timbered panels to avoid a monotonous elevation. The residential accommodation is in the two wings with the corner of the 'L' housing the entrance and common parts of the building such as the laundry and lounge.

In design terms the elevations contrast with the elevations of the homes in Chicheley Road. The massing of the building is off set by its open surroundings and the mature landscape of the park which forms the backdrop to the building when viewed from Uxbridge Road.

**3) Car Parking**

Five parking spaces are provided and this level of provision is based upon the demand for parking at the existing two homes and the need to accommodate staff and disabled persons. In accord with the parking standards this is an acceptable level of provision having regard to the intended use and accessibility to public transport.

**4) Vacant sites**

It is the Council's policy to bring identify sites where housing is appropriate and to initiate action where such sites remain vacant. This site has now remained vacant for some time and bringing it into housing use accords with this policy of the HUDP

**5) Special Households**

The above policy is complemented by a further policy to make provision for those with particular housing needs. Persons who present themselves as homeless and need temporary accommodation whilst being assessed fall into this category and given the closure of some of the existing accommodation there is a need to replace it.

**6) S17 Crime & Disorder Act**

**7) Consultation Responses:**

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

- **Overlooking.** The east elevation of the building is some 21.5 m/23m from the front elevation of two storey houses standing in Chicheley Road. It has windows at ground and first floor level as do the houses opposite. The separation distance is considered sufficient to prevent overlooking or a material loss of privacy.
- **Disruption during construction.** The site is readily accessed from the Uxbridge Road and a one way system may be established for contractors vehicles. This is the subject of an informative to be attached to the permission. Concern has also been expressed about the **type of person** who may be housed. Whilst the effects of the use may be taken into account in advising the committee it is not possible to take into account the nature of the users i.e. the future residents. Such a consideration is not a material planning consideration and is not taken into account for any residential planning applications
- The last point concerns **security**; advice has been taken to maximise the security of the building by design and conditions also imposed. There are no grounds to refuse the application due to future residents posing a risk to the security of the neighbourhood and from the experience of managing

Item 1/02: P/1702/07/CFU continued....

the existing accommodation no reason to suppose such a reduction will occur.

**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.

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**SITE OF THE FLYING EAGLE PUBLIC HOUSE. MOLLISON WAY EDGWARE**

**Item: 1/03  
P/0909/07/DDP/DC3**

Ward EDGWARE

APPROVAL OF RESERVED MATTERS (APPEARANCE & LANDSCAPING)  
PURSUANT TO PERMISSION P/1225/06/CFU

**Applicant:** DWA Architects. Ltd  
**Agent:** DWA Architects. Ltd  
**Statutory Expiry Date:** 21-MAY-07

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## **RECOMMENDATION**

Plan Nos: AL(0)10, AL(0)100 Rev.C

**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 number of bed spaces available shall not exceed 53.

REASON:

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

(b) In the interests of highway safety.

3 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

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

2. 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'.

The works shall be fully implemented prior to first occupation or beneficial use of the development 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 amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17

of the Crime & Disorder Act 1998.

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

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

5 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 building(s) is/are occupied

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 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 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.

Item 1/03: P/0909/07/DDP continued....

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

9 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.

10 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.

11 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.

12 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town & 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.

13 Details of the proposed grass verge on the public highway outside the main entrance as indicated on drawing number AL(0)100 Rev.C shall be submitted to and approved in writing by the local planning authority prior to the commencement of development on site.

REASON: In the interests of highway safety and the character of the locality.

## **INFORMATIVES**

### **1 INFORMATIVE:**

#### **SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

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

### **4 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>

### **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:

**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.

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### **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Design, Amenity and Character of Area (SD1, D4, D5)
- 2) Landscaping (D4, D9, D10)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

### **INFORMATION**

#### **a) Summary**

Statutory Return Type: Major Dwellings  
Site Area: 0.16 ha (1,600m<sup>2</sup>)  
Habitable Rooms: 53

Council Interest:           None

**b) Site Description**

- Site currently occupied by two storey pub standing on the corner of Mollison Way and Cotman Gardens
- To the rear of Cotman Gardens and Millias Gardens is a car park surrounded by a 1.8m close-boarded fence

**c) Proposal Details**

- Approval of reserved matters (appearance and landscaping to outline permission P/1225/06/COU

**d) Relevant History**

P/3196/05/COU	Residential care home with 75 rooms	REFUSED 15-MAR-2006
P/1225/06/COU	Outline: Redevelopment to provide part 2/ part 3 storey residential care home with 53 beds and 7 car parking spaces	GRANTED 10-NOV-2006

**e) Applicant Statement**

- N/A

**f) Consultations:**

None

**Notifications:**

None

**Summary of Response:**

N/A

**APPRAISAL**

**1) Design, Amenity and Character of Area**

The proposed design of the building is considered acceptable. It is considered that the building lines, window positioning, fenestration and variations in proposed materials all make a positive contribution to the character and appearance of the building and the surrounding street scene.

There is not considered to be any issue with overlooking of neighbouring properties with adequate distance between the building and neighbouring properties.

Amenity space for future residents is considered adequate for a development of this nature.

The proposal is considered to comply with policies SD1, D4, D5 of the Harrow Unitary Development Plan (HUDP) 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

**2) Landscaping**

The proposed landscaping details are considered acceptable. The use of planting and hedges to the street elevations softens the impact of the building and complements the suburban character of Cotman Gardens.

To the rear the provision of enclosed garden areas provide care home residents with private amenity space and softens the impact of the service road to the rear.

A grass verge is proposed as part of the scheme on the public footpath outside the main entrance to the building. This is supported in principle as it lessens the impact of the development. As this is proposed on the public highway further details will need to be submitted to and approved in writing by the local planning authority.

The landscaping details are considered to comply with policies D4, D9 & D10 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

**3) S17 Crime & Disorder Act**

The proposal is considered to address the basic principles of secured by design. The design details offer substantial natural surveillance around the entire building and the site plan indicates secure gates and boundary fences.

In line with the outline permission a condition has been attached to this report to satisfy more specific secure by design criteria.

The proposal is considered to comply with policy D4 of the HUDP 2004 and Secured By Design Principles.

**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.

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

**Item: 1/04  
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

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## **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.

Item 1/04: P/0124/07/CFU continued....

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:

Item 1/04: P/0124/07/CFU continued....

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 of the building hereby permitted shall be restricted to the school's pupils and staff for sports activities and education and pupils and staff from other schools playing St Dominics at competitive sport. It shall not be used, hired or

otherwise made available for use by any other party.  
REASON To safeguard the residential amenity of the locality.

15 The number of pupils on the school roll shall not exceed 815 fulltime equivalents.

REASON To safeguard the residential amenities of the area.

16 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. 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'.

The works shall be fully implemented prior to first occupation or beneficial use of the development 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 amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

## **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.

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**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**

Members conducted a site visit on 28 August 2007.

**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.

<b>Advertisement:</b>	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.**

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.

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**FORMER COUNCIL ALLOTMENTS,  
KENMORE ROAD, HARROW**

**Item: 1/05  
P/0907/07/CFU/DC3**

Ward KENTON EAST

**CONSTRUCTION OF 13 HOUSES WITH CAR PARKING AND GARAGING**

**Applicant:** Thomas Wren Homes Ltd  
**Agent:** W J MaCleod  
**Statutory Expiry Date:** 25-JUNE-2007

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**RECOMMENDATION**

Plan Nos: 07/3101/1B, 073101/2A, 07/3101/3A, 07/3101/4, 961.1, Design & Access Statement 22nd March 2007, Lifetime Homes Checklist, Open Space Report by David Roy dated May 2007,

**INFORM** the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - i) A contribution of £50,000 for the provision of play facilities and;
2. A formal decision notice, subject to planning conditions noted below will be issued upon the completion by the applicant of the aforementioned legal agreement.

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

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

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

2 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. 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'.

The works shall be fully implemented prior to first occupation or beneficial use of the development 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 amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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 building(s) is/are occupied

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:-

(a) 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 development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development 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

Item 1/05: P/0907/07/CFU continued....

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 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.

9 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.

10 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.

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) 07/3101/1A have been constructed and surfaced with impervious materials, and drained in

Item 1/05: P/0907/07/CFU continued....

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 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.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space

and to safeguard the amenity of neighbouring residents.

14 Notwithstanding the submitted plans, the access road shall provide a defined pedestrian route adjacent to the northern boundary from the back edge of the highway to the pathway in front of unit 13.

REASON: In the interests of pedestrian safety.

15 Notwithstanding the submitted plans, the access road shall provide a pedestrian route adjacent to the northern boundary from the back edge of the ridgeway of the pathway in front of unit 3.

REASON: In the interests of pedestrian 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, D4, D5, D8, D9, D10, EP7, EP8, EP21, EP47, T13, SH1, H4, H18 Accessible Homes Supplementary Planning Document (April 2006) Supplementary Planning Guidance: Designing New Development (March 2003)

### **2 INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate



Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

**3 INFORMATIVE:**

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.

**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](mailto:communities@twoten.com).

Please quote Product code: 02 BR 00862 when ordering.

**5 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.)

**6 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](mailto:frank.cannon@harrow.gov.uk) to find out whether the construction of the crossover is acceptable in highway terms.

**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.

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**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Design and Character of Area (SD1, D4, D9, D10, EP7, EP8, EP21)
- 2) Residential Amenity (D5, D8)
- 3) Open Space Designation (EP47)
- 4) Parking and Access (T13)
- 5) Accessible Homes (H18)
- 6) Housing Provision & Density (SH1, H4)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

**INFORMATION**

**a) Summary**

Statutory Return Type:	Major Dwellings
Site Area:	0.253 hectares
	206 hrph
	51 dph
Density:	hrph, dph
Car Parking:	Standard: 21
	Justified: 21
	Provided: 21
Council Interest:	None

**b) Site Description**

- Disused former Council allotment site off Kenmore Road;
- Designated as Open Space in HUDP 2004;
- Hard-surfaced playground to north boundary;
- Electrical sub station on south east corner boundary of site;
- Residential rear garden areas on south boundary, west boundary and north west boundary of site;
- Mature Poplar Tree with TPO on southern boundary;
- Existing vehicle crossover onto site off Kenmore Road.

**c) Proposal Details**

- Construction of 13 x 2½ storey terrace houses;
- On-site car parking for 21 cars and garage building;
- Creation of access road off Kenmore Road;
- Separate bin stores for each house.

**d) Relevant History**

- None

**e) Applicant Statement**

- Established residential area with traditional inter-war houses;
- Recent developments in area give a great variety of styles, sizes and types of dwellings & there is no particular dominant style of house in this area;
- The site is served by good bus links to Harrow Town Centre and Queensbury & Kenton stations;
- Proposal gives consideration to TPO adjoining site boundary;
- Site designated Open Space in HUDP 2004 but sold by Council as surplus land;
- The proposed layout seeks to make efficient use of the site, whilst respecting the outlook and privacy of neighbouring properties;
- Plot 1-5 maintain and reinforce existing building line on Kenmore Road;
- Plots 6-9 & 10-13 are identical terraces running in tandem with the front block;
- Design of houses has been carefully considered to give houses a traditional design with brick elevations and tiled pitched roofs
- The overall design limits the development to 2 ½ storeys and is at a density of approximately 200 habitable rooms per hectare;
- There is adequate space for planting of trees and hedges, together with low level shrubs & specimen trees;
- Vehicular and pedestrian access would be via the existing crossover to Kenmore Road;
- The additional number of car movements can easily be absorbed into the local highway network;
- Houses are designed to provide excellent passive surveillance to all car parking and common areas;
- Security gates will prevent casual access to the site;
- Proposal complies with Lifetime Homes Standards.

- f) Consultations:**  
Environment Agency: No objection

**Advertisement:** | Departure from UDP | Expiry: 28 August 2007

**Notifications:**

Sent:	Replies:	Expiry:
27	1	25 June 2007

**Summary of Response:**

Development represents overdevelopment of the site, overlooking issues for 46 Kenmore Road, additional traffic on Kenmore Road, road safety will be affected, additional parking problems, lack of amenity space provided, houses will be used as flats, gated development will create an isolated community, concern with loss of open space, allotment site is a haven for wildlife, development will harm adjacent TPO.

**APPRAISAL**

**1) Design and Character of Area**

The design of the proposed houses represent typical terrace housing. There are 3 blocks of terraces proposed with one at the front and 2 to the rear of the site.

Houses in the immediate vicinity are generally 2-storey properties being either terraces or semi-detached houses with good sized rear garden areas. In the main there is no single dominant architectural style in the surrounding area, but more of a mixture of neo-Georgian and Victorian architecture.

It is considered that the proposed development would respect the overall character and appearance of the surrounding street scene.

The proposed bin stores, particularly to the street elevation are undesirable from a design perspective as these are considered to give the street a cluttered appearance. It is considered, however, that this point alone does not warrant a reason for refusal.

The proposed development is therefore considered to comply with polices SD1 and D4 of the HUDP 2004 and Supplementary Planning Document Designing New Development (March 2003).

**2) Residential Amenity**

It is considered that the proposed development will not have an adverse effect on neighbouring amenity.

There are suitable distances (over 27metres) between habitable room windows to the rear elevation of blocks 6-9 and 10-13 and the rear of properties at Hinkler Road backing onto the site. No habitable room windows are proposed on the flank elevations of any of the proposed buildings.

A landscaping condition is attached to this report to ensure adequate screening on the boundary with neighbouring rear garden areas and suitable amenity for future occupants.

The provision of adequate rear garden areas will provide suitable amenity space for future residents with the average garden area being approximately 45m<sup>2</sup> per house. It is acknowledged that this garden space is smaller than the majority of residential properties in the surrounding area. It is not considered to be a concern however, as there are several public parks within walking distance from the site with Kenmore Park and Centenary Park in close proximity.

The proposed development is considered to comply with policy D5 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

### **3) Open Space Designation**

The proposed development is designated open space therefore the applicant must demonstrate under policy EP47 of the HUDP 2004 that the site is surplus to requirements.

In November 2005 the Secretary of State granted consent under the Allotments Act 1925 to dispose the land for use as allotments as the site had not been in use since the mid 1980s. Currently it is a disused green open space in the middle of a residential area and it is considered, aesthetically, it makes no significant contribution to the character or appearance of the area.

The applicant highlights in the '*Justification for Loss of Open Space Report*' that there is no deficiency of open space in the area or lack of parks for community use. Immediately adjacent to the site is Kenmore Park and within walking distance are a number of parks designated as Open Space in the HUDP.

It is considered that the loss of space of this size and amenity value is not significant. The application site is and has been unused for at least 20 years. It is not considered to play an important role ecologically and the site is clearly surplus to its former requirements as allotments.

The applicant has offered a planning contribution of £25,000 to go toward the upgrade of adjacent children's playground or suitable replacement facilities within the immediate vicinity. Given the size of the development and the fact that the facilities will be enjoyed and used by the wider public, this contribution is considered to be satisfactory.

The proposal is therefore considered to satisfy policy EP47 of the HUDP 2004.

### **4) Parking and Access**

The proposed development seeks to provide 21 car parking spaces and access off Kenmore Road.

The number of spaces proposed is the maximum allowable under HUDP parking standards. One space is allocated for disabled parking in line with Lifetime Homes requirements.

Concern was raised by the sole objector that the development would lead to an increase in on-street parking. It is not considered that the development would lead to a noticeable increase in on street parking with the amount of parking proposed with the development. Furthermore, as the street is not in a controlled parking zone, no restrictions can be currently implemented limiting future occupants from parking on the street.

The access would be off Kenmore Road on the boundary with the adjacent playground. This access point is considered appropriate as it is would be sited away from neighbouring residential properties and provides good visibility.

The proposal is considered to comply with policies T13 and D4 of the HUDP 2004.

**5) Accessible Homes**

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

The proposal therefore complies with policy H18 of the HUDP 2004 and Accessible Homes Supplementary Planning Document (April 2006).

**6) Housing Provision and Density**

The proposal represents an addition of 13 x 3 bedroom houses to the borough's housing stocks and is therefore supported in principle.

A Planning Policy Statement formulated by Harrow Council for this site in January 2007 suggested that '15-20 units were likely to be achievable'. Although the proposed development is slightly below the suggested development potential for the site, it is considered that in the context of the surrounding area, 13 houses with density levels of 206 habitable rooms per hectare (hrph) and 51 dwellings per hectare (dph) is appropriate.

The proposal is therefore considered to comply with policies SH1 and H4 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

**7) S17 Crime & Disorder Act**

The applicant has outlined numerous security measures proposed for the development. It is considered that the proposed development adopts the key principles of secured by design with an active frontage to the front elevations and appropriate positioning of rooms to create good natural surveillance. The use of security gates in line with the front building lines of the 3 terrace blocks is good design as this restricts access by the general public to the rear garden areas of the respective houses.

Item 1/05: P/0907/07/CFU continued....

To ensure that more detailed Secured By Design principles are incorporated into the final scheme, relevant secured by design conditions have been attached to this report.

The proposed development is therefore considered to comply with policy D4 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

**8) Consultation Responses**

- The neighbouring poplar tree with a TPO will not be harmed by the proposed development;
- It is not considered that the site is a haven for wildlife.

**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.

## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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**(LAND TO NORTH OF ALLOTMENT GARDENS), KENMORE ROAD PLAYGROUND ADJACENT TO HENSON PATH, HARROW**

**Item: 2/01  
P/2269/07/DFU/SW2**

Ward KENTON EAST

PART SINGLE, PART TWO STOREY NEIGHBOURHOOD RESOURCE CENTRE,  
WITH ASSOCIATED ACCESS AND PARKING

**Applicant:** Harrow Council

**Agent:** Ashley House plc

**Statutory Expiry Date:** 13-SEP-07

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### RECOMMENDATION

Plan Nos: 0605-01, 02, 03, 04

#### **INFORM the applicant that:**

1. The proposal is acceptable subject to the transfer of £25,000 from by 30 April 2008 to part fund the improvement of the play area adjoining the site.

**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)
- (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.

- 3 The café use hereby permitted shall not be open to the public outside the following times:-

a: 0900 hours to 1800 hours, Monday to Friday inclusive, not at all on Saturdays, Sundays or Bank Holidays, without the prior written permission of the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents.

- 4 The neighbourhood resource centre hereby permitted shall not be open outside the following times:-



Item 2/01: P/2269/07/DFU continued....

a: 0800 hours to 2000 hours, Monday to Friday inclusive, and not at all on Saturdays, Sundays or Bank Holidays, without the prior written permission of the Local Planning Authority.

REASON: To safeguard the amenity of the neighbouring residents.

5 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.

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 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.

9 Development shall not commence until details of on site drainage works have been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also ensure sustainable impact upon the sewerage and drainage asset.

## **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, D4, D8, C8, T6, T13

### **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](mailto: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.

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## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Design and Amenity (SD1, D4)
- 2) Health Care and Social Services Facilities (C8)
- 3) Transport (T6, T13)
- 4) Refuse and Recycling Facilities (D8)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Minor Development, all other  
Site Area: 0.122 ha gross, 0.08 ha net  
Car Parking: Provided: 10 + 1 Minibus  
Council Interest: Council Owned Land

### **b) Site Description**

- Currently a playground on the west side of Kenmore Road
- Residential dwellings to the west of the site, allotment gardens to the south of the site (currently subject to an application – yet to be determined)
- Northern part of the site is bounded by Henson Path, the eastern boundary is Kenmore Road itself with terraced residential properties opposite the site

### **c) Proposal Details**

- Erection of part single part two storey building to provide neighbourhood resource centre as summarised in the applicants statement
- Group rooms for general activity and IT
- Ancillary accommodation to support these uses e.g., hygiene rooms, consulting rooms and toilets
- Café to provide link with community
- Reception area
- Administration and outreach office base

### **d) Relevant History**

- Application was discussed at Planning Advisory Meeting on the 20<sup>th</sup> June 2007.

**e) Applicant Statement**

- Building will be used for adults with severe learning difficulties
- Offers day support for people with learning difficulties so they can take part in community activities
- Brought to the site by carers and then care staff take over
- Rooms provide various therapy activities which stimulate basic senses and challenge the facility users to become more independent
- Link with the community in the form of a café
- Design; to create synergy between building and sites
- Taken into consideration the siting of a tree on the west boundary
- Provide an active frontage
- Building concept around “room use and orientation”
- Internal planning will be flexible
- Parking caters for 2 disabled spaces and adequate turning circle for the 16 sweater minibus
- Scale and massing is predominantly 2 stories
- Create a new landmark – contemporary design
- Good definition between public and private space
- Incorporate environmentally friendly building techniques, the buildings orientation has resulted in horizontal sun shading being incorporated into the design, light tubes and passive ventilation would contribute to the sustainable design approach
- High quality planting both at the front and rear of the site
- Refuse storage will be located on the north side with an association to the café
- No undefined pedestrian routes, landscaping along pedestrian routes would be low level, footways would be overlooked providing surveillance, good levels of lighting at the site
- Entry doors 926mm wide, 8 person DDA compliant lift or 13 person stretcher lift, level thresholds
- Site is accessible by walking, cycling and public transport in accordance with the aims and objectives of national and local transport planning policy
- Provision for mini bus stop off point bringing wheelchair users to and from the site
- Adequate provision for emergency vehicles and the collection of waste from the site

**f) Consultations:**

**Drainage:** Conditions relating to site drainage works and details of surface water attenuation/storage works are submitted to the Council

**Environment:** Agency: Low environment risk

**Advertisement:** Departure from UDP Expiry: 30-AUG-07

**Notifications:**

Sent: 47 Replies: 5 Expiry: 20-AUG-07

**Summary of Response:**

Parking problems created by more people visiting the NRC; unfair to give access to the resource centre rather than tenants that have lived here who have special needs; swap the position of the resource centre and the playground; noise created by the playground being located adjacent to Henson Path; vandalism will increase; the Council should give some of the playground over for access and parking to people living on Henson Path.

**APPRAISAL**

**1) Design and Amenity**

The local character is 2 storey Arts and Craft residential. The NRC would be of a different character, but this is considered appropriate. It is considered to fit within the context of the surrounding through the introduction of obvious sustainability measures and through its interesting form and materials. In addition, its 2-storey scale, its narrow elevation to the street and because of its articulation, it is considered that the scale of the building will fit well within this residential context.

There is currently an application for 13 residential dwellings under consideration at the allotment gardens to the south of the site. This is brought to the Committee's attention but does not have a material impact on the proposal under consideration. The building would be a modern contemporary design that would create a landmark feature on this prominent site. The contemporary design is considered appropriate and is considered to create some character and interest. The scale and massing of the building would reflect the massing of the buildings in the surrounding area whilst maximising the sites development potential.

The proposal sites the building to the northern edge of the site. It would be set away from the boundary by 2.286m adjacent to the flank of No. 4 Hamel Close, the first floor element steps in to a maximum of 4.165m from the boundary with No. 4. The bulk of the building is set away from the residential boundary. The stepping of the first floor element away further contributes to reducing the impacts in relation to this property. The siting of this building in relation to the residential properties is considered acceptable.

**2) Health Care and Social Services Facilities**

The proposal seeks to redevelop an area designated as metropolitan open land that is currently used as a playground. Due to the significant size of the area the playground has been difficult to maintain. The redevelopment of this site is in conjunction with the proposed residential development of the allotment site. The NRC would result in a small loss of the total site area of the playground; however contributions from the proposed residential development of the remaining area for the use as a toddler's playground.

**3) Transport**

The proposal makes provision for 10 parking spaces 2 of which would be allocated for disabled users. Given the intensive use of the site and the special requirements of the people most likely to visit the resource centre the number

of parking spaces is considered to be appropriate. The parking bays provide ample space for the use of disabled vehicles and for standard spaces. The access into the site from the main highway and the site layout is considered to be appropriate for the use of vehicles accessing and egress from the site.

Cycle storage facilities are provided on site located within close proximity of the main entrance. This encourages sustainable transport options and aligns with policy T6.

**4) Refuse and Recycling Facilities**

The proposal allows for the provision of 2 x 1100 litre bins and 2 x 1280 litre bins at the site. The bins are located within close proximity of the café area and can be accessed via the café service area. The bins would be wheeled to the service and staff entrance and emptied from Willson Road.

**5) Sustainability**

The aim of this scheme is to focus on a sustainable approach. The NRC could provide a minimum of 50% of the buildings requirements of both heating and hot water using solar energy.

The building would have access, even within its interior spaces, to natural light and ventilation. The proposal includes within its design light tubes and passive ventilation system that would reduce the buildings reliance on artificial forms of lighting and ventilation. The development incorporates solar panels which would provide a significant amount of the buildings requirements of heating and hot water from renewable sources. The proposal encourages sustainable forms of energy generation and would act as a landmark site for sustainable construction and energy development within Harrow.

**6) S17 Crime & Disorder Act**

The building has been designed to provide the maximum natural surveillance for the whole site. The boundary treatment of the site would be established via a condition attached to the permission, which will ensure the site is secure and safe.

In terms of safety the design of the proposed new building would be appropriate to ensure a secure site. This is of paramount importance particularly as the site would house vulnerable people.

**7) Consultation Responses**

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

- None.

**CONCLUSION**

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

**SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

None

## SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None



## SECTION 5 - PRIOR APPROVAL APPLICATIONS

None