
1/07

**LAND REAR OF 71 BRIDGE STREET
HARROW, HA5 3HZ**

P/1907/07/CFU/RP1
Ward PINNER

REDEVELOPMENT: CONSTRUCTION OF 30 FLATS; AMENITY SPACE AND
TWO DISABLED PARKING SPACES

Applicant: Zed Homes
Agent: Planning Potential
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

INFORM the applicant that:

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

- (i) A residents' travel plan and
- (ii) The provision of at least 30% affordable housing being 9 units in total.

Plan Nos: 1528/ 108,109,110B, 111B, 112B, 113B, 114B, 115B, 120B, 121B,
122B, 123B, 124

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 first taxable occupation of the building of any part of the building, safety measures shall be installed on the footway at the developer's expense.

REASON To maintain pedestrian safety on Bridge Street.

3 No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.

4 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

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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.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

- a: before the use hereby permitted is commenced
- b: before the building(s) is/are occupied
- c: in accordance with a timetable agreed in writing with the local planning authority

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

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

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

- (a) the frontage.
- (b) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

7 The 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

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numbers/densities.

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

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.

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 Before the first taxable occupation the building it shall be insulated against external noise sources in accord with the assessment and recommendations of the W H Hines & Ptrs report dated 30 May 2007.

REASON: To ensure a satisfactory residential environment.

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

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REASON: To ensure that adequate drainage facilities are provided.

14 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.

15 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.

16 Details of the position and design of external lighting to the site and approach from Bridge Street, including the amount of lighting measured in lux, shall be submitted to and approved by the Local Planning Authority prior to the first taxable occupation of the building.

REASON: To maintain public safety and amenity.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

H3 New Housing Provision - Land Identified for Housing and Vacant Sites

H4 Residential Density

H5 Affordable Housing

H18 Accessible Homes

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

Developments

SD1 Quality of Design

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

EP22 Contaminated Land

EP25 Noise

ST1 Land Uses and the Transport Network

T13 Parking Standards

T16 Servicing of New Developments - Provision of Service Roads

EM8 Enhancing Town Centres

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

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Designated Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

4 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

The applicant is requested to liaise with the Council's Highway section with regard to the installation of safety measures on the footway adjacent to N0 65 Bridge Street.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Provision of Housing and affordable housing (SH1, H3, H4, H5)
- 2) Secured by design and safer places (D4)
- 3) Standard of layout & Impact on Conservation Area (SD1, SD2, D4, EP25)
- 4) Amenity Space and Privacy (D5, D8, EP22)
- 5) Accessible homes (H18)
- 6) Parking Standards and Highway Safety (ST1, T13, T16, D4)
- 7) Employment use and town centre vitality (EM8, EM15)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Conservation Area	Nearest Area Waxwell Lane
Site Area:	0.118 ha
Habitable Rooms:	65
Density:	637 hrpa 254 dph
Car Parking:	Standard: 37 (maximum)
	Justified: 02
	Provided: 02
Council Interest:	None

b) Site Description

- Vacant (since Sept 2005) brownfield site containing 21 disused single storey buildings
- Previously used for car repairs and spraying
- LU and Network Rail tracks to the west of the site
- Waxwell Lane Conservation Area on the opposite side of Bridge Street
- Post Office to the north with loading delivery yard

c) Proposal Details

- Demolish existing structures
- Construction of a single U shaped block of 30 flats on five floors
- The flats comprise 25 x 1 bed and 5 x 2 bed homes, most with balconies
- Building to be heated by a bio mass boiler and solar panels on the flat roof
- Due to the change of levels north to south the block is four storeys in height on its north elevation
- Provide a sunken garden and a further landscaped area on the south boundary. Two disabled parking spaces and secure cycle storage for 24 bikes
- A turning area is provided of sufficient size to permit lorries to enter and leave the site in forward gear

d) Relevant History

P/2443/06/CFU	Construction of 34 flats in seven storey block	WITHDRAWN October 2006
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e) Applicant Statement

The agent has submitted a number of supporting documents :

- Planning Statement
- Design and Access Statement
- Transport Statement and Supplemental Statement
- Archaeology Assessment
- Noise Assessment
- Sub Soil Investigation

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f) Consultations:

Pinner Association: No response

Advertisement: | Major development | Expiry: 26-JUL-07

Notifications:

Sent: 28 Replies: 8 Expiry: 18-JUL-07

Summary of Response:

Existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; overlooking; overdevelopment of site; risk of flooding; may interrupt rights of access.

APPRAISAL

1) Provision of Housing and Density

This proposal represents a high density scheme in the District Centre. The density is that which might be found in central London. This level of density indicates that the design should be carefully appraised to ensure that over development is not being proposed.

2) Secured by design and safer places

The site has two lines of security; the outer fence and wall (which is increased in height to 3m by the change of levels) and an inner fence line which prevents movement beyond the front door and parking area. Both access doors also are controlled from the flats. A condition has been imposed regarding exterior lighting to ensure that the approach from Bridge Street is lit.

3) Standard of layout and impact on Conservation Area

The building sits to the rear of the shops facing Bridge Street. When assessed using architectural elevations it appears to loom over the shops. When assessed using cross sections and photographs it is clear that the new building will not be seen from Bridge Street except for a glimpse through the gap between No 65 and the Post Office. The building's height is comparable to Lidl's the supermarket. The building will be visible from the far side of the railway tracks when viewed from Windsor Court some 50m or more away. Such is the screening effect of existing buildings that the application has not been advertised as effecting the character of the nearby Conservation Area.

4) Amenity Space The development includes a sunken garden of some 105 m2 and a further landscaped area of 30 m2. Flats at the garden level have private terraces and flats above have balconies except for eight one bed units facing east. This to prevent overlooking.

5) Accessible homes

10% of the flats are to wheelchair standard and all are to lifetime homes standards. A second lift would be preferable; the standard requires 'easy access to lifts and stairs' and it is a matter of debate as to whether a second lift

can be insisted upon.

6) Parking standards and Highway safety

The site is access by a narrow roadway with a minimum width of 3.2m. It is just sufficient for a goods vehicle but does not provide the clearance desirable for a new development. The building and fence either side may suffer occasional damage as has happened recently to the building. That said the development is largely car free and the overall traffic generation should be significantly less than that potentially generated by the existing use if it were all active. In addition the design provides sufficient space for a large rigid vehicle to make a three point turn within the site so that refuse vehicles should be able to enter and leave the site in forward gear. At present they reverse to service the rear of the shops. On balance it is considered that the shortcomings of the access are countered by the opportunity of the new turning space and a refusal on grounds of inadequate access is not recommended.

The development is virtually car free with parking provided for disabled drivers. These spaces also provided for so called 'operational' parking when tradesmen or taxis attend the premises.

The site has a PTAL rating of 3. The maximum parking provision would be 37 spaces which does not take account of the site's location. When the accessibility is taken into account, including the tube station and bus routes together with secure bicycle parking and public car parking a virtually car free development is appropriate for this site.

7) Employment Use and town centre vitality

The site has been marketed for employment purposes since October 2004. Site notices, a mail shot, adverts in the local paper and the Estates Gazette have all failed to generate interest. It is a small site and is not suitable for business use including that which has established use which could operate so far as planning is concerned on a 24/7 basis. The residential use of the site would contribute to the vitality of the district centre and extinguish the established use. The proposal is preferred to retaining this employment site.

8) S17 Crime & Disorder Act

The fencing and changes of level together with external lighting will minimise any opportunity for crime and disorder

9) Consultation Responses:

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

- Other than the issues addressed above there remains flooding and rights of access. The site is above the floodplain as shown in the HUDP being on a hillside. Of concern is the rainwater run off which may occur filling the River Pinn below.
- The existing site is 100% impermeable being buildings a concreted yard. The proposed scheme has at least 130 m² of permeable area which will result in less runoff. This also controlled by conditions. The matter of rights

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of access is a civil matter and not one for planning control.

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.