

SECTION 1 – MAJOR APPLICATIONS

5 - 11 MANOR ROAD, HARROW

Item: 1/01

P/2604/07/CFU/DC3

Ward GREENHILL

DEMOLITION OF FOUR HOUSES. CONSTRUCTION OF 2 HOUSES AND 12 x 2 BED FLATS, ACCESS, CAR PARKING AND LANDSCAPING.

Applicant: BEWLEY HOMES PLC & PRINCEGATE ESTATES PLC

Agent: DPP

Statutory Expiry Date: 07-NOV-07

RECOMMENDATION

Plan Nos: 07/016/001, 07/016/002A, 07/016/003B, 07/016/004B, 07/016/005B, 07/016/006B, 07/016/007B, 07/016/008B, 07/016/009B, 07/016/010, 07/016/011, 07/016/012A, BEW 161159 01, 833307/01, Transport Statement, Tree and Landscape Report, Design and Access Statement, Desk Study Report, Planning Statement.

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

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

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

2 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.

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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 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.

5 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.

6 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.

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

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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.

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)

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) 07/016/002A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

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

12 The 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.

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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 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.

14 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.

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 The development hereby permitted shall not commence until details of how the building will incorporate renewable energy sources and sustainable materials into the final scheme have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets the basic requirements of London Plan 2004 policies 4A.7, 4A.8, and 4A.9.

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

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

EP25 Noise

T6 The Transport Impact of Development Proposals

T13 Parking Standards

The London Plan 2004 Policies:

3A.2, 3A.4, 4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.3, 4B.4

Supplementary Planning Guidance: Designing New Development (March 2003)
Supplementary Planning Guidance: Extensions A Householders Guide (March 2003)
Accessible Homes: Supplementary Planning Documents (April 2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

4 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

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

6 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer

will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

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

7 INFORMATIVE:

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

8 INFORMATIVE:

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

9 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (UDP 2004 as saved and The London Plan)

- 1)** Design & Character of Area (D4, D9, D10 & 4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.4)
- 2)** Residential Amenity (D5, EP25)
- 3)** Housing Provision & Density (3A.2, 4B.3)
- 4)** Parking & Highway Safety (T6, T13)
- 5)** Accessible Homes (3A.4)
- 6)** S17 Crime & Disorder Act (D4)
- 7)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Name only
Site Area:	0.2 ha
Density:	220 hrph 70 dph
Parking:	Standard: 17 (maximum) Justified: 14 Provided: 14
Council Interest:	None

b) Site Description

- 2x2 storey semi-detached houses affronting Manor Road with long rear gardens;
- Located on north west side of Manor Road approximately 40m from its junction with Bonnersfield Lane;
- Mixture of 2-storey semi-detached houses and blocks of flats in surrounding area.

c) Proposal Details

- Demolition of existing semi-detached houses;
- Construction of part 2-storey, part 3-storey building;
- Provision of 2x3 bedroom houses and 12x2 bedroom flats;
- Access from Bonnersfield Lane;
- Parking provision for 14 vehicles.

d) Relevant History

P/1945/03/CFU REDEVELOPMENT: DETACHED 3 REFUSED
STOREY BLOCK TO PROVIDE 24 06-NOV-2003
FLATS WITH ACCESS AND 26
PARKING SPACES AT REAR

Reasons for Refusal:

1 The proposed development, by reason of its excessive size and bulk would be visually obtrusive, would be out of character with neighbouring properties and would not respect the scale and massing of those properties to the detriment of visual amenities of neighbouring residents and the character of the area.

2 The proposed access road and rear parking area, be reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and character of the area.

3 The proposal would result in overlooking of neighbouring properties to the detriment of the residential amenities of neighbouring residents.

4 The proposed bin stores by reason of size and siting would have a prejudicial impact of the streetscene and character of the area.

P/182/04/CFU REDEVELOPMENT: DETACHED REFUSED
PART 2, PART 3 STOREY BUILDING 17-MAR-2004
WITH ACCOMMODATIONIN
ROOFSpace TO PROVIDE 22 FLATS
WITH ACCESS AND PARKING

Reasons for Refusal:

1 The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area.

2 The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and the character of the area.

3 The proposal would result in overlooking of neighbouring properties to the detriment of the residential amenities of neighbouring residents.

4 The proposed bin stores by reason of size and siting would have a prejudicial impact on the streetscene and character of the area.

e) Applicant Statement

- None

f) Consultations:

Metropolitan Police: No response

Notifications:

Sent:
23

Replies:
74

Expiry:
18-SEP-07

Summary of Response:

Council should protect gardens, no measurements given to determine height, plans do not show proposed building in relation to height & massing of adjacent buildings, proposal would lead to increased traffic movements and pressure on-street parking, Manor Road already used as rat run by car drivers who speed, existing services already under pressure, density too high, proposal represents a communist block, adverse effect on character and appearance of the road, overlooking and a loss of neighbouring privacy, exacerbation of flats detrimental to character of area, noise disturbance from construction noise, loss of green garden area, location of bins would have adverse effect on neighbouring amenity.

APPRAISAL

1) Design & Character of Area

The proposed development represents a significant redevelopment of the site and would reflect the recently developed block of flats at 13-17 Manor Road (permitted on appeal) and that allowed on appeal at 26-28 Manor Road.

The proposal is considered to comply with policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2-storey semi-detached buildings with large garden areas. However there are also several blocks of flats immediately across the road and directly adjacent to the site 13-17 Manor Road is a part 2, part 3-storey block of 14 flats. Therefore there is no one predominant architectural character

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*.

The proposed development for 2 houses and 12 flats with parking for 14 cars would reflect the character and appearance of the existing street scene, particularly the adjacent site at 13-17 Manor Road and is therefore considered compliant with policy D4 of the HUDP 2004.

The proposed scheme briefly touches on how it would address renewable energy and sustainable development policies of The London Plan 2004. For major residential developments of 10 or more units, an applicant must demonstrate how the design of the development will incorporate these policies into the final scheme. A condition is therefore attached to this report requesting further details before commencement of works.

The proposed building incorporates good design measures that help reduce the overall bulk, scale and massing. The use of breaks in the front façade and setting back the two houses on either end reduces the massing of the building and the drop in roof height at either end respects the buildings on either side of the proposal site.

Bin stores are to be located near the rear boundary next to the proposed cycle store. A condition is attached to this permission requiring further details on storage and access thereto of the refuse binstore.

Overall the proposal is considered to represent good design and complies with relevant design policies in the HUDP 2004 and The London Plan 2004.

2) Residential Amenity

It is considered that residential amenity will not be adversely affected from the proposed development. The proposal complies with Harrow Council's 45° Code and given there is not considered to be any issue with loss of outlook or light.

The proposal would not lead to a loss of neighbouring privacy. No windows are proposed on the side elevations and the distance between the rear elevation and neighbouring habitable room windows is over 50m.

The amount of rear garden amenity space is considered adequate for a development of this nature.

The location of the proposed car parking is considered to be suitably located in the centre of the site to minimise any noise disturbance associated with vehicle movements to and from the site.

Overall the proposal is not considered to adversely impact residential amenity and therefore complies with policies D5 and EP25 of the HUDP 2004.

3) Housing Provision & Density

The proposal represents an additional 12 units and 2 houses to Harrow's housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density is 220 habitable rooms per hectare (hrph), which is above the minimum requirement of 150 hrph as required by policy H4 of the HUDP.

4) Parking & Highway Safety

The proposed access would come off Bonnersfield Lane with on site parking provision for 14 vehicles.

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

The findings of the Transport Statement submitted by the applicant are considered acceptable by the Highways Authority. The proposal is therefore considered to comply with policy T6 of the HUDP 2004.

5) Accessible Homes

The proposal complies with the Lifetime Homes Standards and makes 10% provision for Wheelchair Homes Standards outlined in the Harrow Council SPD on Accessible Homes.

The proposal is therefore considered to comply with policy 3A.4 of The London Plan 2004 and Accessible Homes: Supplementary Planning Document (April 2006).

6) S17 Crime & Disorder Act

The proposed design and layout offers adequate natural surveillance. Of concern however is the lack of detail with regards to boundary treatment and how access to the rear garden amenity area will be restricted. No details have been submitted about security fencing to the rear garden amenity restricting unwanted access to the site.

Further there are no details of lighting levels, car park security or door and

window security. A condition has been attached to this report to request that these details are submitted before commencement of works.

7) Consultation Responses

- Construction is a temporary activity and not a material planning consideration.

CONCLUSION

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

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

**Item: 1/02
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

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.

7 The use hereby permitted shall not operate outside the following times:

a: 0600 hours to 1800 hours, Monday to Friday inclusive,

b: 0600 hours to 1600 hours on Saturdays,

without the prior written permission of the local planning authority.

REASON: To safeguard the quality and amenity of the local environment

8 Any debris or other material being carried by lorries and plant moving to and from the site shall be fully covered or enclosed.

REASON: To safeguard the neighbouring highways and the quality and amenity of the local environment.

9 The use hereby permitted shall not commence until the parking, turning and loading area(s) shown on the approved plan number PL01 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The 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.

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

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.

MAIN CONSIDERATIONS AND POLICIES (UDP 2004 as saved and The London Plan)

- 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

The application was deferred from the Development Management Committee on 17 October 2007.

a) Summary

Statutory Return Type:	Major Development
Site Area:	1.0Ha
Car Parking:	Standard: 21
	Justified: 38
	Provided: 38
Transporter & lorry parking:	1280m ²
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; 1167m² for B1 use, 697m² for circulation & pedestrian areas, 924m² for training purposes, 1917m² for plant & equipment parking & storage areas, 1184m² 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

	In	Out
Lorries	145	145
Vans	20	20
Lorry Drivers	26	26
Staff Cars	135	135
	15	

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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
P/2349/07/DCP	Certificate of Lawful Proposed Development: Use of the site for the storage of plant and machinery, ancillary offices, vehicle inspections and maintenance, staff training facility and car parking.	DECISION PENDING

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: 20 Replies: 12 Expiry: 22-OCT-2007

Summary of Response:

The proposed use will be detrimental to the amenity of adjoining properties; Parr Road already has issues with parking and the passing of heavy goods vehicles; business relies on accessibility to and from our site; a formal review of the parking in Parr Road should be made; although the application states 'fully enclosed' lorries, large, open vehicles and grab lorries full of excavated material have been sighted leaving Carter house; dust and debris can potentially cause pollution and damage to parked cars; loss of B8 use; the proposed use would result in the emission of noise, dust and other pollutants (oil); the site will become messy and unsightly; the proposal is contrary to UDP (2004) policy EM22

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 was used for storage and distribution of goods, which involves frequent visits to and from the site for large delivery lorries. The purpose of EM14 is to retain land for employment purposes. Whilst not B1, B2 or B8 use the level of employment is comparable or better than the previous use.

2) Parking and Vehicular Movement

38 car parking spaces have been allocated within the site for staff and visitor parking. An additional 1280m² 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:

- It is considered that the proposal provides adequate parking for future employees within the site
- A condition has been included to require all lorries carrying debris to be enclosed, therefore reducing dust or debris potentially causing pollution or damage to parked cars
- UDP (2004) policy EM22 relates to proposed B1, B2 & B8 and the impact those uses would have on the adjoining properties; the proposed use is Sui Generis' and therefore is outside of this policy.

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

**OXHEY LANE FARM, THE AVENUE,
HARROW**

**Item: 2/01
P/2651/07/CFU/GL**

Ward HATCH END

TEMPORARY SITE CONSTRUCTION COMPOUND FOR A PERIOD OF 12 MONTHS (IN RELATION TO SEWER UPGRADE AT THE AVENUE)

APPLICANT: THAMES WATER
AGENT: MARK MATHEWS
Statutory Expiry Date: 12-NOV-07

RECOMMENDATION

Plan Nos: Location Plan (1:2500); Site Plan 1 (1:1250); Site Plan 2 (1:500); 8DDD-A1-02007-EX Rev A; 8DDD-A1-02008-EX Rev A; Supporting Statement

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

1 The use hereby permitted shall be discontinued and the land restored to its former condition within one year of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

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

2 The development hereby permitted shall not commence until an ecological data search has been requested from Greenspaces Information for Greater London, and a report detailing recommendations for survey work has been submitted to, and approved in writing by, the Local Planning Authority. If required, a survey, conducted by a suitably qualified ecological consultant, of all existing species, their population sizes and locations and recorded on a site plan, shall be undertaken in accordance with the approved recommendations of the ecological data search. If protected species are recorded, an assessment of the development's impact on protected species and a suitable mitigation strategy will be required to be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To protect the biodiversity of the Site of Nature Conservation Importance and any protected species.

3 The removal and reinstatement of the topsoil, including any vegetation, must be supervised by a suitably qualified ecologist. Any vegetation, rubble or other debris should be removed by hand or hand machinery, as there is potential for reptiles to be found sheltering in these structures. Work should be stopped immediately if reptiles are discovered and Natural England should be contacted.

REASON: To protect statutorily protected species.

4 A scheme detailing proposals for the reinstatement of the land, including a mitigation strategy for dealing with the monitoring, management and alleviation of the potential spread of invasive weeds shall be submitted to, and approved in writing by, the Local Planning Authority, within six months of the date of this permission.

REASON: To protect the biodiversity of the Site of Nature Conservation Importance, to prevent the spread of invasive weeds and to comply with the requirements of the Weeds Act 1959.

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

SEP4 Biodiversity and Natural Heritage

SEP5 Structural Features

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

EP14 Development Within Areas at Risk from Sewerage Flooding

EP26 Habitat Creation and Enhancement

EP27 Species Protection

EP28 Conserving and Enhancing Biodiversity

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP36 Agriculture

D4 Standard of Design and Layout

T6 The Transport Impact of Development Proposals

C13 Statutory Bodies and Utility Companies

National Planning Guidance - PPS9

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

4 INFORMATIVE:

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.

5 INFORMATIVE:

The applicant is advised that reports for great crested newts or bats should follow Natural England's mitigation handbooks.

MAIN CONSIDERATIONS AND POLICIES (UDP 2004 as saved and The London Plan)

- 1) Character and Appearance of the Area (SD1, D4, SEP6, EP32, EP33, EP36, T6)
- 2) Sewerage Flooding and Statutory Bodies (EP14, C13)
- 3) Biodiversity (SEP5, SEP6, EP26, EP27, EP28, EP36, PPS9)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: 5 – Major Development, All Other

Site Area: 1.6ha

Parking: 13

Green Belt

Site of Nature Borough Importance Grade 2

Conservation

Importance

Council Interest: Council Owned Land (Agricultural Tenancy)

b) Site Description

- Area of Land 40m x 40m at northern end of The Avenue, Hatch End within Oxhey Lane Farm

Item 2/01: P/2651/07/CFU continued....

- Land is with Metropolitan Green Belt and a Site of Nature Conservation Importance
 - Oxhey Lane Farm is bounded to the west by a railway line
 - Land has previously been used in connection with railway works
 - Area is not currently actively used for agricultural purposes and currently supports dock, thistle, nettle and sorrel
- c) Proposal Details**
- Use of site for as storage and office compound in connection with sewer upgrade works in The Avenue and Royston Grove
- d) Relevant History**
- None
- e) Applicant Statement**
- Application is for temporary consent to enable works to alleviate internal and external, foul and surface water flooding in immediate area
 - No alternative site for compound is suitable
 - Ground flora will be reinstated from seed bank in top soil (to be temporarily removed)
 - Compound site not optimal for reptiles and therefore there will be no adverse impact on these species
- f) Consultations:**
- Hatch End Association:** No response received
- Environmental Health:** No response received
- Highways Engineers:** No objection provided Thames Water operate standard working hours
- Design and Conservation:** Oxhey Lane Farm is a Grade II Listed Building. The proposal would have no impact on setting and therefore no objections.
- Nature Conservation:** No objection in principle. Conditions to protect and enhance biodiversity and to prevent spread of injurious weeds are required

Notifications:

Sent:	Replies:	Expiry:
9	2	26-Sep-07

Plus one petition with 8 signatures

Summary of Response:

Road traffic hazards; security implications; parking in nearby streets; working hours should be restricted; intrusion of quiet enjoyment; noise

APPRAISAL

1) Character and Appearance of the Area

At present, the application site is an area of farmland comprising semi-improved grassland which is also supporting some injurious weeds. There are proposals, currently at the discussion stage between the Council and the Environment

Agency, to create a flood storage area and a bund at the site.

The proposed use of the site as a storage compound presents an opportunity to improve the quality of the land and the Site of Nature Conservation Importance, which would be beneficial to the character and appearance of the area, irrespective of any future proposals for development by the Environment Agency.

2) Sewerage flooding and statutory bodies

Policy EP14 of the UDP notes that development that would increase the risk of foul or surface water flooding will not be granted unless suitable attenuation measures are also proposed, and policy C13 notes that the Council will seek to ensure that the facilities provided by public utilities are designed to minimise adverse effects on the locality.

This proposal is for the use of the site as a compound in connection with works to alleviate foul and surface water flooding in the locality. Although the sewerage works themselves can be carried out under permitted development, the storage compound requires planning permission.

Although the proposal may result in some short-term increase in activity and disruption to local residents, the proposal complies with policies EP14 and C13 and would be of long-term benefit to local residents and the area.

3) Biodiversity

PPS 9 notes that planning decisions should be based on up-to-date information about the environmental characteristics of the area and that planning decisions should aim to maintain, and enhance, restore or add to biodiversity interest.

Currently the information provided with this application is insufficient in providing up-to-date information regarding the presence or absence of protected and priority species and also the impact the development will have if any species are found to be present and any mitigation required. Therefore, conditions have been added requiring up-to-date information to be obtained, including for the presence or absence of reptiles and nesting birds, and to implement any necessary surveys and mitigation measures. Reptiles usually start to hibernate during October, going underground for the winter and therefore maybe disturbed by the removal of topsoil. A condition requiring the topsoil to be removed under the supervision of a suitable qualified ecologist, and for work to cease and Natural England to be contacted should reptiles be discovered, has also been added to this permission.

It is likely that the vegetation composition has developed as a result of the ground being recently disturbed, when used by Network Rail. However these species are not desirable plant species and will out compete other more delicate plant species, permanently altering the species composition which this SINC is noted for. There is also a requirement for the tenant under the Weeds Act 1959 (and also under Cross Compliance rules if receiving Single Farm Payment Scheme) to prevent the spread of injurious weeds. Injurious weeds are currently

established on the site, and the reinstatement of the flora from the seedbank contained in the topsoil would result in these species becoming dominant again and cause the landowner and tenant to have ongoing management problems.

This proposal presents an opportunity to restore, enhance and add to the biodiversity at the site, irrespective of any future developments to implement a flood storage area. A condition requiring a scheme for the rehabilitation of the land once it is no longer required as a storage compound has been added to this permission.

4) S17 Crime & Disorder Act

Although there would be some temporary increase in activity in the area, there would be no material change to the access arrangements of residential properties in the area or the opportunities for crime and disorder. The increased construction activity could provide additional natural surveillance of nearby properties. The compound itself would be secured to assist in deterring thefts of equipment.

5) Consultation Responses

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

- Road traffic hazards; working hours should be restricted; noise – Considerate Contractor informative attached to control hours of operation
- Parking in nearby streets – the area has no residential parking controls. Not a material planning consideration
- Intrusion of quiet enjoyment – No such intrusion would occur as proposal would not encroach any residential artilage
- Security implications – addressed in appraisal

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None