

## SECTION 1 – MAJOR APPLICATIONS

None

## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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**29 MARICAS AVENUE  
HARROW WEALD, HA3 6JA**

**Item: 2/01  
P/3657/07/CFU/SG**

Ward HARROW WEALD

SINGLE STOREY SIDE TO REAR EXTENSION; DEMOLITION OF EXISTING GARAGE

**Applicant:** Mr Bosco & Mrs Selraraj

**Agent:** Mr Simon Wells

**Statutory Expiry Date:** 28-DEC-07

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### RECOMMENDATION

Plan Nos: Site Location Plan, E-018-1 Rev G, E-018-2 Rev G

**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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

### 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 London Plan and-or 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

Supplementary Planning Guidance: Extensions: A Householders' Guide

**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 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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

**4 INFORMATIVE:**

There may be public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

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**MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Character and Appearance of the Area (D4, D5)
- 2) Residential Amenity (D4, D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

**INFORMATION**

This application is being reported to committee as the applicant is a Harrow Council staff member.

**a) Summary**

Statutory Return Type: Householder Development  
Council Interest: None

**b) Site Description**

- Two-storey semi-detached dwelling located on the eastern side of Maricas Avenue, within a rectangular shaped plot

Item 2/01: P/3657/07/CFU continued....

- The rear garden is approximately 21 metres deep
- Neighbouring property, no. 27 Maricas Avenue, located to the south of the subject site has a single storey side and rear extension
- Adjoining property, no. 31 Maricas Avenue, located to the north of the subject site has a single storey rear extension

**c) Proposal Details**

- The single storey side element would extend by 2.0 metres from the flank wall of the existing porch, to abut the boundary with No. 27 Maricas Avenue
- The extension would project by 12.7 metres along this boundary and would link into a proposed single storey rear extension
- The single storey rear extension would project by 3.0 metres beyond the main rear wall of the dwelling and would align with the single storey rear extension located at No. 31 Maricas Avenue
- The extension would have a flat roof, 3.2 metres in height with a false-pitch located along the front elevation, which would link into the false-pitched roof at No. 27 Maricas Avenue
- Revisions made to current application
- Rear dormer window removed from elevation plan
- Pitched roof replaced with a flat roof over side and rear extension

**d) Relevant History**

LBH/43192	Single storey side to rear extension	GRANT 26-JUL-91
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**e) Applicant Statement**

- None

**f) Consultations:**

None

**Notifications:**

Sent:	Replies:	Expiry: 28-NOV-07
4	1	

**Summary of Response:**

27 Maricas Avenue – No objections to the rear extension proposed

**APPRAISAL**

**1) Character and Appearance of the area**

It is considered that the proposed side and rear extension would appear modest in appearance and is not considered to adversely affect the character or appearance of the surrounding residential area. The false-pitched roof is considered acceptable in this instance, as it would match the roof design located on the neighbouring property, No. 27 Maricas Avenue and would not be visible from the streetscene.

**2) Residential Amenity**

The side extension would abut the boundary with No. 27, which has a single

storey side extension located along this boundary. The rear extension would link into the extension located at No. 31 Maricas Avenue and would not project further than the rear extension located at No. 27 Maricas Avenue. The height of the extension, of 3.2 metres is considered acceptable in this instance given the location of the rear extensions on both neighbouring properties.

It is considered that the proposed extensions would comply with policies D4, D5 in the UDP and the guidelines set out in the SPG and would not generate adverse effects on the amenity of surrounding neighbours.

**3) S17 Crime & Disorder Act**

The proposed extension is not considered to create any undue impact on the security or safety of the locality.

**4) Consultation Responses:**

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

- Addressed 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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Item: 2/02

11 LEAMINGTON CRESCENT, SOUTH HARROW, HA2 9HH P/3441/07/DFU/SB5

Ward ROXBOURNE

ALTERATIONS AT FRONT/ SIDE AND SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLING HOUSE TO TWO FLATS; BIN STORE AT SIDE AND PARKING AT FRONT AND REAR

**Applicant:** PK Properties  
**Agent:** Mr Powell (PSD Architects)  
**Statutory Expiry Date:** 13-DEC-07

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## RECOMMENDATION

Plan Nos: A100; A101; A102; A200; A201; A300 REV A; A301 REV A; A001; A002; Design and Access Statement

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

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 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 for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

4 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.

5 The development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the rear garden. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

6 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

7 The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

## **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 London Plan and-or 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:

London Plan:

3A.1

3A.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H10 Maintenance and Improvement to Existing Housing Stock

EP25 Noise

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

"Houses in Multiple Occupation - Minimum Standards for Amenities and Standards"

Category F Housing Act 2004.

"Code of practice for the storage and collection of refuse and materials for recycling in domestic properties (2007)"

### **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 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.

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Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

### 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 (London Plan & 2004 UDP)**

- 1) Character and Appearance of the Area, and Amenity (D4, D5, SPG)
- 2) Conversion of Buildings to Flats (D4, D5, D9, H10, EP25)
- 3) Accessible Homes (3A.1, 3A.4) (SPD)
- 4) Parking Standards (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

## **INFORMATION**

This application is being reported to the Development Management Committee at the request of a Nominated Member.



**a) Summary**

Statutory Return Type: Minor Dwellings  
Car Parking: Standard: 2.6  
Justified: 2  
Provided: 2  
Council Interest: None

**b) Site Description**

- Two storey end of terrace dwelling located on the eastern side of Leamington Crescent
- The dwelling house has an attached garage with a utility room at the rear; a single storey rear extension measuring 3m in depth adjacent to the boundary with no.9 and 3.4m in width, and side and rear dormers
- The dwelling house is situated on a wedge shaped plot
- The existing forecourt is hard-surfaced
- Both neighbouring dwellings are single-family houses
- Attached neighbouring dwelling no.9 is unextended
- Unattached neighbouring dwelling no.13 has a two-storey side extension abutting the site boundary
- The rear gardens to Leamington Crescent can be accessed via a rear service road

**c) Proposal Details**

- It is proposed to alter the flank elevation of the existing side extension (garage)
- The front elevation would be stepped in by 0.95m from the boundary shared with no.13 and would continue at this depth for 1.1m before stepping in a further 0.6m and then continue at this depth for 3.75m before stepping out 1.5m
- The extension would continue adjacent to the site boundary with no.13 for 6m (2.5m of this would form part of the proposed single storey rear extension)
- The proposed single storey rear extension would project 2.5m beyond the rear wall of no.13 and would infill the section between the shared boundary with this dwelling house and the existing rear extension on this site
- The proposed extension would have a height of 2.6m
- A front porch is proposed, which would have a depth of 0.7m and would measure 1.95m in width
- Conversion of extended single-family dwelling house into two flats
- Ground floor would comprise of a 1 bed, two person unit
- Ground/First floor maisonette would comprise of a 2 bed, three person unit
- Rear garden sub-divided to provide rear amenity space to both flats
- Ground floor flat will have a widened corridor and openings to allow wheelchair access
- Kitchen and bathroom shown to meet the minimum 1.5m turnaround
- Level access leading from the front garden into the property
- Refuse storage would be located at the side and 3 bins would be provided for each flat
- Off street parking space at front for ground floor flat and the rear for the

maisonette

**d) Relevant History**

LBH/8322	Erect. Of Conservatory At Rear	GRANTED 06-SEP-72
LBH/8322/1	Formation Of Dormer Windows To Provide Room In Roof Space	GRANTED 06-JUL-77

**e) Applicant Statement**

- Please refer to Design and Access Statement

**f) Consultations:**

None

**Notifications:**

Sent:	Replies:	Expiry: 16-NOV-07
5	1	

**Summary of Response:**

Would impact on the drainage system; affect the property prices.

**APPRAISAL**

**1) Character and Appearance of the Area, and Amenity**

The proposed single storey rear extension would infill the section between the existing rear extension and the site boundary shared with no.13. It is acknowledged that the proposed depth of 2.5m would be 0.1m greater than recommended in the Council's SPG for end terraced dwellings. However, the adjacent rear wall to no.13 forming part of the extension to this dwelling house has a window serving a bathroom. In view of this and given that the proposed extension would have a low height of 2.6m it is considered that the proposed extension would not appear unduly bulky or obtrusive to the detriment of the residential amenities of no.13. The proposed rear extension is not considered to impact upon the amenities of the neighbouring occupiers at no. 9 as no changes are proposed to the existing rear extension adjacent to the shared boundary with no.9. Similarly the proposed extension would be obscured from view of the streetscene and therefore it is not considered to impact upon the character and appearance of the dwelling house and that of the locality.

The proposed front porch would be in accordance to the Council's SPG guidance set out for such development and it is therefore considered acceptable. The proposed alteration to the existing side extension would have sensible approach to overcome the issues of refuse bins cluttering the front garden. It is considered that the proposals would not materially harm the character and visual appearance of the dwelling house in the street scene or the character of the locality and are therefore considered acceptable.

**2) Conversion of Buildings to Flats**

In terms of size, circulation and layout, the proposed internal layout to both flats would comply with the minimum space standards as set under the Environmental Health Standards. It is considered that the vertical stacking

of the rooms is acceptable. The design and layout of the flats would ensure a vertical stacking that would mitigate any potential noise disturbance between the dwellings.

The proposed development would provide amenity space for both dwellings by sub-dividing the existing rear garden. The bin storage for both proposed dwellings would be located at the side and would therefore be obscured from view of the streetscene. Based on these factors the proposed amenity space and bin storage is considered acceptable. In addition, the proposal seeks to enhance the front garden by introducing a soft landscaping scheme. This is in accordance with the reasoned justification paragraph 6.54 following Policy D9, which recognises the contribution which front gardens can make to the character of the area and the streetscene, and therefore the proposed is considered to be acceptable.

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance. However given the ambient noise levels in this established residential location and the level of disturbance associated with one additional unit, it is not considered that this proposal would be detrimental to the amenity of neighbouring occupiers or the character of the locality in this case.

### **3) Accessible Homes**

The Councils recently adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Lifetime Home standards and Wheelchair Standard Homes.

The proposed development would meet the relevant criteria set out for lifetime homes, including provision of sufficient turning circles to the bathroom and kitchen, and provision of off street parking that is capable of enlargement to 3.3m. The proposed development also seeks provides ramped access to the front of the property.

### **4) Parking Standards**

The proposal seeks to provide one off street parking spaces at the rear that can be accessed via the service road and a further disabled parking bay at the front. Although Leamington Crescent is not a resident permit controlled zone, by providing off street parking the proposed development would not adversely impact upon the local traffic and parking. The proposed parking arrangement is also shown to comply with the parking standard specified in Schedule 5 of the Harrow UDP.

### **5) S17 Crime & Disorder Act**

The proposed development relates to a conversion of an existing dwelling into two self-contained flats and is not considered to have a material impact upon community protection.

### **6) Consultation Responses:**

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

Item 2/02: P/3441/07/DFU continued....

- Dealt with above

**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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**163 WHITMORE ROAD, HARROW  
HA1 4AG**

**Item: 2/03  
P/3734/07/DFU/SB5**

Ward HARROW ON THE HILL

SINGLE STOREY SIDE AND REAR EXTENSION; NEW PITCHED ROOF OVER EXISTING FRONT DORMER

**Applicant:** Mr M Papapavlou  
**Agent:** London Interiors  
**Statutory Expiry Date:** 03-JAN-08

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## **RECOMMENDATION**

Plan Nos: Site Plan; PRO7 – 005a REV 02; 005 b REV 02; 005 c; 005 d REV 02; 005 E REV 02

**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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

## **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 London Plan and-or 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

Supplementary Planning Guidance: Extensions: A Householders' Guide

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 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.

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## **MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Character and Appearance of the Area (D4, SPG)
- 2) Residential Amenity (D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

## **INFORMATION**

This application is being reported to the Development Management Committee as the applicant Mr M Papapavlou is an employee of the Council.

### **a) Summary**

Statutory Return Type: Householder Development  
Council Interest: None

### **b) Site Description**

- Two storey semi-detached dwelling located on the southern side of Whitmore Road.
- The dwelling has original side and front dormers, no other alterations or extensions.
- Forecourt area is mainly hard-surfaced, high hedge to the front boundary.
- Adequate size south facing rear garden.
- Attached neighbouring dwelling no.161 has a single storey rear extension.
- Neighbouring detached dwelling no.165 has a two-storey side extension with a flat roof over and a single storey rear extension.
- Rear building lines are staggered, notably the rear building line to the applicant site is set forward to that of the neighbouring detached dwelling

no.165.

- Whitmore Road is predominately characterised by semi-detached dwellings set back from the main highway.

**c) Proposal Details**

- The proposed single storey side extension would fall in the same building as the main front wall
- The extension would measure 2.15m in width, 8.65m in depth and would have a height of 3.6m falling to 2.9m at the eaves
- The proposed single storey rear extension would measure 3m in depth and span across the full width of the original dwelling house
- This extension would have a height of 3.9m falling to 2.9m at the eaves and would have three roof lights along the roof slope
- This flat roof over the existing front dormer would be replaced with a pitched roof over

**Revisions to Previous Application:**

Following the previous decision (P/ 0315/07/DFU) the following amendments have been made:

- Two storey side extension removed
- Rear dormer removed
- Single storey rear extension reduced in width

**d) Relevant History**

P/0563/07/DCP	Certificate of lawful proposed development: erection of roof extension to semi-detached dwellinghouse, comprising hip to gable roof, rear dormer window and installation of two velux windows in front roof slope.	GRANT 29-MAR-07
P/0315/07/DFU	Single and two storey side; single storey rear extensions; rear dormer	REFUSE 04-APR-07

Reasons for Refusal:

1 The proposed two storey side extension by reason of its excessive size, bulk, massing, height and siting would be visually intrusive, overbearing, dominant on the street scene and would have an unacceptable enclosing and overbearing effect on the adjacent dwelling at no.165 Whitmore Road resulting in an increased overshadowing and loss of light, loss of outlook, and visual amenity contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders Guide and Supplementary Planning Guidance

2 The proposed window in the side elevation to the proposed two storey side extension, by reason of its close proximity to no.165 Whitmore Road would result in loss of mutual privacy, to the detriment of the amenities of occupiers of this site and neighbouring occupiers, contrary to policies SD1 and D5 of the Harrow Unitary Development Plan (2004) and the Supplementary Planning Guidance: A Householders Guide.

3 The proposed single storey rear extension, by reason of excessive bulk, would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of the adjacent property, contrary to policies D4 and

D5 of the Harrow Unitary Development Plan (2004) and the Supplementary Planning Guidance: A Householders Guide.

4 The proposed rear dormer, by reason of its bulk and siting along the rear roof slope, would be unduly obtrusive and detrimental to the character and appearance of the locality, contrary to policies SD1 and D4 of the Harrow Unitary Development Plan (2004) and the Supplementary Planning Guidance: A Householders Guide.

**e) Applicant Statement**

- None

**f) Consultations:**

None

**Notifications:**

Sent:

8

Replies:

0

Expiry: 03-DEC-07

**Summary of Response:**

N/A

**APPRAISAL**

**1) Character and Appearance of the Area**

This application follows on from a previous application, which was refused planning permission under P/0315/07/DFU for reason stated above. The applicant under this application originally sought to construct a two-storey side extension, and a single storey rear extension that span the full width of the original dwelling house and the proposed side extension. Following further discussions with the applicant and taking into consideration the previous reasons for refusal, the original plans as submitted under this application have been amended and have been substantially reduced in bulk.

The applicant has deleted the originally proposed two-storey side extension and is now proposing a single storey side extension. This extension would maintain a gap of 1m between the proposed flank elevation and the shared boundary with no.165 Whitmore Road. The proposed side extension been reduced in depth so as to not significantly project beyond the rear wall of the existing single storey rear extension to no.165 Whitmore Road and would comply with the Council's 'two for one rule'. It is considered that the proposed single storey side extension would not appear unduly obtrusive or bulky to the detriment of the visual amenity of the streetscene and to that of the locality and therefore considered to be acceptable.

The proposed single storey rear extension has been reduced in bulk by limiting the width of the extension. The extension would only span across the width of the original dwelling and would not link into the proposed side extension, and therefore maintaining a separation between the proposed extensions. It is considered that this revised scheme would substantially reduce the bulk against the original dwelling house and would not negatively impact upon the character and appearance of the dwelling house or that of the locality.



The proposed new-pitched roof over the existing front dormer would not appear at odds with existing roof form. It is not considered that this minor alteration would not have a detrimental impact upon the character and appearance of the dwellinghouse or that of the locality.

**2) Residential Amenity**

The revised scheme has overcome the previous reasons for refusal. The proposed single storey side extension would be set 1m in from the site boundary shared with no.165 Whitmore Road and would comply with the Councils 'two for one' taken from the rear wall of the existing single storey rear extension at no.165 Whitmore Road. The proposed single storey rear extension would maintain a distance of at least 3m from the site boundary. Given that the proposed side and rear extensions would not link into each other, it is considered that the proposed extension would not appear unduly bulky or overbearing to the detriment of the visual and residential amenities of the neighbouring occupiers at no.165 and therefore considered to be acceptable.

In relation to attached neighbouring dwelling no.161, the proposed height of the single storey rear extension would be greater than that recommended in the Council's SPG. However, it is considered that any perceived impact would be mitigated by the existing rear extension to this dwelling house and therefore the proposed development is not considered to materially impact upon the amenities of the occupiers of no.161.

**3) S17 Crime & Disorder Act**

The proposed development relates to an extension to the existing family dwelling house and is not considered to have a material impact upon community protection.

**4) 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.

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**ROOKS HEATH COLLEGE FOR** **Item: 2/04**  
**BUSINESS AND ENTERPRISE,** **P/4052/07/CFU/MRE**  
**EASTCOTE LANE, SOUTH HARROW**

Ward ROXBOURNE

SINGLE AND TWO-STOREY EXTENSION AFFRONTING EASTCOTE LANE TO PROVIDE POST 16 (SIXTH FORM) EDUCATIONAL FACILITIES

**Applicant:** Harrow Council  
**Agent:** Howard Fairbairn & Partners  
**Statutory Expiry Date:** 30-JAN-08

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## **RECOMMENDATION**

Plan Nos: 5325 – P01, P02, P03, P04 Rev A, P05 Rev B, P05X Rev A, Design & Access Statement, Travel Plan

**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)

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

REASON: To safeguard the appearance of the locality.

## **INFORMATIVES**

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or 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

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:

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

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

4 Notwithstanding the details on drawing 5325-P04 Rev A, the applicant is advised that a separate planning permission will be required for the installation of temporary accommodation.

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## **MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Standard of Design and Layout (D4, C7)
- 2) Neighbouring Residential Amenity (D5)
- 3) Accessibility (C16, SPD)
- 4) Parking Standards / Transport Impact (T6, T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Minor Development  
Car Parking: Standard:  
Justified: See Report  
Provided:  
Council Interest: Freehold

### **b) Site Description**

- Site comprises Roxeth Manor First and Middle School and Rooks Heath High School both forming the main blocks of the site, accommodating approximately 900 students and an expanding sixth form (Post 16)
- Subject building is two-storey with a flat roof over and is situated to the south-easterly corner of the site adjacent to the front boundary and the main front entrance of the site from Eastcote Lane
- Rear of building is adjacent to rear boundary of No's.24 & 26 Hamilton Crescent

### **c) Proposal Details**

- Proposed extension forms part of the adaptation and remodelling of this two-storey block to provide centralized facilities for Post 16 students

currently spread around the site

- Extension would provide a main front entrance and foyer to the building and have footprint of 23.7m, to infill the south-easterly corner of Block B (as described on the submitted plans) with circular glazed frontage and canopy
- First-floor extension would also have circular frontage and would be set back 5.5m from single storey frontage and would provide extension to existing classroom

**d) Relevant History**

Adjacent Performing Arts Block

P/1589/05/CLA	Part single/part two storey building with glazed link at Eastcote Lane frontage of site	GRANT 11/10/2005
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**e) Applicant Statement**

- Design & Access Statement: 'The upgrading of the elevations to the existing building and the new curtain walling to the remodelled entrance are designed to pick up the aesthetic of J-Block, the adjacent and recently completed building, to give a unified appearance from Eastcote Lane'
- A Travel Plan has been submitted with the application

**f) Consultations:**

**Highways:** No objection

**Notifications:**

Sent: 45	Replies: Awaited	Expiry: 27-DEC-07
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**Summary of Response:**

Awaited

**APPRAISAL**

**1) Standard of Design and Layout**

It is considered that the proposed extension design and fascia alterations would visually improve the appearance of this undistinguished two-storey flat roofed block. The glazed circular frontage would provide a distinguished focal point to the building and would relate well with the curved frontage of the recently constructed adjacent Performing Arts block building (J Block). Internally at ground floor the extension would provide an open-plan foyer area and at first floor a small extended area to an existing classroom. The proposed layout is considered to be acceptable.

**2) Neighbouring Residential Amenity**

Being situated adjacent to the front boundary of the site, adjacent to Eastcote lane, it is considered that the proposed scheme would not have any impact on neighbouring residential amenity.

**3) Accessibility**

The proposal is in accordance with Access for All SPD requirements and is

considered to be acceptable in this respect.

**4) Parking Standards / Transport Impact**

The proposed extensions would facilitate the remodelling and centralizing of Post 16 facilities currently spread around the site and in themselves would not significantly increase capacity, serving mainly as an entrance/foyer area.

The existing parking provision is deemed to be appropriate and the council's Highways Engineer raised no objections.

**5) S17 Crime & Disorder Act**

The design of the extension would provide maximum surveillance from the glazed fascia and would have a suitably active frontage.

The proposed scheme is not considered to have a material impact upon community protection.

**6) 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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**Item: 2/05**  
**LAND AT R/O 176-182 HARROW VIEW, P/2759/07/DFU/GL**  
**HARROW; ADJACENT TO NO 2 BOLTON**  
**ROAD**

Ward HEADSTONE SOUTH

TWO, TWO-STOREY HOUSES WITH ACCOMMODATION IN ROOF; ACCESS AND PARKING

**Applicant:** Assured Property Services  
**Agent:** Accent BDA Architects  
**Statutory Expiry Date:** 15-NOV-07

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## **RECOMMENDATION**

Plan Nos: 01; PL\_51E; PL\_53E; PL\_54E (All received 15-Nov-07); PL\_50F; PL52\_F (Both received 4-Dec-07); Design and Access Statement

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

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

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

2 The 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 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.

Item 2/05: P/2759/07/DFU continued....

4 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.

5 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

6 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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 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.

8 The development hereby permitted shall not commence until details of on site drainage works have been submitted to, and approved in writing by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water 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 to ensure a sustainable impact on the sewerage and drainage asset.

9 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.

10 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.

11 The window(s) in the flank wall(s) of the proposed development shall:

- (a) be of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

## **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 London Plan and-or 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:

London Plan:

3A.4, 4B.1

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

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

### **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 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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

#### 4 INFORMATIVE:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

#### 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 (London Plan & 2004 UDP)**

- 1) Principle of Use and Character of the Area (3A.4, 4B.1) (D4, D5, D9, D10, T6, T13, SPG)
- 2) Residential Amenity and Accessibility (4B.1, 3A.4) (D4, D5, SPDs)
- 3) Parking/Highway Considerations (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

### **INFORMATION**

This application is referred to Committee at the request of a Nominated Member. This application was deferred at the meeting of 18 December 2007 for a Members' Site Visit that took place on Saturday 19 January 2008.

#### **a) Summary**

Statutory Return Type: Minor dwellings  
Council Interest: None

**b) Site Description**

- Vacant site to the rear of No's 176-182 Harrow View adjacent to No.2 Bolton Road
- Site previously formed part of rear gardens of No's 176-182 Harrow View
- Area is predominately characterised by two-storey semi detached and terraced houses with the houses located on the side streets and set back from the rear gardens of houses fronting onto the main road
- No's 176-178 Harrow View are also owned by the applicant and have been converted into four flats

**c) Proposal Details**

- Two five-bedroom single- and two-storey semi-detached dwellings with accommodation in roof incorporating access and parking

Dwelling closest to Boundary with No.2 Bolton Road

- Setback from front boundary by 6.3m
- Set-in from flank boundary with No.2 Bolton Road by 4.9m
- Parking space to the side of the property with associated driveway
- Landscaped front garden with walkway to front door
- Bins located to the side of the dwelling
- Single-storey side addition 3.3m wide and set back 3.4m from front of house, with pitched roof 3.2m high at mid point

Dwelling closest to Boundaries with 176-182 Harrow View

- Setback from front boundary by 6.3m
- Set-in from flank boundary with properties in Harrow View by 4.9m
- Parking space to the side of the property with associated driveway
- Landscaped front garden with walkway to front door
- Bins located to the side of the dwelling
- Single-storey side addition 3.3m wide and set back 3.4m from front of house, with pitched roof 3.2m high at mid point

**Revisions to Previous Application:**

Following the previous decision P/1423/07/DFU) the following amendments have been made:

- Dwellings centrally located within plot and of equal sizes
- Rear dormers and front roof terraces omitted

**d) Relevant History**

P/2639/05/CFU	Construction of terrace of 4 two storey houses with accommodation in roof, access and parking	WITHDRAWN
P/265/06/CFU	Construction of terrace of 3 two storey houses with accommodation in roof, access and parking	REFUSE 24-Apr-2006 APPEAL DISMISSED 07-DEC-2006
P/1423/07/DFU	Two, two-storey houses with accommodation in roof incorporating	REFUSE 06-Jul-2007

roof terrace, side and rear dormers;  
access and parking

Reasons for refusal:

1 The proposal by reason of bulk, massing, height, design incorporating roof terraces and side dormers and siting would be unduly obtrusive, overbearing, result in loss of outlook to neighbouring dwellings, and would detract from the established pattern of development in the street scene and would be detrimental to the visual and residential amenities of the neighbouring occupiers and the character of the locality, contrary to policies, SH1, SH2, SD1, D4 and D5, of the Harrow Unitary Development Plan (2004), and Supplementary Planning Guidance: Extensions a Householders Guide (2003).

2 The proposed forecourt hard surfacing to the side of the dwellings would erode front garden leaving inadequate scope for soft landscaping which would detract from the appearance of the property in the street scene to the detriment of the amenities of future occupiers of the site and neighbouring occupiers contrary to policies SD1, D4, and D9 of the Harrow Unitary Development Plan (2004).

**e) Applicant Statement**

- Front roof slope would incorporate solar panels
- Houses designed to match heights of adjoining properties
- Front gardens to be landscaped
- Houses would have level access, with staircases suitable for chairlift installation. Properties would be built to Lifetime Homes standards

**f) Consultations:**

**Drainage Engineers:** Surface and foul water attenuation measures need to be approved and implemented

**Highways Engineers:** No objection. It is suggested the standard condition HWY\_FRNT be applied to prevent indiscriminate crossing of the footway if mindful to grant application.

**Notifications:**

1<sup>st</sup> Notification

Sent:	Replies:	Expiry:
69	12	16-OCT-07

2<sup>nd</sup> Notification

Sent:	Replies:	Expiry:
69	2	03-DEC-07

**Summary of Response:**

Parking pressure; development is too obtrusive for plot; detrimental to character of area; perceptions of overlooking.

**APPRAISAL**

**1) Principle of Use and Character of the Area**

The principle of the use of the site for residential development has been established by the Inspector at the appeal against the refusal of application

P/265/06/CFU, (Appeal Reference APP/M5450/A/06/2022875).

The proposed buildings have been centrally located within the plot. This maintains a good separation distance between properties on Bolton Road and the dwellings on Harrow View. The two-storey bulk of the building would be set approximately 5m from the boundaries. The proposal would retain space about the buildings and would sit well within the context of the surroundings. The dwellings have been revised to remove the dormer windows and the front and rear roof terraces (evident in the previous scheme Ref: P/1423/07/DFU). The proposed massing and form of the buildings is considered acceptable.

The proposal would site adequate numbers of bins and recycling facilities to the sides of the properties. The facilities would be shielded from the street scene by a fence.

The amenity space (96m<sup>2</sup>) provided is wide and adequate, but shorter than the properties within the surrounding area. Given that the Inspector has identified scope within the plot for development, and that the proposal has been reduced in intensity, the resultant amenity areas would be appropriate for the use of the buildings as family units.

The frontage of the property would provide one parking space to the side of both of the dwellings with the majority of the frontage dedicated to soft landscaping. The proposal would provide a contribution to the street scene in the form of forecourt greenery and would provide adequate parking provision for the use of the properties.

## **2) Residential Amenity and Accessibility**

The proposed development has been re-sited from the previous submission. The development has been moved away from No. 2 Bolton Road and respects the 45 degree sight line. The proposed development would have windows on the flank elevation facing No. 2 Bolton Road, which would serve a bathroom and a shower room. The proposed windows do not serve habitable rooms and would not create any undue impact on the amenities of the occupiers of No. 2 Bolton Road. Notwithstanding this, these windows are located over 3m from the boundary and would therefore comply with the requirements of the SPG.

In relation to the property located to the east of the site. The proposed windows located within the single storey side extension and within the side elevation of the property would be secondary windows and would be obscure glazed and non-openable below a height of 1.8m above finished floor level. These windows would not create any undue overlooking onto rear gardens of properties along Harrow View and would not prejudice any future development on adjoining sites.

Through the various submissions of applications, the scale and bulk of the proposed houses and the intensity of the use of the site has been reduced to two semi-detached properties. The proposed dwelling that is located towards the boundary with properties along Harrow View is considered to respect, as far as possible, the outlook from the rear windows of No. 176-182.

The proposed room sizes are sufficient to provide turning circles for a wheelchair user. Door widths, corridor widths and access into the property would be suitable with scope to provide a lift internally should the need arise.

Both of the proposed dwellings have been revised to respect the requirements of the Accessible Homes SPD and are considered acceptable.

**3) Parking/Highways Considerations**

The application would provide a parking space, capable of enlargement to a width of 3.3m, for each property. This is considered acceptable. Although concern has been raised, the highways engineers are satisfied with the proposed arrangements.

**4) S17 Crime & Disorder Act**

The proposal is not considered to have any impact with respect to this legislation.

**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 the proposal would not encroach any residential curtilage

**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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**37 SHAFTESBURY CIRCLE  
SHAFTESBURY AVENUE  
SOUTH HARROW, HA2 0AH**

**Item: 2/06  
P/3181/07/DFU/SB5**

Ward HARROW ON THE HILL

CHANGE OF USE OF SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5); EXTERNAL ALTERATIONS AND EXTRACT FLUE AT REAR

**Applicant:** Mr Murtaza Anwar  
**Agent:** Mr Ejaz Ahmad  
**Statutory Expiry Date:** 14-DEC-07

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## **RECOMMENDATION**

Plan Nos: Site Plan; TP/ 0737; TP0737-1; Design and Access Statement

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

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

## **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 London Plan and-or 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:  
SEM2 Hierarchy of Town Centres  
D4 Standard of Design and Layout  
EM20 Change of Use of Shops Outside Town Centres  
EM25 Food, Drink and Late Night Uses  
EP25 Noise  
T13 Parking Standards  
C17 Access to Leisure, Recreation, Community and Retail Facilities

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 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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

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:**

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>

**6 INFORMATIVE:**

The applicant is made aware that Thames water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

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**MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Character and Appearance of Area (D4)
- 2) Change of Use of Shops Outside Town Centres (SEM2, EM20)
- 3) Impact on Residential Amenity (EP25, EM25)
- 4) Parking Standards (T13)
- 5) Accessibility (C17)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

**INFORMATION**

This application is being reported to the Development Management Committee as a petition consisting of more than 10 signatures has been received opposing the development.

**a) Summary**

Statutory Return Type:	Change of Use
Car Parking:	Standard: 1 per 15 employees
	Justified: 0
	Provided: 0
Council Interest:	None

**b) Site Description**

- Three storey mid terrace premises located on the southern side of Shaftesbury Circle
- The ground floor is vacant with Class A1 use
- The upper floors are residential, Class C3
- This parade consists of 5 commercial properties with residential accommodation above; the uses are as following:
  - No.28 – Car Show Room/ Garage (B2)



Item 2/06: P/3181/07/DFU continued....

- No.38 – Launderette (Su Generis)
- No.39 – Doctors Surgery (D1)
- No.40 – Newsagent and General Store (A1)
- The north, west and south part Shaftesbury Circle is characterised by commercial premises at street level with residential uses above. The east part is residential
- There is one other takeaway (Class A5) in the western parade and McDonalds (Class A3) occupies the northern parade
- Free parking is available on the adjacent service road and Shaftesbury Avenue

**c) Proposal Details**

- Change of use of vacant class A1 retail premises to takeaway, class A5
- Increase in height of the outermost single storey projection, from 2.65m to 3.2m
- Extract flue would be located on the rear elevation of the three storey rear projection

**d) Relevant History**

None

**e) Applicant Statement**

- Design and Access Statement (paraphrased):
  - There is ample car parking space at the rear
  - There are no other hot food outlets in the immediate parade, though there is a fish and chips shop on the west side of the Shaftesbury Circle and McDonalds on the north end
  - No changes are proposed to the front of the shop
  - The small existing extension at the rear is only to be raised with a new roof on top. The new roof is going to be same as existing
  - The extractor fan will be fitted with proper noise filters to reduce the sound and vibration
  - The shop floor will have few sitting stools for the waiting customers
  - The shop has a level access for disabled users
  - As it is a takeaway therefore there is no need of a customer toilet
  - Though on a main junction, there is ample car parking space in front of the shops on the service road and the shop is easily accessible by public transport

**f) Consultations:**

None

**Advertisement:** | General Notification | Expiry: 13-DEC-07

**Notifications:**

Sent: 20                      Replies: 61                      Expiry: 13-DEC-07

**Summary of Response:**

Would affect existing takeaway business; attract wrong attention; attract wrong crowd; increase local traffic; not enough parking; happy with existing takeaway, no more required in the area; not enough business on the current parade – there will be significant competition as both businesses would be competing for the same business; would lead to excessive noise in unsociable hours; may prove intimidating to residents; would have ease of access to the adjacent flats; rubbish in the area making the area unattractive.

**APPRAISAL**

**1) Character and Appearance of the Area**

The proposed alteration to the single storey rear projection would be obscured from view of the street scene and it is not considered to impact upon the adjacent premises. The proposed alterations are considered to be acceptable and not considered to have a detrimental impact upon the character and appearance of the locality.

**2) Change of Use of Shops Outside Town Centres**

The subject site is located within a small parade of shops that does not have a local parade designation. Policy EM20 of the Harrow UDP will normally permit the change of use from retail shop outside the town centres, providing that the proposal would not result in the loss of necessary local retail facility, where parking would be provided in accordance to Council's standards and that the premises can be adequately serviced without causing harm to highway safety and convenience.

In assessing the proposed change of use against policy EM20 the proposed development would satisfy Criterion A of this policy as Shaftesbury Circle consists of a number of other class A1 uses within walking distance of the subject site. Given that the parade already has a convenience/ newsagent shop in the parade, the loss of this A1 unit would not conflict with this policy. With regard to Criterion B and C which relates parking and servicing, it is not considered that the demand for parking would be any greater than what would be generated by the existing retail use. Likewise the proposed takeaway shop can be adequately serviced by the rear service road. On this basis the proposed change of use is considered acceptable.

**3) Impact on Residential Amenity**

Policy EM25 of the Harrow UDP (2004) seeks to ensure that proposals for food and drink uses and any late night uses do not have a harmful effect on residential amenity, and particular regard will be given *inter alia* to flats above the premises and arrangements for fume extraction, or any other plant or machinery. The latter being further exemplified in Policy EP25.

The applicant site is located within local parade and there are existing A3/ A5 uses along other sections of Shaftesbury Circle. By introducing a further A5 use has no material impact on vehicle activity to the area and in context of Local parade location associated noise disturbance is considered to be acceptable. Taking note of the concerns raised by nearby residents, it is considered that the hours of operations can be conditioned to ensure that there

is no immediate impact upon the residential amenity nearby. A condition is also attached to ensure prevention measures are implemented with regards to the noise and odour transmission from the proposed extraction duct.

**4) Parking Standards**

The proposed development does not shown on plan, on-site parking. The Councils parking standards require a maximum of A5 uses require a maximum of 1 space for every 15 employees. It is considered that the application site has sufficient space at the rear to facilitate on site parking for the proposed takeaway premises. The site is also well serviced by local bus routes and on street parking, and taking into account that the Council's Highway Engineer has raised no objection to the proposed development; a refusal on parking ground could not be substantiated in this case.

**5) Accessibility**

The proposed change of use does not encompass any modifications to the façade of the building, whereby the existing access arrangement are to remain unaltered. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

**6) S17 Crime & Disorder Act**

As discussed above the proposed development does not seek to alter the external appearance of the building and therefore in terms of the detailed guidance on designing out crime set out under paragraph 4.19 of Policy D4 of the Harrow UDP, the proposed change of use is considered to be acceptable and would not detrimentally impact upon community safety issues.

**7) Consultation Responses:**

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

- Thames Water – an informative is attached following the advice given

**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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**ANMER LODGE, COVERDALE CLOSE  
STANMORE, HA7 3TU**

**Item: 2/07  
P/3852/07/CRE/LW**

Ward STANMORE PARK

VARIATION OF CONDITION 2 OF PLANNING PERMISSION EAST/809/99/FUL  
TO ALLOW HOSTEL USE TO CONTINUE UNTIL 01-FEB-2011

**Applicant:** Harrow Council- Adults and Housing Services  
**Statutory Expiry Date:** 14-JAN-08

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## **RECOMMENDATION**

Plan Nos: 9212 Rev C

**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 no later than 1st February 2011, unless otherwise agreed in writing by the local planning authority before the expiration of the permission, in accordance with a scheme of work submitted to, and approved beforehand by, the local planning authority.

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

## **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 London Plan and-or 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

H15 Hostels

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## **MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Housing Policy (H15)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

## **INFORMATION**

### **a) Summary**

Statutory Return Type: Change of Use

Council Interest: Freeholder Owner

**b) Site Description**

- Adjacent to northern boundary of Stanmore District Centre at end of Coverdale Close which connects to Stanmore Hill, south side of Rainsford Close
- Occupied by pentagonal shaped single/2 storey building originally erected as Home for Elderly Persons
- Used since 1999 as Hostel with separate day care centre
- Planted courtyard in centre of building, grassed areas of open space surround building on northern, eastern and western sides of building
- Residential properties in Rainsford Close and Laburnum Court/ Dennis Gardens adjacent to northern and eastern boundaries respectively
- Ground level and multi-storey car parks abut southern boundary
- Car parks for Stanmore Library and upper floor offices (Burnell House) next to western boundary
- Public footpath crosses south-west corner of site between Stanmore Hill and The Broadway

**c) Proposal Details**

- Variation of Condition 2 of Planning Permission East/809/99/FUL to allow Hostel Use to continue until 01-FEB-2011

**d) Relevant History**

EAST/809/99/FUL	Change of Use: Residential Care Home for the Elderly to Residential Hostel (Class C2 to Sui Generis) with alterations to entrance of daycare centre.	GRANT 25/10/1999
P/581/05/CVA	Removal of Condition 2 of Permission P/2598/03/CVA which requires 8 replacement trees to be planted.	REFUSE 22/04/2005

Reasons for Refusal

1 The condition is necessary to prevent direct overlooking from the application premises of adjacent residential properties in Laburnam Court and Dennis Gardens and to benefit the appearance of the area.

P/2731/06/DFU	Variation of Condition 2 of Planning Permission EAST/809/99/FUL to allow Hostel Use to continue to 01-FEB-08	GRANT 01/12/2006
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**e) Applicant Statement**

- Currently used as emergency accommodation for homeless families
- A project team has carried out an assessment of the levels of the need for this type of accommodation, and the means of securing a permanent provision of a replacement facility. The conclusion has been that in order to meet the levels of housing need in the borough, 2 separate properties are required to provide this type of emergency accommodation for homeless households
- The recommended option is to develop purpose built provision at an alternative location. However this development will not now be in place by February 2008 as originally anticipated. As a result there is a need to apply to vary the current temporary planning permission. The submission seeks to extend this permission until 1<sup>st</sup> February 2011, providing adequate time

- to establish an alternative location for the re-provision of this facility
- The officer project team has considered options that may be available in the short term, and there are no alternative solutions that will not result in placing additional families in Bed and Breakfast. There is a statutory obligation on the Council to ensure the families do not remain in Bed and Breakfast accommodation for more than 6 weeks
- Harrow's performance on managing homelessness is in the lower quartile, the loss of Anmer Lodge would severely impact work which is ongoing to improve on that rating, and force the Council to return to wider scale use of Bed and Breakfast
- The Anmer Lodge site will be subject to a separate options appraisal to meet local priorities and an officer led project team are currently working on this. The proposed variation to this existing planning consent will not delay the implementation of the redevelopment proposals, which will be run in parallel
- Vacant properties are a target for vandalism and other antisocial behaviour and as such there is significant benefit in the property remaining in its existing use during this period

**f) Consultations:**  
**Stanmore Society** – No response received.

**Notifications:**

Sent:	Replies:	Expiry: 21-NOV-07
340	1 plus petition (285 sigs)	

**Summary of Response:**

Extension too long; Council should sell or leave buildings for use as care or nursing home; increased crime rate.

**APPRAISAL**

**1) Housing Policy**

Provision of the existing hostel was considered against adopted policy H16. Criteria in this policy have been amended and carried forward into Policy H15 of the Harrow UDP adopted July 2004.

The proposed continued use would comply with the criteria as follows:

- a) The site abuts Stanmore District Centre where public transport is available.
- b) There is no concentration of hostel uses in the area.

The additional time requested for the use is considered acceptable given the contribution the use makes to dealing with particular housing needs, and the demand for such housing.

**2) S17 Crime & Disorder Act**

Although some comments relating to crime have been received it is not possible to attribute criminal incident within the area directly to the existing hostel. The use is therefore not considered to have any impact in relation to

this legislation.

**3) Consultation Responses:**

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

- Council should sell or lease building for use as care or nursing home - not a planning consideration
- Other issues discussed in 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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**UNIT 8 BREMBER ROAD, SOUTH  
HARROW INDUSTRIAL ESTATE  
HA2 8AX**

**Item: 2/08  
P/3554/07/CFU/SB5**

Ward ROXBOURNE

CHANGE OF USE OF WAREHOUSE (B8 CLASS) TO WHOLESALE BAKERY  
(CLASS B1)

**Applicant:** Piotr Tomicki  
**Statutory Expiry Date:** 01-JAN-08

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## **RECOMMENDATION**

Plan Nos: Site Plan; 2708/ P001; P002; P003; P004; P005; P006; Unnumbered  
Photographs of Application Site; Design and Access Statement

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

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

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

2 The development hereby permitted shall not commence until details of any external works required for ventilation and fume extraction have been submitted to, and approved in writing by, the local planning authority. The use shall not commence until those external works have been completed in accordance with the approved plans. The works shall thereafter be retained in that form.

REASON: To safeguard the visual amenity of neighbouring residents and the appearance of the building.

## **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 London Plan and-or 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

EM13 Land and Buildings in Business Use - Designated Areas

EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas

EM22 Environmental Impact of New Business Development

T13 Parking Standards

T14 Public Car Parking

T18 New Link Road from Brember Road to Northolt Road

EP25 Noise



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:

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

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

4 INFORMATIVE:

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>

5 INFORMATIVE:

The applicant is made aware that Thames water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

6 INFORMATIVE:

The applicant is made aware that Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - Toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Launderette/ Laundry, PCB manufacture, photographic/ printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/ finishing, cattle market wash down, chemical manufacture, treated

cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made to Waster Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone 020 8507 4321.

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## **MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Change of Use of Land and Buildings in Designated Areas (EM13, EM14)
- 2) Impact on Residential Amenity (EM22)
- 3) Parking Standards (T13, T14, T18)
- 4) Accessibility (C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

## **INFORMATION**

This application is being reported to the Development Management Committee as the change of use of the building would be over 400sq m floor space.

### **a) Summary**

Statutory Return Type: Change of Use  
Car Parking: Standard: 1 per 200-300m<sup>2</sup> net site area  
Justified: 5  
Provided: 12  
Council Interest: None

### **b) Site Description**

- Site comprises of two storey and single storey buildings located on the western side of Brember Road
- Currently used as a pharmaceutical warehouse (Class B8)
- The site has provision for off street parking and loading area
- The site falls within South Harrow Industrial Estate Designation
- The application site has an outstanding, un-implemented planning permission for a two-storey extension, adjacent to the southern flank elevation
- Brember Road is characterised by Business/ Industrial/ Warehouse uses, to the south of Brember Road is Stanley Road, which is predominately residential and also provides the main access to the industrial estate from Northolt Road
- To the east of the site is Waitrose Supermarket
- To the north and west of the site is largely residential development

### **c) Proposal Details**

- Change of use of existing building from Warehouse (Class B8) to Wholesale Bakery (Class B1)

### **d) Relevant History**

LBH/7939	Erection of 2-storied building to provide laundry with ancillary offices	GRANT 4-OCT-72
P/231/05/DFU	Extension to warehouse with ancillary	GRANT

**e) Applicant Statement**

- Design and Access Statement (paraphrased):
  - Proposed new use is open plan bakery with associated office and storage area without extending existing premises
  - External finishes will remain the same
  - Existing roller shutter doors will be replaced with new insulated sectional overhead doors
  - All internal finishes are considered to maximise light access – walls and ceilings painted white
  - Provision of contrasting colour nosing to existing stair
  - The proposal involves creating up to 12 car parking spaces in total including 1 no. disabled car parking space
  - There is level access to the building
  - Main entrances will be converted to comply with Approved Document Part M
  - There is Approved Document Part M compliant disabled WC for visitors at ground floor level

**f) Consultations:**

**Thames Water:** No objections subject to informatives

**Advertisement:** | Major Development | Expiry: 12-DEC-07

**Notifications:**

Sent:	Replies:	Expiry: 05-DEC-07
12	1	

**Summary of Response:**

Already suffer light pollution from this site; do not think all night working – baking smells – constant vehicle movement and noise to be appropriate for this residential area

**APPRAISAL**

**1) Change of Use of Land and Buildings in Designated Areas**

The subject site is located within South Harrow Industrial Estate and forms part of a designated industrial/ business area as defined under polices EM13 and EM14 of the Harrow UDP. Policy EM13 of the Harrow UDP will resist the loss of land and buildings within designated business use (Class B1) areas and where buildings are not currently in B1 use, the Council will encourage redevelopment for that purpose. Policy EM14 acknowledges that the amount of land available for general industrial and warehousing use in the Borough is limited, and therefore will seek to protect the designated areas from loss to other uses.

In assessing the proposed change of use against policies EM13 and EM14 the proposed would be in accordance to the guidance set out under these policies and would not result in the loss of Class B uses in this designated area. On this basis the proposed change of use is considered acceptable.

**2) Impact on Residential Amenity**

Policy EM22 of the Harrow UDP (2004) seeks to ensure that proposals for business, industrial and warehouse uses do not have a harmful effect on residential amenity and the environment, in particular where the new business is likely to involve dangerous or noxious processes or otherwise be 'bad neighbours', which are unlikely to be considered acceptable in the Borough because of the proximity of residential area to most sites.

The applicant site is located within an industrial area, which has existing B1, B2 and B8 uses. The proposed change of use would not have a material impact on vehicle activity to the area, given that the existing warehouse use (Class B8) is also a traffic generating business. The proposal seeks to use the building as a wholesale bakery, it is not considered that the proposed use of this building would be likely to result in the use of dangerous or noxious processes and therefore considered to be acceptable. The applicant has not shown on plan how the extraction of the baking fumes would be achieved; a condition is attached to ensure details are submitted to the Council, prior to any development.

**3) Parking Standards**

The proposed development shows on-site parking for up to 12 cars. The Council's parking standards for B1, B2 and B8 uses require a maximum of 1 space for every 200-300m<sup>2</sup> of net site area. Although the application site has been shown to have more spaces than that required by the Council's standards, it is considered that the application site has sufficient space to facilitate additional on site parking for the proposed premises. The site is also well serviced by local underground bus services, and taking into account that the Council's Highway Engineer has raised no objection to the proposed development; a refusal on parking ground could not be substantiated in this case.

**4) Accessibility**

The proposed change of use does not encompass any modifications to the façade of the building, whereby the existing access arrangements are to remain unaltered. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

**5) S17 Crime & Disorder Act**

As discussed above the proposed development does not seek to alter the external appearance of the building and therefore in terms of the detailed guidance on designing out crime set out under paragraph 4.19 of Policy D4 of the Harrow UDP, the proposed change of use is considered to be acceptable and would not detrimentally impact upon community safety issues.

**6) Consultation Responses:**

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

- Thames Water – an informative is attached following the advice given

**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 GOVERNMENT OFFICES SITE,  
HONEYPOT LANE, STANMORE HA7 1BB**

Item: 2/09  
P/4015/07/DDP/DT2

Ward      CANONS

DETAILS OF CONTAMINATION INVESTIGATION REQUIRED BY CONDITION 2 OF PLANNING PERMISSION REF: P/2717/06/CFU REDEVELOPMENT TO PROVIDE 798 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING) 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1(A),(B),(C) FLOORSPACE INCLUDING A BUSINESS INCUBATOR CENTRE; CREATION OF A NEW ACCESS ONTO WHITCHURCH LANE; ASSOCIATED FLOOD ALLEVIATION, LANDSCAPING, CAR PARKING AND HIGHWAY WORKS

**Applicant:** BERKELEY URBAN RENAISSANCE LTD  
**Agent:** TURLEY ASSOCIATES  
**Statutory Expiry Date:** 23-JAN-08

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## RECOMMENDATION

Plan Nos: Site Investigation Report and Site Investigation Report Phase 2

**GRANT** permission for the development described in the application

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

- 1) Evidence/Extent of Contamination (EP22)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

## INFORMATION

This application is being reported to Committee at a Nominated Members request.

### a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	6.2ha
Habitable Rooms:	2325
Density:	128 dpha 381 hrpha
Car Parking:	Standard: 1135 (maximum) Justified: 740 Provided: 740 (65%)
Council Interest:	None

### b) Site Description

- Irregular shaped site previously used as Government Offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west

Item 2/09: P/4015/07/DDP continued....

Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House

- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

**c) Proposal Details**

- Approval is sought to discharge Details of Contamination Investigation required by Condition 2 of planning permission Ref: P/2317/06/CFU

**d) Relevant History**

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government Office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application.	REFUSE 04-MAY-07
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government Office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

**e) Applicant Statement**

- N/A

**f) Consultations:**

N/A

**APPRAISAL**

**1) Evidence/Extent of Contamination**

The initial Investigation Survey discovered that there are low levels of contamination within the site. However, the remediation strategy that is proposed has been given careful consideration by the Senior Environmental

Protection Officer and it is concluded that it is satisfactory.

Particular emphasis has been put on the need for the excavation and removal of hydrocarbon impacted material on the southern boundary of the site (an area of approximately 4m x 5m) and its replacement by imported topsoil. Advice will be sought from the Environment Agency on how this material can be best disposed of.

**2) S17 Crime & Disorder Act**

The proposed details of Contamination Investigation does not affect the security or safety of the site.

**3) 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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**FORMER GOVERNMENT OFFICES SITE,  
HONEYPOT LANE, STANMORE HA7 1BB**

Item: 2/10  
P/4035/07/DDP/DC3  
Ward CANONS

DETAILS OF SURFACE WATER STORAGE/ATTENUATION WORKS REQUIRED  
BY CONDITION 26 OF PLANNING PERMISSION REFERENCE: P/2317/06/CFU

**Applicant:** BERKLEY URBAN RENAISSANCE LTD  
**Agent:** TURLEY ASSOCIATES  
**Statutory Expiry Date:** 29-JAN-08

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## RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007), Technical Note, Update to Flood Risk Assessment (November 2006), Management Manual for Flood Storage Areas (November 2007), Surface Water Drainage Strategy (November 2006), Modelling Report – Foul Water System (October 2004), P1 L.200, P1 L.201, P1 L.202, P1 L.203, P1 L.204, P1 L.205, P1 L.206, P1 L.207, P1 L.208, P1 L.209, L.410, L.411, L.412, L.413, L.414, L.415, L.416, L.417, 30-01 T2, 30-02 T2, 30-03 T2, 30-04 T2, 30-05 T2, 30-06 T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT-60 Model 1

**GRANT** permission for the development described in the application

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## MAIN CONSIDERATIONS AND POLICIES (The London Plan & 2004 UDP)

- 1) Proposed Water Storage/Attenuation Details (EP12)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

## INFORMATION

This application is being reported to Committee at a Nominated Members request.

### a) Summary

Statutory Return Type: Minor Development, all other  
Site Area: 6.2ha  
Habitable Rooms: 2325  
Density: 128 dpha 381 hrpha  
Car Parking: Standard: 1135 (maximum)  
Justified: 740  
Provided: 740 (65%)  
Council Interest: None

### b) Site Description

- Irregular shaped site previously used as Government Offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the

Item 2/10: P/4035/07/DDP continued....

south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary

- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

**c) Proposal Details**

- Approval of surface water storage/attenuation details required by condition 26 to planning permission P/2317/06/CFU

**d) Relevant History**

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government Office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application.	REFUSE 04-MAY-07
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government Office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

**e) Applicant Statement**

- N/A

**f) Consultations:**

N/A

## **APPRAISAL**

### **1) Proposed Water Storage/Attenuation Details**

The proposed details submitted in accordance to this condition are considered acceptable by Harrow Council Drainage Engineers.

### **2) S17 Crime & Disorder Act**

The proposed details of surface water storage/attenuation works does not affect the security of the site.

### **3) 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.

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

None

## SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

## SECTION 5 - PRIOR APPROVAL APPLICATIONS

None