

## SECTION 1 – MAJOR APPLICATIONS

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**CARTER HOUSE, PARR ROAD  
STANMORE, HA7 1LE**

**Item: 1/01  
P/2348/07/DFU/FP**

Ward      CANONS

USE OF WAREHOUSE BUILDING (B8 USE CLASS) AS PLANT HIRE / LORRY HIRE SERVICE (SUI-GENERIS USE) WITH ANCILLARY OFFICES AND OFF STREET PARKING

**Applicant:** L Lynch Holdings Ltd  
**Agent:** Barker Parry Town Planning Ltd  
**Statutory Expiry Date:** 19-OCT-07

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### RECOMMENDATION

Plan Nos: OS Location Plan PL01 & PL02

**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 use hereby permitted shall not be commenced until all the works detailed in the application have been completed in accordance with the permission granted, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

3 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.

4 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.

5 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.

6 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:

EM14 (Loss B8 Use Class)

T13 (Parking & vehicular movement)

### **2 INFORMATIVE:**

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All:

[http://www.harrow.gov.uk/downloads/AccessforallSPD\\_06.pdf](http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf)

Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

### 3 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

### 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) Loss of B8 use class in a designated area- Harrow UDP (2004) policy number; (EM14)
- 2) Parking and vehicular movement (T13)
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

## INFORMATION

### a) Summary

Statutory Return Type:	Major Development
Site Area:	1.0Ha
Car Parking:	Standard: 21
	Justified: 38
	Provided: 38
Transporter & lorry parking:	1280m <sup>2</sup>
Council Interest:	None

**b) Site Description**

- Carter House, Parr Road is within a Harrow UDP designated Industrial and Business Use area
- The site is a council designated area for the parking of lorries overnight
- Previously occupied by Iceland/Bejam and used as a 24 hour storage and distribution centre
- Adjacent to the site is the UDP proposal site PS 2 and a site of nature conservation importance (green corridor)
- The site is bounded to the east by the railway and to the north, west and south by Harrow UDP designated industrial and business use

**c) Proposal Details**

- It is not proposed to alter the building footprint or external appearance
- It is proposed that the use be changed from storage and distribution to be used for the storage of construction lorry hire vehicles and ancillary offices
- The proposed composition of floorspace would be; 1167m<sup>2</sup> for B1 use, 697m<sup>2</sup> for circulation & pedestrian areas, 924m<sup>2</sup> for training purposes, 1917m<sup>2</sup> for plant & equipment parking & storage areas, 1184m<sup>2</sup> for workshop repair & maintenance area
- Lorries are returned to the dealers under contract for 6 weekly periodic inspections, routine services and MOT. These will be carried out on-site. These activities will take place between the hours of 8.00am to 5.00pm
- The site will employ approximately 50 staff of which 30-35 will be office based. The working hours of the office will be 8.00am to 6.00pm
- In addition to the office staff, the site is anticipated to employ approximately 4 fitters and 18 drivers
- It is proposed that the two existing fuel pumps be retained
- Weekly traffic movements

	<b>In</b>	<b>Out</b>
Lorries	145	145
Vans	20	20
Lorry Drivers	26	26
Staff Cars	135	135
Visitors/Off site staff	40	40
Service Vehicles	24	24

**d) Relevant History**

LBH/8792	Erections of 2-storeyed building for glass manufacturer with storage, maintenance showroom and office areas.	GRANTED 25-FEB-73
LBH/39421	Alterations and extensions	GRANTED 25-OCT-89
EAST/522/98/FUL	Extension to link existing warehouses and provide 5 loading bays	GRANTED 25-AUG-99

**e) Applicant Statement**

- Stanmore will primarily be Lynch Plant Hire's national headquarters and will therefore be the flagship depot for the company
- The plant will be mostly hired out on long-term contracts. New plant will be delivered to Stanmore for checking pre-delivery inspection, sign writing and fitting of security devices

**f) Consultations:**

**Environment Agency:** No Response

**Advertisement:** | Major Development | Expiry:06-SEP-07

**Notifications:**

Sent:	Replies:	Expiry: 06-SEP-07
12	0	

**Summary of Response:**

N/a

**APPRAISAL**

**1) Loss of B8 use class in a designated area**

Although the loss of B8 use should be resisted through HUDP policy EM14, the proposed use (Sui Generis) is not considered dissimilar to that of the current use. The site is currently used for storage and distribution of goods, which involves frequent visits to and from the site for large delivery lorries. It is not expected that the proposed use will change the industrial and warehousing nature of the surrounding area, which is the premise of policy EM14 and will therefore not have a detrimental effect.

**2) Parking and Vehicular Movement**

38 car parking spaces have been allocated within the site for staff and visitor parking. An additional 1280m<sup>2</sup> has been allocated for transporter and lorry parking. A cycle store is also to be provided. The amount of parking provided is deemed acceptable.

As the previous use operated as a 24 hour distribution centre and the proposed use is to operate between the hours of 8.00 am to 5.00pm it is expected the vehicular movements will not have a detrimental effect on the surrounding area.

**4) S17 Crime & Disorder Act**

This is a secure site and no crime and disorder issues arise from this change of use.

**5) Consultation Responses:**

- 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.