

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

12 ALTON AVENUE, STANMORE
HA7 3PQ

Item: 2/01
P/3540/07/DFU/NR

Ward STANMORE PARK

SINGLE AND TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT
EXTENSION INCORPORATING FRONT PORCH (REVISED)

Applicant: Mr P Furlong & Mrs J Smith
Statutory Expiry Date: 19-DEC-07

RECOMMENDATION

Plan Nos: 12/01; 12/02A; TQ1591SE(1:1250); TQ1591SE(1:500)

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.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

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

3 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.

4 INFORMATIVE: There are 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 Water's assets be required, the applicant is advised to contact Thames Water Developer Services on 0845 850 2777.

5 INFORMATIVE:

The applicant is advised that the proposed first floor bedroom window in the front elevation of the development hereby permitted will not prejudice the future determination of any relevant application which may be submitted in respect of the adjoining property.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is called to Committee at the request of a Nominated Member.

a) **Summary**

Statutory Return Type: Householder Development
Council Interest: None

b) **Site Description**

- Two-storey semi-detached property, located on the south side of Alton Avenue, a cul-de-sac of 16 dwellings
- The application property currently has a single-storey front and side extension, directly abutting the boundary with No.13
- The adjoining property at No.13 has a single-storey front and side extension and a rear projecting covered area used as storage, abutting the boundary with No.12

c) **Proposal Details**

- Single-storey front extension incorporating front porch in line with the front bay window
- Two-storey side extension projecting 2.2 metres to the side at first floor level
- Single-storey side extension abutting the side boundary with No.13, and in line with the main rear wall with a height of 3.2 metres

Revisions to Previous Application:

Following the previous decision (P/1686/07/DFU) the following amendments have been made:

- Two-storey/first floor side extension has been reduced in size to comply with the 45 degree code from the corner of the neighbouring property
- 1.0 metre set back from main front wall at first floor omitted

d) **Relevant History**

P/1686/07/DFU	Single storey front, single/two storey side extensions	REFUSE 30-JUL-07
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e) **Pre Application Discussion**

- N/A

f) **Applicant Statement**

- N/A

g) **Consultations:**

Notifications:

Sent:
7

Replies:
2

Expiry: 21-NOV-07

Summary of Response:

Proposal does not comply with the SPG in terms of a 1.0 metre set back from the main front wall at first floor level, concern over possible re-classification of properties on the street from semi-detached to terrace and concerns over compliance with Building Regulations.

APPRAISAL

1) Character and Appearance of the Area

The proposed single-storey front extension and front porch would not project forward of the existing bay window and would not link into the bay. The front extension would be a modest feature and it is considered that the proposed extensions would not have a detrimental impact on the street scene or character of the area.

The proposed first floor side extension would not be set back from the main front wall of the property. The application property is set back in its plot in relation to the neighbouring property at No.13 by approximately 5.0 metres. This siting means that a terracing effect would not be created as a result of the extension, despite there being no 1.0 metre set back proposed at the front in this application. The extension would still have a subordinate roof design and due to the property being set back in its plot in relation to No.13, would not be visible when approaching the site in Alton Avenue. The first floor side extension would also be set forward from the main rear wall of the property by 2.5 metres to achieve a subordinate effect.

2) Residential Amenity

The proposed two-storey side extension complies with the 45 degree code from the corners of the neighbouring property at No.13 and it is therefore considered that there is no detrimental impact on the amenity of the occupiers of that property.

The single-storey side extension would not project beyond the main rear wall of the property and would project 3.6 metres beyond the main rear wall of the neighbouring property at No.13, and would have a height of 3.2 metres along the boundary, with a flat roof. Despite the greater rearward projection, No.13 has a significant covered storage area, incorporating a wall along the boundary with the application property.

This storage area has a rearward projection of approximately 3.0 metres and a width of approximately 2.0 metres, which would significantly screen the proposal. It is therefore considered that the depth of the proposed extension is acceptable and an adequate separation between the proposed extension and the habitable room windows at the rear of No.13 would be maintained. The proposal would therefore not result in an unacceptable impact on the amenity of the occupiers of No.13.

3) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

4) Consultation Responses:

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

- Building Regulations compliance: This is a matter for Building Control, a separate approval therefore being required, and as it is not a planning matter, has not been considered as part of this application
- All other issues addressed in appraisal

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.

**17 WINSCOMBE WAY, STANMORE
HA7 3AX**

**Item: 2/02
P/3266/07/DFU/JB**

Ward STANMORE PARK

SINGLE/TWO STOREY REAR EXTENSION, FRONT PORCH, CONVERSION OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS, REAR DORMER

Applicant: Mrs Emma Simons
Agent: John Thompson
Statutory Expiry Date: 27-NOV-07

RECOMMENDATION

Plan Nos: 1106 – 100, 101,102 Rev. A, 103 Rev. B, 104 Rev. B

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.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan and-or the London 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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<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

4 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to the Committee due to the receipt of a petition of objection.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- The subject site is located on the eastern side of Winscombe Way and contains a two storey detached dwelling with integral garage
- There is parking space for two cars in the front garden
- Area is characterised by large detached dwellings
- This part of Winscombe Way slopes from North to South

c) Proposal Details

- Single/two storey rear extensions
- Rear dormer window and conversion of the roofspace to a habitable room
- Front porch projecting 1m from existing front wall
- Conversion of garage to a habitable room
- Revisions to Current Application:
 - Depth of the rear extensions reduced and section of first floor element nearest boundary with No. 19 dropped to single storey
 - Roof structure changed and rear dormer included

d) Relevant History

LBH/7377	Demolition of existing garage and erection of new garage with bathroom and walk-in closet over	GRANT 01/05/1972
LBH/7377/1	Erection of single storey extension to side of dwelling house	GRANT 19/05/1978

e) Pre Application Discussion

- N/A

f) Applicant Statement

- None

g) Consultations:

1ST Notifications:

Sent:	Replies:	Expiry:
9	7(including a petition, 15 signatures)	30-OCT-07

2ND Notifications:

Sent:	Replies:	Expiry:
9	5 (including a petition, 8 signatures)	21-JAN-08

3RD Notifications:

Sent:	Replies:	Expiry:
9	1	14-FEB-08

Summary of Response:

Overshadowing, loss of outlook, overlooking, discrepancies between the plans and actual site circumstances, extension disproportionate to original building, 45° code, out of character with the house, removal of trees, support proposals

APPRAISAL

1) Character and Appearance of the Area

The surrounding area is made up of large detached dwellings on considerable sized plots. Although the proposed extensions would be significant additions to the dwellinghouse, due to the size of the house and the design of the proposed extensions, it is considered that the proposals would not be out of proportion to the existing building or the surrounding houses and would not detract from the character or appearance of the area.

The proposed front extension to create a porch would be a minor addition, and would not adversely impact on the character and appearance of the area or affect the availability of on-site car parking within the front garden. The proposed conversion of the garage to a habitable room is considered acceptable as the alterations to the front elevation would be consistent with the appearance of the existing building.

The first floor element of the rear extensions has been reduced from the initial proposal and the roof structure changed to decrease the bulk of the extensions and respect the existing character and appearance of the house. The proposed rear dormer is small in scale and contained well within the roof slope to avoid any impact on the character of the area.

2) Residential Amenity

The proposed single storey rear extension facing No.19 would be 4.6m deep and 3.45m high, but due to it being set away from the boundary by approximately 1m and the 2m lower level of the application site in relation to No.19 it is considered that the impact of this extension on those neighbouring occupiers would be acceptable. A satisfactory relationship would be provided with No. 15 as the projection would be some 2m from the boundary and would only just project beyond the rear wall of that property.

The first floor element of the rear extensions would be set away from each side boundary by approximately 4m and would comfortably comply with the 45° horizontal code drawn from the first floors of both adjacent properties. For these reasons it is considered that the proposal would not give rise to an undue degree of overshadowing on the adjacent properties.

Due to the large rear gardens of the properties and the first floor element of the rear extension being set away from both side boundaries, it is considered that the proposed extensions would not have any significant impact on the outlook or visual amenities enjoyed by surrounding occupiers. Both of the adjacent properties currently project further rearward than the existing building on the subject site.

The rear dormer would not be obtrusive or overbearing by virtue of its restricted size and siting well up the roofslope. For these reasons it is considered that the proposal would not give rise to any undue adverse effects on the neighbouring residential amenity.

3) S17 Crime & Disorder Act

The proposal is not expected to have any impact in relation to this legislation.

5) Consultation Responses:

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

- **Plan/Site Discrepancies** - It is considered that there are no discrepancies between the plans and the site circumstances that would affect the decision of this application
- **Removal of Trees** - None of the trees on the site are subject to a Tree Protection Order and the majority of the existing vegetation in the rear garden would not require removal

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.

**1 HOWBERRY ROAD, EDGWARE, HA8
6SR**

**Item: 2/03
P/3889/07/DFU/ML1**

Ward CANONS

SINGLE/TWO STOREY REAR EXTENSION; EXTERNAL ALTERATIONS;
CONVERSION TO TWO FLATS; RELOCATED VEHICLE ACCESS (REVISED).

Applicant: Mr J Donnan
Agent: David Kann Associates
Statutory Expiry Date: 16-JAN-08

RECOMMENDATION

Plan Nos: JD/1HR/10, JD/1HR/11 Rev.B, Design and Access Statement (received
08/02/08)

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.

4 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.

5 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.

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.

8 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

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

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Guidance 'Extensions: A Householder Guide' (2003)

Supplementary Planning Document 'Accessible Homes' (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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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<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

4 INFORMATIVE:

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

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.

6 INFORMATIVE:

There are 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 Water's assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D5, D9, 3A.1, SPG)
- 2) Residential Amenity (D5, SPG)
- 3) Parking (T13)
- 4) Accessibility (3A.4, SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to committee at the request of a nominated member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two storey, semi-detached property on the western side of Howberry Road.
- There is an existing two storey side extensions at the property and front and rear rooflights.
- There are two entrance doors in the property's front elevation.
- The frontage of the application property is hardsurfaced and there is a dropped kerb at the front of the property.
- The adjoining property at No.3 Howberry Road has an approximately 2.6m deep single storey rear extension.
- There is open land adjacent to the property at the south, immediately at the rear of the properties 289 and 287 Whitchurch Lane.
- There is a current planning permission (P/3309/06/COU granted on appeal 2/7/07) for the redevelopment of the adjacent properties 287-293 Whitchurch Lane to the south to 14 flats set over two storeys with rooms in the roofspace, though at present these properties are two-storey and semi-detached.
- No.1 has a rear garden depth of approximately 18m.

c) Proposal Details

- Conversion of the property into two flats, a two bedroom unit on the ground floor and a two bedroom unit on the first floor.
- A single and two storey rear extension, the single storey element being 2.6m deep along the boundary with the adjoining property the two storey section being approximately 3.3m deep, the first floor element being 4.8m wide.
- The provision of refuse storage in an internal store, involving the removal of the existing single storey front extension and replacement with a 1.25m deep single storey front extension with a hipped pitched roof and a door in its flank adjacent to a canopy porch.
- Reintroduction of soft planting on the frontage with the provision of a 3.6m wide x 5.7m deep hardsurfaced parking space requiring a relocated vehicle access.
- Additional rooflight in the existing rear roofslope.
- Access to the rear garden would be provided from the first floor flat via an internal staircase, the rear garden being split between the two flats proposed.

Revisions to Previous Application:

Following the previous withdrawn application (P/3265/07/DFU) the following amendments have been made:

- Single and two storey rear extensions 1m shallower, deletion of single storey extension beyond two storey rear
- Deletion of rear balconies
- Reduction from 2 x 3 bedroom units over two floors and extended roofspace to 2x2 bedroom flats with the existing roofspace used for storage
- Reduction from 2 to 1 off street parking spaces
- Refuse storage removed from frontage and soft landscaping increased
- Removal of existing front door from front elevation
- Deletion of rear dormer and four rooflights
- Division of rear garden

d) Relevant History

LBH/20148/E	Two storey side extension incorporating new front porch.	GRANTED 23-SEP-1981
P/3265/07/DFU	Single/two storey rear extension, rear dormer, external alterations, conversion to two flats.	WITHDRAWN 07-NOV-2007

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement submitted.

g) Consultations:

Highways Officer – No objection to the revised proposal.

Thames Water – There are 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 Water's assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

Notifications:

Sent:	Replies:	Expiry: 04-FEB-08
15	1	

Site Notice:

General Notification	Expiry: 20-FEB-08
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Summary of Response:

Support the proposal that is much needed and will be ideal for commuters.

APPRAISAL

1) Character and Appearance of the Area

The conversion of this four bedroom semi-detached property into two, two bedroom flats would not be considered to have any detrimental impact upon the character and appearance of the area, the conversion not detrimentally increasing the intensity of use of this already extended property.

The submitted plans show an internalised refuse storage area in the replacement single storey front extension accessed via a door in its flank wall, this area of refuse storage avoiding any siting of bins on the frontage which would be unduly obtrusive. In line with policy D9 an improvement in terms of the streetscene appearance would be sought as part of any application to convert a property into flats and that would be achieved by this scheme through the reintroduction of soft landscaping in front of the property and the removal of refuse storage from the property's frontage.

The proposed single and two storey rear extension and replacement single storey front extension would not be deemed to have a detrimental impact upon the character and appearance of the area, the proposed extensions complying with the Council's adopted Householder SPG. The two storey rear extension would have a subordinate hipped roof to minimise its bulk, the single storey rear extension having a monopitch roof. The removal of a second front door from the front elevation of the property would see an improvement in the appearance of the property in terms of the character and appearance of the area.

2) Residential Amenity

The proposed intensity of use of the site as a result of the proposed flat conversion would be deemed to have an acceptable level of impact upon the amenities of neighbouring occupiers.

It is considered that the size of the proposed flats overall would meet the needs of the intended occupiers, the sizes of the flats comfortably complying with the provisions of Environmental Health Standards as contained in the Council's Informal Guidance on conversions. The proposed internal layout would be adequate as bedrooms and living areas are located above and below one another between the ground floor and first floor unit. Access into the building would be via a single door in the front elevation of the property, with access to each flat provided internally. The rear garden would be split between the two units, direct access to this area from the first floor unit being provided via a new staircase in the proposed two storey rear extension.

The proposed extensions are acceptable in terms of their impacts upon the residential amenities of neighbouring occupiers according to the adopted Householder SPG. The proposed two storey rear extension would not cross a 45° line from the first floor rear corner of the adjoining property at No.3, this element being sited 5.1m from the shared boundary between the two properties. The proposed gable end mid-point height of the monopitch roof over the single storey rear extension proposed would be approximately 3.3m, and although this is 0.3m more than the SPG would normally allow it would not have a detrimental impact upon the amenities of the adjoining occupiers due to the adjacent single storey rear extension at No.3.

3) Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposed situation onsite would allow for one off-street parking space on the partially hard surfaced frontage. The proposed off-street parking space would be capable of being used as a disabled parking space due to its size. The Council's Highways Officer has made no objection to this revised scheme and it is therefore considered that the proposed one off-street parking space proposed is adequate for the proposed scheme. It is noted that the revised vehicle access would require a relocated crossover and the Applicant is therefore advised via the suggested informative to seek advice as to whether the proposed relocation is acceptable in terms of the Council's Highways department.

4) Accessibility

As the proposed development allows for a disabled parking space the ground floor unit is required to comply with Lifetime Homes standards. The proposed layout of the ground floor flat as shown on the submitted plans would meet the requirements of the SPD, particularly in regard to doorway and hallway widths, turning circles within rooms and the potential addition of ceiling hoists and conversion of the ensuite bathroom to a wet room. Level entrances are shown on the submitted plans. The proposed ground floor unit is therefore considered to comply with the requirements of the SPD and would be capable of providing a Lifetime Home.

5) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

6) 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.

19 - 23 HIGH STREET, PINNER, HA5 5PJ

Item: 2/04

P/2719/07/DFU

Ward PINNER

RETENTION OF SHOPFRONTS ON HIGH STREET AND BISHOPS WALK

Applicant: Starbucks Coffee Co (UK) Ltd

Agent: Pegasus Planning Group

Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Awning Details, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

Had the applicant not appealed against non-determination, the application would have been **GRANTED** subject to the following conditions: -

- 1 The shopfronts hereby permitted, and the retained shopfront to Bishops Walk, shall be finished in the colour "oyster" as stated in the approved drawings within three months of the date of this permission.
REASON: To safeguard the character and appearance of this part of the Pinner High Street Conservation Area.
- 2 Unless within three months of the date of this permission, level access from the front door into the premises is provided in accordance with the details in the approved drawings, the use hereby permitted shall cease. Level access shall be retained thereafter.
REASON: To ensure that the development will be accessible for people with disabilities.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D25 Shopfronts and Advertisements

C16 Access to Buildings and Public Spaces

C17 Access to Leisure, Recreation, Community and Retail Facilities

Supplementary Planning Document 'Access for All' (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will be providing a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

5 INFORMATIVE:

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

6 INFORMATIVE:

The applicant is advised that any proposal for outdoor dining would require a separate planning permission. It is advised, however, that outdoor dining would not likely be supported.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area (D4, D14, D15, D25)
- 2) Accessibility (C16, C17, SPD)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application was deferred by the Development Management Committee on 21 November 2007 pending further investigations as to whether an application for a change of use from Class A1 to Class A3 is required.

The application was deferred by the Strategic Planning Committee on 6 February 2008 in order to clarify the details of the proposals and correct the report

a) Summary

Statutory Return Type: Minor retail, distribution and servicing
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The previous façade comprised two separate fascia boards and two large aluminium- framed windows, with a double door in the No. 19 frontage
- There is a slight drop in ground level from the west to the east of the site;
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above
- The subject site is not a listed building, although No. 25 adjoining, is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26
- The use as a Starbucks café commenced in November 2007

c) Proposal Details

Shopfront

- Retention of new timber shopfronts, replacing the previous aluminium-framed shopfronts
- 500mm high timber stall risers to both shopfronts, including raised timber rectangular inlays to provide articulation
- The previous double doorway located at No. 19 High Street has been replaced by a single doorway at No. 21 High Street
- The timber door and stall risers would be finished in colour oyster
- The existing shopfront within Bishop's Walk elevation would be retained, and painted in the same colour as the timber door and stall risers (oyster) - there would be no access from this frontage
- The glazing to the new shopfronts is recessed slightly behind the front faces of the three pillars dividing the two main shopfronts

d) Relevant History

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 04-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 05-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2717/07/DAD	Externally illuminated fascia and projecting signs	Current
P/4238/07	Certificate of Lawful Existing Development: use of the premises as a coffee shop (Class A1)	REFUSE 11-FEB-08

- The agent was contacted on 10th October to request amendments to the scheme:
 - provide an alternative material to the stall riser;
 - provide a cross-section of the footpath and the proposed new door demonstrating that level access can be provided.
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007 (on the agreement that the proposed awning be removed from the scheme)
- Revised plans indicating the removal of the proposed awning were received from the agent on the 1st November 2007

e) Applicant Statement

- Design & Access Statement:
 - Site is located within Pinner High Street Conservation Area but is not Listed;
 - Existing shopfront of traditional design consisting of brickwork and glass panels, with signage above;
 - Access to the site is through a double panelled glass door located on left hand side of the shop;
 - Design will retain a layout similar to existing whilst keeping with the character of the High Street and respect the site's position within the Conservation Area;
- Proposal by virtue of the sensitive design is considered to comply with Local Planning Policy and DDA requirements.

f) Consultations:

Conservation Areas Advisory Committee (CAAC)

1st Notification:

Object to uniting two shopfronts into one shopfront. It would create a longer shopfront that is not in keeping with the High Street and would ignore the fact that two separate buildings exist at first floor level.

2nd Notification:

This is an improvement on the previous scheme.

Pinner Association

1st Notification:

- Shopfront lacks any style or ambience
- Have concerns with lawfulness of proposed use as an A1 use (current use); no application was made to change the use; a new Planning Application is required for change of use before the current applications can be considered; strongly opposed to any non-retail use in such a large unit in such a prominent position in the heart of the Conservation Area
- Matter of 'use' has been taken up with the applicant by the Planning Department; should there be delays in relation to this matter, request that Council takes steps to prevent any work on the premises going ahead; work has already started on site

2nd Notification:

- Awaited

Advertisement

Character of
Conservation Area
Setting of Listed Building

Expiry: 22-NOV-07

Notifications:

1st Notification

Sent:
17

Replies:
1

Expiry: 25-SEP-07

2nd Notification

Sent:
17

Replies:
0

Expiry:
14-Nov-07

Summary of Response:

- Pinner has enough eating places / restaurants / coffee houses especially as Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner

APPRAISAL

1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area

The Council's UDP policies seek to encourage new and altered shopfronts to be in keeping with the existing buildings and the local townscape. It is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. Further planning guidance has been produced for Pinner High Street Conservation Area which, although not formally adopted by the Council, gives more detailed guidelines on what type of shopfronts would be acceptable. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the shopfront design uses sympathetic materials and colours that are considered to preserve and enhance the character and appearance of this part of Pinner High Street Conservation Area.

There is no objection in principle to the replacement of the previous aluminium-framed shopfronts by the new timber shopfronts. The proposals have involved the retention of the two elements of the shopfronts (separated by the existing pillars). Given the amendments to the design and materials of the shopfronts, it is considered that the proposals would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Having regard to these factors it is recommended that the proposal be granted.

2) Accessibility

It is considered that the new shopfronts would provide adequate and satisfactory disabled access in accordance with the Disability Discrimination Act 1995, subject to the satisfactory provision of level access, and a condition is proposed to this effect.

3) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

4) Consultation Responses:

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

Conservation Areas Advisory Committee (CAAC)

- An amended shopfront design has been submitted. It is considered the new design addresses the concerns raised.

Pinner Association

- The applications received are for a new shopfront and new signage. To date no application has been made for a change of use and is therefore not subject to assessment as part of these applications. However, following our invitation, the applicant submitted an application for a Certificate of Lawful Existing Use. Whether a coffee shop such as Starbucks constitutes a change of use has been argued in case law for a number of similar types of uses (including Starbucks) in other Boroughs. Some have been found to be A1, others a mixed A1/A3. The point here is that each case needs to be determined on its merits. It is a matter of fact and degree whether a change of use has occurred. The Certificate application was determined on 11 February 2008 when it was resolved to refuse the Certificate, and the question of the use is therefore a matter to be taken up separately with the applicant.

Public Consultation

- The matter of the use of the subject site is not relevant to the assessment of this application.

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.

19 - 23 HIGH STREET, PINNER, HA5 5PJ **Item: 2/05**
P/2717/07/DAD/OH
Ward PINNER

EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS

Applicant: Starbucks Coffee (UK) Ltd
Agent: Pegasus
Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

Had the applicant not appealed against non-determination, the application would have been **GRANTED** subject to the following conditions:-

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.
REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality and the character of the Conservation Area.

9 The advertisement(s) hereby granted shall not be illuminated except between the period from 15 minutes before the premises are open for use by the public, to 15 minutes after the premises are closed to the public.

REASON: To safeguard the amenities of the locality and the character of the Conservation Area.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D14 Conservation Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail:communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity (D14)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

This application was deferred by the Development Management Committee on 21 November 2007 pending further investigations as to whether an application for a change of use from Class A1 to Class A3 is required.

The application was deferred by the Strategic Planning Committee on 6 February 2008 in order to clarify the details of the proposals and correct the report.

a) Summary

Statutory Return Type: Advertisements
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The previous façade comprised two separate fascia boards and two large aluminium- framed windows, with a double door in the No. 19 frontage – these have now been replaced by the two shopfronts the subject of application P/2719/07 on this agenda
- The original fascia boards have been replaced by temporary blank fascias
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above

- The subject site is not a listed building however, adjoining No. 25 is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26
- The use as a Starbucks café commenced in November 2007

c) Proposal Details

Fascia Signs

- Installation of two, dark green, aluminium fascia boards fronting the High Street
- The western board would be 5.0 metres in length, 0.93 of a metre in height and would project for a depth of 50mm
- The eastern board would be the same except for the length (4.2 metres)
- The signs would be externally illuminated by trough lights
- The signs would have stacked, 6mm thick aluminium, white fret cut vinyl lettering pin fixed to the fascia board stating "STARBUCKS COFFEE"

Projection Signs

- Installation of two, double sided, green 'conservation' projecting signs to be externally illuminated by two, black bullet lights
- One would be located on the on the High Street on the column between the subject site and No. 17 and would be 2.9 metres above ground level
- The other would be located on Bishops Walk and would be 2.4 metres above ground level

d) Relevant History

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 4-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 5-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2719/07/DFU	New shopfront on High Street and Bishops Walk; awning on High Street	Current
P/4238/07	Certificate of Lawful Existing Development: use of the premises as a coffee shop (Class A1)	Pending

- The agent was contacted on 10th October requested amendments to the scheme:
 - provide a flat fascia sign with external illumination similar to that proposed to the double-sided conservation projection sign. Provide details of proposed external lighting;
 - split the fascia sign into two parts either side of the existing column
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007

e) Applicant Statement

- Design & Access Statement:
 - Proposed advertisements are entirely in keeping with the context of the building;
 - Starbucks conservation projection sign is proposed to respect the character and appearance of the Conservation Area;
- Traditional appearance of the bullet lights are considered in keeping with the prevailing character of the Conservation Area.

f) Consultations:

Conservation Areas Advisory Committee (CAAC)

1st Notification:

- Strong objections to the proposed internally illuminated fascia sign, as this will be bulky and overly prominent within the High Street streetscene. It should be externally illuminated. The fascia also cuts across two shopfronts and ignores the fact that two separate buildings exist at first floor level. This would further detract from the streetscene
- No objections to the hanging sign

2nd Notification:

- This is an improvement on the previous scheme. Trough lighting could be a bit garish however, and needs to be subtler. It would be better if only the hanging sign were to be lit.

Pinner Association

1st Notification:

- Need to ensure that High Street does not end up with wall-to-wall coffee shops reflecting the signage seen in every town in the country; internally illuminated fascia design is totally unacceptable in Conservation Area; shop front lacks any style or ambience

•

2nd Notification

- Awaited

Notifications:

1st Notification:

Sent:	Replies:	Expiry:
17	2	25-SEP-07

Summary of Response:

Pinner has enough eating places/restaurants/coffee houses especially as Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner; these signs are not in keeping with a lovely village street and I think are unnecessary; they will add to the light pollution which surely we are all trying to avoid.

2nd Notification:

Sent:	Replies:	Expiry:
17		

APPRAISAL

1) Amenity

The removal of the internally illuminated fascia signs has improved the appearance of the premises and the proposed subdivision of the sign would respect the two shopfronts. It is considered that the revised signs would not visually dominate the townscape, as they would be in scale and in keeping with the surrounding character, which is of commercial dominance and would not be internally illuminated. It is considered that the proposed development would not be detrimental to the local amenity.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. Further planning guidance has been produced specifically relating to Pinner High Street Conservation Area which, although not formally adopted by the Council, gives more detailed guidelines on what type of signage would be acceptable. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the proposed externally illuminated advertisement design would use sympathetic materials and colours that are considered to preserve and enhance the character and appearance of this part of Pinner High Street Conservation Area.

Having regard to these factors and subject to relevant conditions, it is recommended that the proposals be granted.

2) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse safety implications.

3) Consultation Responses:

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

Conservation Areas Advisory Committee (CAAC)

- Amended signage designs have been submitted - it is considered the new design addresses the concerns raised

Pinner Association:

- An amended signage design has been submitted it is considered the new design addresses the concerns raised

Public Consultation

- The matter of the use of the subject site is not subject to assessment of this application.
- An amended signage design has been submitted including the removal of a proposed internally illuminated sign - it is considered the new design addresses the concerns raised.

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.

**137 WHITCHURCH LANE, EDGWARE
HA8 6NZ**

**Item: 2/06
P/3969/07/DFU/ML1**

Ward CANONS

REAR DORMER; CONVERSION TO TWO FLATS; WIDENING OF VEHICLE
ACCESS

Applicant: Bala Kylassum
Agent: Michael Seston
Statutory Expiry Date: 23-JAN-08

RECOMMENDATION

Plan Nos: 0638 01, 02, 13C; 0786 01C, 02B, 03, 04, 05A; Site Plan; Design and
Access Statement (received 07/02/08)

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 window(s) in the first floor eastern 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.

4 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.

5 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.

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 wheelchair accessible forecourt parking space shown on the approved plans has been made available for use. The wheelchair accessible 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

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Guidance 'Extensions: A Householder Guide' (2003)

Supplementary Planning Document 'Accessible Homes' (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Character and Appearance of the Area (3A.1) (D4, D5, D9, SPG)
- 2)** Residential Amenity (D5, SPG)
- 3)** Parking (T13)
- 4)** Accessibility (3A.4) (SPD)

- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to committee at the request of a nominated member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Subject site is located on the northern side of Whitchurch Lane, Edgware
- The site is occupied by a two storey, four bedroom semi detached dwelling with a small single storey rear extension and parking on the predominantly hard surfaced frontage
- The attached dwelling at No.135 is unextended
- The adjacent dwelling at No.139 has a single storey rear extension

c) Proposal Details

- Convert the dwelling into two self contained flats, comprising a 2 x 2 bedroom units, one on the ground floor and one spread over the first floor and roofspace
- Installation of a 2m wider dormer in the rear roof slope, 1.5m up the roof slope and 0.5m from the party wall
- The provision of refuse storage in a store at the rear of the property
- Reintroduction of soft planting on the frontage with the provision of a 3.3m wide x 5m deep wheelchair accessible hardsurfaced parking space and a 2.4m wide x 5m deep hardsurfaced parking space requiring a widening of the existing vehicle access by 1.5m
- A rooflight in the front roofslope
- Access to the rear garden would be provided from the first floor flat via the property's side access footpath, the rear garden being split between the two flats proposed

Revisions to Previous Application:

Following the previous withdrawn application (P/0888/07/DFU) the following amendments have been made:

- Reduction from 3 to 2 flats
- Reduction from 4 to 2 off street parking spaces
- Refuse storage removed from frontage and soft landscaping increased
- Deletion of additional front door
- Division of rear garden

d) Relevant History

P/2927/06/DFU	Conversion of dwelling house to three self contained flats with rear dormer	WITHDRAWN 01-DEC-06
P/0888/07/DFU	Conversion of dwellinghouse to three self-contained flats with rear dormer and external alterations	WITHDRAWN 06-JUN-07

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement submitted.

g) Consultations:

Highways Officer – No objection on the basis that two off-street parking spaces which work independently are provided.

Notifications:

Sent:	Replies:	Expiry: 27-DEC-07
17	1	

Summary of Response:

Loss of family homes; Parking from No.133 often blocks driveway of No.135; The proposed works will cause noise and pollution; The front garden would be concreted over to allow for parking; Previous approval and subsequent works at No.133 have resulted in considerable damage to No.135 and this conversion would also cause damage to No.135; No.135 will be sandwiched between two properties converted into flats; Drainage is inadequate and already gets blocked up; Proposal will degrade Whitchurch Lane as a family road with decent housing.

APPRAISAL

1) Character and Appearance of the Area

The conversion of this four bedroom semi-detached property into two, two bedroom flats would not be considered to have any detrimental impact upon the character and appearance of the area, the conversion not detrimentally increasing the intensity of use of this property.

The submitted plans show a refuse storage area in the rear garden accessed via a footpath along the side of the property, this area of refuse storage avoiding any siting of bins on the frontage which would be unduly obtrusive. In line with policy D9 an improvement in terms of the streetscene appearance would be sought as part of any application to convert a property into flats and that would be achieved by this scheme through the reintroduction of soft landscaping in front of the property. Although two parking spaces are to be provided, contrary to the Council's Informal Guidance on flat conversions which

suggests a single wheelchair accessible space, the approximately 15m deep frontage at this property is considered to allow for the provision of these two off-street spaces along with an appropriate amount of soft landscaping so as to not be of detriment to the character and appearance of the area.

The proposed rear dormer complies with the Council's adopted Householder SPG in terms of its siting within the roofspace and would not be considered to have an detrimental impact upon the character and appearance of the property or wider area.

2) Residential Amenity

The proposed intensity of use of the site as a result of the proposed flat conversion would be deemed to have an acceptable level of impact upon the amenities of neighbouring occupiers.

It is considered that the size of the proposed flats overall would meet the needs of the intended occupiers and be in line with the provisions of Environmental Health Standards as contained in the Council's Informal Guidance on conversions. The proposed internal layout would be adequate as bedrooms and living areas are located above and below one another between the ground floor and first floor unit. Access into the building would be via a single door in the front elevation of the property, with access to each flat provided internally. The rear garden would be split between the two units, direct access to this area from the first floor unit being provided via the footpath along the detached side of the property.

The proposed rear dormer is acceptable in terms of its impacts upon the residential amenities of neighbouring occupiers according to the adopted Householder SPG and is therefore deemed to be an acceptable element of this application in this regard.

3) Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposed situation onsite would allow for two off-street parking spaces on the partially hard surfaced frontage. One of the proposed off-street parking spaces would be capable of being used as a disabled parking space due to its size and a suggested condition would control the allocation of this space to the proposed ground floor unit. The Council's Highways Officer has made no objection to this revised scheme as two off-street parking spaces are provided and it is therefore considered that the proposed layout is acceptable. It is noted that the proposed widened vehicle access would may require work to the exiting crossover and the Applicant is therefore advised via the suggested informative to seek advice as to whether the proposed widening is acceptable in terms of the Council's Highways department.

4) Accessibility

As the proposed development allows for a disabled parking space the ground floor unit is required to comply with Lifetime Homes standards. The proposed layout of the ground floor flat as shown on the submitted plans would meet the requirements of the SPD, particularly in regard to doorway and hallway widths and turning circles within rooms. Level entrances are shown on the submitted plans. The proposed ground floor unit is therefore considered to comply with the requirements of the SPD and would be capable of providing a Lifetime Home.

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

- a. The following issues are not material planning considerations in terms of this application: The proposed works will cause noise and pollution; Previous approval and subsequent works at No.133 have resulted in considerable damage to No.135 and this conversion would also cause damage to No.135; Drainage is inadequate and already gets blocked up; Parking from No.133 often blocks driveway of No.135
- b. All other issues addressed in Appraisal

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.

**91A STANMORE HILL, STANMORE,
HA7 3DZ**

**Item: 2/07
P/3972/07/DFU/NR**

Ward STANMORE PARK

CHANGE OF USE FROM RETAIL TO FINANCIAL AND PROFESSIONAL SERVICES (CLASS A1 TO A2)

Applicant: Jamie Dean & Co
Agent: Pass Consultants
Statutory Expiry Date: 23-JAN-08

RECOMMENDATION

Plan Nos: 1429.01; Design & 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.

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:

D12 Locally Listed Buildings

D15 Extensions and Alterations in Conservation Areas

EM20 Change of Use of Shops Outside Town Centres

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Retail Policy (EM20)
- 2) Conservation Area and Locally Listed Building (D12, D15)
- 3) Traffic and Parking (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is called to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Change of Use

Council Interest: None

b) Site Description

- Single-storey retail unit located in a local parade of twelve units on the south west side of Stanmore Hill, a London Distributor Road
- The parade is not located within a designated shopping centre, although Stanmore Town Centre, a designated District Centre, is around 500 metres away
- The application property is currently vacant, the last known use being a soft furnishings shop (A1)
- The building is locally listed and is within Stanmore Hill Conservation Area
- There are twelve units in the parade. One is occupied by a surveyor (A2), one is a vacant estate agent (A2), one a builder's office (B1) and there is a bakery/café (A1/A3) located in the adjoining property at No.89. The remaining units are within use class A1
- Detached from the main parade by a yard, are the two further units occupied by a veterinary surgery (D1), although one of the two units functions principally as a pet shop (A1)
- Therefore out of the 12 uses in the parade, 7 are considered to be retail uses
- The frontage of the application property consists of a display window and an entrance door, with a fascia above occupied by a sign relating to the previous use
- The surrounding area is predominantly residential, consisting of mostly large detached dwellings, although a large public house is located directly opposite the application property

c) Proposal Details

- Change of use from retail shop (A1) to estate agents (A2)
- No external alterations are proposed

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement

g) Consultations:

Highways Engineer: No objection

Notifications:

Sent:
10

Replies:
1

Expiry: 03-JAN-08

Summary of Response:

- Concern over loss of retail.

APPRAISAL

1) Retail Policy

The proposal seeks a change of use from retail to financial and professional services. The property is not located within a designated shopping centre. The unit has been vacant since March 2007. The application property is only a short walk from Stanmore District Centre, where an adequate level of retail provision is available and a petrol filling station is located approximately 130 metres away and this has a retail shop attached. Around 20 metres to the north of the parade is a pair of retail units, one occupied by a florist, the other by a convenience shop. Although the proposal would result in the loss of a retail unit, it is not considered that it would result in the loss of necessary local retail provision, due to the proximity to the District Centre and the two nearby convenience stores. Six retail uses would remain if this application is granted, and this is considered sufficient in this location given the nearby retail facilities detailed above.

The proposed use as an estate agent would not be likely to result in additional parking requirements from a retail unit and the requirements of servicing such a use is likely to be less intensive than a retail unit, particularly in terms of deliveries. No parking restrictions operate on this part of Stanmore Hill, so some on street parking is available. The Council's Highways Engineer raises no objections and the proposal is therefore considered to be acceptable under Policies EM20 and T13.

2) Conservation Area and Locally Listed Building

No external alterations are proposed to the building, so it is considered that the proposal would not be detrimental to the character of this locally listed building or Stanmore Hill Conservation Area. It is considered that an A2 use would be appropriate in this area and the proposal shows no conflict with policies D12 and D15.

3) Traffic and Parking

As discussed above, it is considered that the proposal would not be detrimental to highway safety and would be acceptable in this regard. The Council's Highways Engineer raises no objections on highway grounds.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses:

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

- Addressed in appraisal.

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.

**18-28 MASONS AVENUE, HARROW
HA3 5AP**

**Item: 2/08
P/3647/07/DFU/JK**

Ward MARLBOROUGH

CHANGE OF USE FROM LIGHT INDUSTRY (B1) TO PARKING/STORAGE OF
VEHICLES (CABS/MINIBUSES) (SUI GENERIS)

Applicant: Atlas Coaches Ltd
Statutory Expiry Date: 06-FEB-08

RECOMMENDATION

Plan Nos: Site Plan (received 16/11/2007)

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 premises vacated within 2 years of the date of this permission.

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

2 Vehicle movements associated with the use hereby permitted, shall not occur outside the following times:-7:00 hours to 18:00 hours Monday to Friday inclusive without the prior written permission of the local planning authority.

REASON:

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

b: In the interests of highway safety.

3 The type of vehicles permitted to use the site shall be restricted to cabs and mini-buses, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

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

b: In the interests of highway safety.

4 The premises shall be used for the purpose specified on the application and for no other purpose, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON:

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

(b) To safeguard the character and viability of the shopping parade.

(c) In the interests of highway safety.

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

EP21 Vacant and Disused Land and Buildings

EP25 Noise

EM13 Land and Buildings in Business Use - Designated Areas

T6 The Transport Impact of Development Proposals

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Use of the Land (EM13)**
- 2) Character and Appearance of the Area & Residential Amenity (D4, EP21, T6)**
- 3) S17 Crime & Disorder Act (D4)**
- 4) Consultation Responses**

INFORMATION

a) Summary

Statutory Return Type: Minor Development – All Other

Site Area 1,360m²

Council Interest: Council owned land for land exceeding 100m²

b) Site Description

- Area of vacant former industrial land located on the south side of Masons Avenue beneath and to the east and west of the George Gange Way
- There is one vehicular access from Masons Avenue with double gates restricting unauthorised access
- The site is bounded by mechanic workshops to the east and west (No's 30 and 14 Masons Avenue) and adjoins the rear of Interphone House
- Residential is located on the opposite side of Masons Avenue and Herga Road

c) Proposal Details

- Use of land for parking/storage of approximately 20 vehicles per day for times when insufficient space is available at the office address located in Palmerston Road

d) Relevant History
EAST/613/96/LA3 Temporary public car park GRANT
30-SEP-96

e) Pre Application Discussion
• None

f) Applicant Statement
• None

g) Consultations:
Traffic and Parking: Refer to report below.

Notifications:

Sent:	Replies:	Expiry: 23-JAN-2008
17	0	

Summary of Response:
N/A

APPRAISAL

1) Use of the Land

Policy EM13 of the Harrow Unitary Development Plan (HUDP) 2004 identifies the subject site as a site designated for future use as a business and light industrial use (B1) and the Council will resist the loss of this land for anything other than B1. Policy EM13 goes on to state that the subject site is currently designated as a B1 use (light industry) and would be suitable for development as an extension to the existing Palmerston Road Industrial Area.

However, the site is currently vacant and it appears that no plans are currently in place for the development of the site for light industrial use. It is therefore, considered acceptable that the site is used (temporarily) for parking/storage of vehicles. A condition has been included limiting the use to a maximum of two years.

2) Character and Appearance of the Area and Residential Amenity

There are no objections to the proposed use of the land for the parking/storage of 'spill over' vehicles associated with the coach/car hire company located in Palmerston Road, provided that traffic movements are restricted to outside peak hours and the vehicles utilising the site are limited to cabs and minibuses only in order to safeguard the amenity of neighbouring residents and the character of the locality and in the interests of highway safety.

The proposal would not involve additional/alterations to the existing vehicle access or hardsurfacing currently on site.

Given the inclusion of the above conditions, it is considered that the proposal would have no impact on the character and amenity of the area. Likewise, the proposal is not considered to materially impact upon the amenities of neighbouring occupiers. It is considered that the proposal would result in the area being cleared, tidy and used for productive business as opposed to its current condition which is vacant and untidy.

3) S17 Crime & Disorder Act

The site is currently vacant. It is therefore, considered that the use of the site would help to reduce crime through increased surveillance. It would also help to provide safer neighbourhoods, which is consistent with policy D4 of the UDP.

4) 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.

**5 THE QUADRANT, HEADSTONE
GARDENS, HARROW, HA2 6PH**

**Item: 2/09
P/4142/07/DFU/RM2**

Ward HEADSTONE SOUTH

CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT (CLASS A3);
SINGLE STOREY REAR EXTENSION AND INSTALLATION OF EXTRACT DUCT
AT REAR ELEVATION

Applicant: Miss N Ali
Statutory Expiry Date: 05-FEB-08

RECOMMENDATION

Plan Nos: 01 Rev B, 02, 03, 04 and Design & 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 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

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

5 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.

6 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 and vibration into any neighbouring premises.

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

7 The use hereby permitted shall not include any use for a take away (Class A5) without the prior permission in writing of the local planning authority.

REASON: In the interests of highway safety and the amenity of neighbours.

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

EM20 Change of Use of Shops Outside Town Centres

EM25 Food, Drink and Late Night Uses

T13 Parking Standards

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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Character and Appearance of the Area & Residential Amenity (HUDP D4, D5, SPG)
- 2)** Change of Use in Non Designated Parades (EM20, EM25 & T13)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Retail Distribution and Service

Council Interest: None

b) Site Description

- Two storey, mid terraced property with ground floor commercial unit and flat above
- It is within a non designated parade of shops on the corner of Headstone Drive and High View
 - No. 1 Niru Off-licence - A1
 - No. 2 Quadrant Dental Care - D1
 - No. 3 Post Office - A1
 - No. 4 Chinese Take-away - A5
 - No. 5 Vacant (was Hair By Collette) - A1
 - No. 6 DeBrette Ltd Wood Treatments - A1
 - No parking nearby on the highway, busy intersection
- Flats above the parade of shops and a block of flats Beverley Court and garages to the rear of the parade
- Access to the rear provided by a pedestrian alleyway

c) Proposal Details

- Change of use from Retail (Class A1) to Restaurant (Class A3)
- Single storey rear extension
 - 2.5m deep on the east flank and 5.5m on the west flank. Across the entire width of the site. 2.8m high
 - 1m deep from the rear boundary for bin storage
 - Extraction flue to rear terminating above the rear windows of the existing flat above the shop
- Level threshold on front entrance

Revisions to Previous Application:

Following the previous decision (P/3125/07/DFU) the following amendments have been made:

- This application was for a change of use to hot food takeaway (Class A5) and a single storey rear and extract duct at rear. It is considered that the previous reason for refusal has been overcome in this scheme.

d) Relevant History

P/3125/07/DFU	Change of Use from Shop (Class A1) to Hot Food Takeaway (Class A5); Single Storey Rear Extension and Installation of Extract Duct at Rear Elevation	REFUSE 19-NOV-07
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The proposed change of use would lead to additional and injudicious on street parking to the detriment of the free flow and safety of vehicular traffic and pedestrians on the public highway contrary to policies D4, EM20 and T13 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

f) Applicant Statement

- Refer to Design & Access Statement

g) Consultations:

Highways: No Objection

Environmental Health: No response

Notifications:

Sent:
21

Replies:
5 objections
4 in support

Expiry: 30-NOV-07

Summary of Response:

Objection: Increased competition among existing food establishments; extension would block the alley to the rear of the parade causing further nuisance to existing shop owners; nuisance from the vents; lack of parking in vicinity; increase in number of people in area

Support: Too many takeaways and no restaurants; restaurants would enhance the area; customers of restaurants tend to be families and couples; provide a wider choice of heated food product; retail businesses not successful in area; benefit to the area would outweigh any perceived negative effects arising from the business

APPRAISAL

1) Character and Appearance of the Area & Residential Amenity

The proposed single storey rear extension would not have a detrimental impact on neighbouring occupiers or in the street scene. As it is single storey and set below the ground level extension relative to the neighbouring residences to the rear, there will be no loss of light or other amenities to these residents. The separation between the proposed extension and the nearest corner of the block of flats to the rear would be approximately 10m and this is sufficient to mitigate any adverse impacts on the occupiers of the building.

There is provision for space at the rear for refuse and recycling bin storage. It is considered that this would be an adequate level of provision. Access to the rear of the site is via a pedestrian alleyway, the entrance to which is located on High View adjacent to Beverley Court.

The proposed flue would not create a detrimental impact on the character and appearance of the area, as it would be located at the rear where it would be the least visible. It would be similar in appearance and design to the flue at No. 4. The flue would terminate above the eaves of the first floor flat to mitigate any adverse impacts on the occupiers.

2) Change of Use in Non Designated Parades

Policy EM20 states that the Council would normally permit changes of use from A1 outside Town Centres, provided *inter-alia* that Highway safety is not further jeopardised and is in accordance with the Council's standards.

The change in the proposal to a restaurant (Class A3) would result in longer customer stays and fewer visits than a high turnover hot food takeaway previously refused permission on the site. It would not lead to an unacceptable impact on the free flow and safety of vehicular traffic and pedestrians on the public highway and this therefore would overcome the previous reason for refusal.

Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

As noted above the proposed flue would be similar in appearance and design to the flue at No. 4 and it would be located at the rear where it would be the least visible. The top of the flue would be set 1m above the windows in order to minimise any odour/smell nuisance arising from the use. It is considered that the flue would not have an unacceptable impact on the occupiers of the first floor flats.

The premises are located near a busy intersection and are served by local bus routes. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and night time, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above the ground floor shop units in this parade. With other late night uses including a neighbouring hot food takeaway shop and a pub nearby it is considered that the increased activity as a result of this proposal would not be such that would justify withholding planning permission.

A condition is suggested to restrict the opening of the use from 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays. This is to safeguard the amenity of neighbouring residents. Also as permission has previously been refused for a takeaway on the site a condition is also suggested to ensure that the use of the shop is restricted to restaurant use and there would be no takeaway element.

3) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

4) Consultation Responses:

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

- Increased litter; problems associated with building works not material planning considerations and are matters for Environmental Health
- Other concerns raised considered in the above 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.

**28 SHAFTESBURY CIRCLE, HARROW,
HA2 0AT**

**Item: 2/10
P/4096/07/CFU/MRE**

Ward HARROW ON THE HILL

SUB-DIVISION AND CHANGE OF USE OF CAR SHOWROOM (SUI GENERIS) TO 4 SELF-CONTAINED SHOP/RETAIL (CLASS A1). UNITS; WITH NEW SHOPFRONTS AND SINGLE STOREY REAR EXTENSIONS; EXTERNAL ALTERATIONS AND PARKING AT REAR

Applicant: Mr M B Patel

Agent: Kenneth W Reed & Associates

Statutory Expiry Date: 30-JAN-08

RECOMMENDATION

Plan Nos: 1569 1, 2, Design & 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) new shopfronts

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

D5 New Residential Development - Amenity Space and Privacy

T6 The Transport Impact of Development Proposals

T13 Parking Standards

C17 Access to Leisure, Recreation, Community and Retail Facilities

EP25 Noise

Supplementary Planning Document: 'Access for All'

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Change of Use of (D4, D5)
- 2) Design and Residential Amenity (D4, D5)
- 3) Parking and Servicing (T6, T13)
- 4) Accessibility (C17, SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

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

b) Site Description

- Three-storey building comprising flats on upper two floors and large commercial ground floor unit currently being used as a car showroom.
- MOT testing centre/servicing/parking/use at rear in single storey ancillary buildings and large hardsurfaced car parking area
- 4 other commercial ground floor units within terrace block (No.37: Vacant, No.38: Laundrette, No.39: Medical Centre, No.40: Convenience Store)
- Service road to rear with access via Roxeth Green Avenue and vehicular access from easterly side of site also
- Nearest residential occupiers reside in the maisonettes above subject site (No's.28-36) and to the rear of the site at No.117/119 Shaftesbury Avenue sharing south-easterly boundary of site
- The application site falls outside South Harrow District Centre designated frontages and is situated an approximately 15 minutes walk close to South Harrow Bus and Tube services
- Shaftesbury Circle is characterised by a mixture of commercial and residential development

c) Proposal Details

- The proposal comprises the sub-division of the car showroom space to 4 self-contained shop/retail units with new shopfronts
- Proposed units would have internal floorspace areas of 127m² / 132m² / 133m² / 276m²
- Single storey rear extension to provide additional space to the central two proposed units, to rearwards projection of 4m and a maximum width of 9.35m to infill the space between two existing single storey elements, with a flat roof over to a height of 3.5m
- Car parking area to rear comprising 15 spaces

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- A Design & Access Statement has been submitted with the application.

g) Consultations:

Highways Engineer: No objection

Notifications:

Sent:
20

Replies:
0

Expiry: 18-JAN-08

Summary of Response:

N/A

APPRAISAL

1) Change of Use

The loss of the car showroom and ancillary MOT testing centre is not objectionable. The provision of smaller retail units is considered to be favourable in this area by helping to secure an optimum representation of local shops within the area.

It is acknowledged that the permission would permit the applicant to reduce the number of units provided to 3, 2 or 1 unit/s, thus increasing them in floor area but this is not deemed to be objectionable.

2) Design and Residential Amenity

The proposed retail use is considered to be appropriate for this location and would not impose any additional impact beyond the current use of the premises on the residential occupiers of the above flats.

The proposed rear extension would provide additional space to the two central proposed units and would infill the space between two existing single storey elements. The extension would have no impact on residential amenity and is considered to be acceptable.

Overall, it is considered that the proposed scheme would not have any impact on neighbouring residential amenity.

3) Parking and Servicing

The proposed parking provision of 15 spaces to the rear of the building is surplus to the Council's parking standards for a development of this nature and the provision is deemed to be favourable in order to relieve pressure on on-street parking in the service road to the front of the premises. The existing vehicle access would be used and the council's Highways Engineer raised no objections.

4) Accessibility

The proposal is in accordance with Access for All SPD requirements and is considered to be acceptable in this respect.

5) S17 Crime & Disorder Act

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

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.

**THE OLD COACHWORKS LAND TO THE
R/O 1- 7 WHITEFRIARS DRIVE. HARROW
WEALD, HA3 5HJ**

**Item: 2/11
P/4054/07/DFU/FP**

Ward HARROW WEALD

**THREE STOREY BLOCK OF 8 FLATS WITH ASSOCIATED PARKING AND
LANDSCAPING**

Applicant: Stablewood LTD
Agent: GUG Architects
Statutory Expiry Date: 28-JAN-08

RECOMMENDATION

Plan Nos: Site Plan, Design and Access Statement, Transport Statement,
GUG/2006/589/101B, GUG/2006/589/102, GUG/2006/589/103B,
GUG/2006/589/104A, GUG/2006/589/HW/104 & Landscape 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 be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

3 The development hereby permitted, 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.

4 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.

5 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.

6 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

7 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.

8 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) GUG2006/589/104 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

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

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

11 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

12 Notwithstanding the details shown on the submitted drawings, no development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed::

- a) Before the building is occupied
- b) In accordance with a timetable agreed in writing with the local planning authority.

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

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

13 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme (<http://www.securedbydesign.com/guides/index.aspx>) , and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

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

14 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines (<http://www.saferparking.com/Info.aspx>) are to be incorporated into the provision of the parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

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

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:

4B.1, 3A.4, 4B.3

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T11 Cycle and Motor Cycle Parking in Public Places

T13 Parking Standards

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

Supplementary Planning Document: Accessible Homes

Harrow 'Designing New Developments' SPD (2003)

2 INFORMATIVE:

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

3 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design and Amenity (4B.1) (D4, D5)
- 2) Access and Parking (T11, T13)
- 3) Lifetime Homes (3A.4) (D4, Accessible Homes' SPD 2006)
- 4) Provision of Housing and Density (4B.1, 4B.3) (D4, H3)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Existing derelict brown-field site, formally known as The Old Coach Works
- Irregular-shaped, land-locked site behind Whitefriars Drive and High Road, with access via the service road off Whitefriars Drive
- The site is bounded to the south and the west by the rear gardens of the semi-detached houses in Whitefriars Drive
- The east of the site includes the service road and a series of two storey buildings at 207–227 High Road. These buildings are predominately commercial/retail uses on the ground floor with flats on the first
- To the north east of the site is a four-storey residential care home
- The north of the site is bounded by the rear gardens of Enderly Close, which comprises six semidetached houses

c) Proposal Details

- A single block of eight self-contained flats (5 x 1bed & 3 x 2bed)
- Three flats would be located on the ground and three on the first floor and two in the roof space
- Provision of a cycle store for 10 bikes and 10 car parking spaces are proposed
- Access to the site would be via the service road from Whitefriars Drive

d) Relevant History

LBH/5719	Erection of single storey building	GRANT 10-NOV-70
EAST/111/97/FUL	Demolition of Existing Buildings & Construction of 6 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT 04-DEC-98
EAST/945/99/TEM	Construction of 6 - 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT NOV-99
P/232/06/CFU	Demolition of Works and Erection of 6 Dwellings and Associated Parking	WITHDRAWN 08-MAY-06
P/2459/06/CFU	Construction of block of 10 flats with parking and landscaping	WITHDRAWN 27-OCT-06
P/3381/06/CFU	Three-storey block of 10 flats with associated parking and landscaping	WITHDRAWN 02-FEB-07

e) Pre Application Discussion

03-JUL-07	Redevelopment for 3 storey block of 10 flats	PAM
12-SEP-07	Redevelopment for 4 residential options	PAT
10-OCT-07	Redevelopment for 3 storey block of 8 flats	PAT

- A reduction in the number of units has helped address some of the negative aspects of previous applications, in terms of bulk and massing of the building
- The proposed development has been orientated to face north/south to provide principal aspects to north/south to achieve a better quality of environment in relation to the adjacent service road.
- Through discussions with the Highways Engineers, issues relating to vehicular and pedestrian access to and from site have now been resolved
- Lifetime Homes standards have now been met
- Recommendations relating to crime prevention, such as lighting and CCTV have now been incorporated into the development

f) Applicant Statement

- See attached Transport and Design and Access Statement

g) Consultations:

Highways: No objection

Access Officer: No Objection

Landscape Architect: No Objection, but requested that some conditions be attached.

Drainage Engineer: No Objection, but requested that a condition be attached.

Crime Prevention Design: Officer: No objection

Advertisement: | General Notification | Expiry:

Notifications:

Sent:
76

Replies:
1

Expiry: 7-JAN-2008

Summary of Response:

May cause trespassing; parking & access

APPRAISAL

1) Design and Amenity

The surrounding area is characterised by two story semi detached houses to the north and south. Directly west of the development are the rear gardens of the houses on Whitefriars Drive and Enderly Road. The east of the site is bounded by a service road, which provides access to the parade of shops at 207–227 High Road. These are mainly two storey buildings that have predominately A1 (retail) & A3 (restaurant) uses on the ground floor and residential flats on the first floor. Towards the northeast corner of the site is Durrant Court, a three-storey care home. The development is sympathetic and has an appearance that is consistent with the surrounding semi detached houses. It is proposed to construct the building using similar materials to the surrounding residential houses, which is mostly traditional brick. The proposed building is effectively a two-storey building with rooms in the roof and the height of the proposed building will not exceed that of the properties at 1-5 Whitefriars Drive and Enderly Close by more than 2m. The roof incorporates hip ends, which relate well to the surrounding residential units to the north and south of the site. The footprint of the proposed building is much smaller than that of Durrant Court and the development has provided generous amenity space surrounding the building, which provides a good setting for residential development. The location of the building is approximately 27m from the rear 1- 5 Whitefriars Drive and 24m from the rear of 5 Enderly Close which is deemed a reasonable distance between residential accommodation. The main windows from habitable rooms are focussed towards the west where there are no residential buildings or to the eastern end of the building. This would minimise any detrimental impact caused by overlooking.

Internally, room sizes, layout and internal stacking have been shown to an acceptable level, and the proposal is considered to result in a development that would provide an appropriate level of amenity for the future occupiers of the flats.

The transport statement illustrates that the development would provide adequate access and turning circles for refuse collection. The refuse bins are of adequate size and are set within an enclosed storage area. The bins are well positioned for both ease of use for future residents as well as refuse collection.

2) Access and Parking

Vehicular and pedestrian access to the site would be via the existing service road, as shown in schedule 6 of the HUDP. The existing service road currently serves the shops from the rear at 207-225 High Road. The proposal provides 10 car parking spaces and a cycle store for 10 bikes, which is appropriate for this site and within the maximum space standards in accordance with UDP policies T11 & T13. To enhance pedestrian safety the development proposes to introduce a 1.2m long rumble strip close to the start of the shared surface to warn motorists and encourage them to reduce speed.

3) Lifetime Homes

All eight units within the development have achieved 15 Lifetime Homes Standards as set out in the Harrow SPD. Though the development has not included a lift, the development is relatively small and it is considered that a lift or chairlift could be added at a later stage. The development is therefore in accordance with London Plan policy 3A.4, UDP policy D4 and the Harrow 'Accessible Homes' SPD 2006.

4) Provision of Housing and Density

The proposed redevelopment of this dilapidated disused site for residential use is supported in principle. In line with London Plan policies 4B.1 & 4B.3 and HUDP policy H3 the proposal is considered to maximise the potential of a previously developed site, respect local context and improve the current use.

5) S17 Crime & Disorder Act

The applicant has successfully addressed a number of safety and security concerns that were evident in previous applications. The proposal includes a CCTV recording facility, which would overlook six of the car parking spaces to the south of the building. This should act as a deterrent and help reduce car crime. It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime and could actually help reduce crime, particularly when compared to the existing derelict use. The appropriate conditions on Secured by Design Accreditation are included.

6) Consultation Responses:

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

- Parking and access issues have been addressed in the above 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.

Item: 2/12
KENMORE PARK FIRST AND MIDDLE P/3980/07/CFU/ML1
SCHOOL, MOORHOUSE ROAD
KENTON, HA3 9JA

Ward KENTON EAST

SINGLE STOREY EXTENSION TO PROVIDE CHILDREN'S CENTRE

Applicant: London Borough of Harrow
Agent: Ridge & Partners LLP
Statutory Expiry Date: 23-JAN-08

RECOMMENDATION

Plan Nos: A001; A002; A010; A011 Rev.B; A012 Rev.B; A013; 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 soft landscape works. 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 permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

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

The boundary treatment shall be completed:

a: before the building(s) is/are occupied

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

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

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.21

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

T13 Parking Standards

Supplementary Planning Document 'Access for All' (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (3A.21) (D4, C7, T13)
- 2) Residential Amenity (D4)
- 3) Accessibility (C16, SPD)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: Ownership
Proposed Floor Area: 227m²

b) Site Description

- The school consists of a collection of buildings on a triangular shaped site bounded by Moorhouse Road, Warneford Road and the rear of adjacent houses along both these roads and Cody Close
- The location of the proposed development on the site is along Warneford Road, adjacent to single storey buildings at the southern end of the site and the School House
- A single storey Horsa Hut has been removed close to the boundary with Warneford Road, although a single storey Horsa Hut and boiler and store room with an approximately two storey tower above remain
- Adjacent to the area of proposed redevelopment to the north is a single storey prefabricated classroom and to the north of this the main two-storey school building
- The school's main pedestrian entrance is to the north of the proposed redevelopment on Warneford Road
- There is a single yellow line along the northern side of Warneford Road in front of the school

c) Proposal Details

- The construction of a single storey extension to the school to provide a Children's Centre, on the south eastern side of the site parallel with Warneford Road
- The extension would be a maximum of 23m wide x 14.5m deep
- The building would have a ridged roof (maximum 6.4m ridge height) with a front gable section and would link into the existing boiler and store room to provide access to the adjacent Horsa Hut
- The Children's Centre would have a combined maximum of 25 adults and children at any one time, bringing the total number of people on the whole school site at any one time to 774 (the school having 659 children and 90 staff currently)
- The proposed Children's Centre would provide the opportunity for parents in the local community to develop their childcare skills and seek counselling and advice
- The centre would also provide a social space for mothers in the community and give children the opportunity to interact in a neutral and stimulating environment
- The Centre will also house an office for the local Asian Women's Group for the purpose of meetings and where counselling and advice can be provided
- An area in front of the building would be used as a securely fenced play area
- An average 2m depth canopy would cover part of the play area and main entrance, pedestrian access to the building being from a secure entrance on Warneford Road
- Adjacent to the main entrance buggy storage is to be provided
- Service access would be retained from Warneford Road at the southern end of the site with refuse storage provided in this location

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement submitted

g) Consultations:

Notifications:

Sent:
12

Replies:
1

Expiry: 03-JAN-08

Summary of Response:

Development will go ahead regardless; Local area is run-down; Proposed play area is a duplication of existing facilities at the site; Warneford Road already has a Community Centre which is underused and has become the focus for anti-social behaviour and vandalism; Houses in the area have no garages so householders must park on-street plus there is pressure from the school; Cannot see justification for building the unnecessary Children's Centre in the current financial climate; Disruption to local residents during and after construction.

APPRAISAL

1) Character and Appearance of the Area

The proposed single storey extension would not be considered to be detrimental to the character and appearance of the area, its design not being out of keeping with the predominantly residential development in the area immediately surrounding the school or the other school buildings. The proposed use of the building as a Children's Centre would be an appropriate education facility which would not be in conflict with the policies of the Council's adopted UDP. It is not considered that the extension, on the site of a former single storey building, would be detrimental to the environmental quality of the area and that its location within a previously developed part of the site is appropriate.

It is not considered that the proposed impacts of the use of the Children's Centre would detrimentally increase the demands on on-street parking in the area due to the fact that there is parking provision within the school site for staff. Users of the Children's Centre within the local area travelling on foot would have easy access to the centre from Warneford Road. A buggy store at the Children's Centre would also encourage journeys to be made on foot, easing the demands placed on off-street parking in the locality.

Details of refuse storage, soft landscaping and perimeter fencing are suggested to be controlled by condition as part of an approval of this application in order to ensure that there would be no detrimental impacts upon the character and appearance of the area as a result of these aspects of the scheme.

2) Residential Amenity

It is not considered that the proposed single storey extension would have any detrimental impacts upon the residential amenities of neighbouring occupiers, indeed it is likely that the proposed use of the building will be of benefit to the local community. In terms of the direct impacts of the proposed building its siting at least 30m away from and to the north west of properties facing the site along Warneford Road would mean that it would lead to no overshadowing or loss of light, and so should not be detrimental to the amenities of neighbouring occupiers in this regard. The proposed use is appropriate on this school site and would not be considered to significantly increase the use of the site due to the fact that it replaces a single storey building of a similar footprint.

3) Accessibility

The proposed layout of the proposed Children's Centre is in line with the requirements of the Council's adopted SPD 'Access for All' which would ensure that its use would be fully compatible with the needs of a wide range of users. Wheelchair access to the building would be facilitated by level access to the building at entrances and exits. The proposed development is therefore considered to be acceptable in regards to accessibility issues.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses:

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

- The following issues are not material planning considerations in terms of this application: Development will go ahead regardless; Cannot see justification for building the unnecessary Children's Centre in the current financial climate; Proposed play area is a duplication of existing facilities at the site; Warneford Road already has a Community Centre which is underused and has become the focus for anti-social behaviour and vandalism
- Disruption to local residents during construction – a suggested informative reminds the Applicant of the Considerate Contractor Code of Practice
- All other issues addressed in Appraisal

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.

**THE CASE IS ALTERED PUBLIC HOUSE,
28 OLD REDDING, HARROW WEALD
HA3 6SE**

**Item: 2/13
P/3374/07/DAD/GL**

Ward HARROW WEALD

EXTERNALLY ILLUMINATED FREESTANDING SIGN AND WALL SIGN, 2 X NON-ILLUMINATED FREE STANDING SIGNS

Applicant: Mark Douglas
Statutory Expiry Date: 29-JAN-08

RECOMMENDATION

Plan Nos: CIA11007 A; D; E; F; G (all received 04-Dec-2007); E1; E2; Proposed signage 1; Proposed signage 2 (all received 13-Feb-2008)

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

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality.

9 The advertisement(s) hereby granted shall not be illuminated except between the period from 15 minutes before the premises are open for use by the public, to 15 minutes after the premises are closed to the public.

REASON: To safeguard the amenities 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:

London Plan:

3D.3, 4B.1

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

EP31 Areas of Special Character

T6 The Transport Impact of Development Proposals

Brookshill Drive and Grimsdyke Estate Conservation Area Policy Statement

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Standard of Design and Layout, Amenity, (3D.4, 4B.1) (D4, D14, EP31)
- 2)** Public Safety (D4, T6)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

This application is referred to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Advertisements
Conservation Area: Brookshill Drive and Grimsdyke Estate
Area of Special Character Harrow Weald Ridge

Council Interest: None

b) Site Description

- Detached public house and gardens on southern side of Old Redding adjacent to The Lookout parking and amenity area
- Within Brookshill Drive Conservation Area, Green Belt and Harrow and Weald Ridge Area of Special Character

c) Proposal Details

- Removal of two metal signage boards (1.15m x 0.7m) on at north east corner of site and replacement with two new wooden framed blackboards, (1.15m x 0.7m) (non-illuminated)
- Removal of existing illuminated blackboard (1.5m x 1.25m) above entrance on single-storey section of frontage and replacement with illuminated (static downlighter) timber framed blackboard (1.1m x 0.9m)
- Removal of two existing free-standing signs, each 1.25m high x 1.7m wide with total height of 2.4m and replacement with a single sign 1.1m high and 0.9m wide with total height of 2.4m with static downlighter at the base on either side

d) Relevant History

EAST/1429/02/ADV	Externally illuminated lettering with totem sign on frontage (revised) and non-illuminated sign in rear amenity area	REFUSE 14-APR-03
P/735/06/CAD	Externally illuminated sign writing on building	REFUSE 01-AUG-06

Reason for Refusal

The proposed illuminated sign by reason of excessive size and prominent siting would be unduly obtrusive in this sensitive location, would detract from the character and appearance of this part of the Conservation Area and Area of Special Character and be detrimental to visual amenity.

P/734/06/CFU	Alterations to elevations, external paving, terrace extension and canopy, extension to car park onto adjoining country park; new vehicle height restriction frame and lighting	REFUSE 30-MAY-06
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Reasons for Refusal

1 The proposed alterations and lighting to the front and rear façades of the public house, by reason of unsatisfactory design and prominent siting, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area, the Area of Special Character, the public house itself and would be detrimental to visual amenity.

2 The proposed raised terrace and canopy, by reason of site coverage, would result in a cumulative overdevelopment of the original building which has already been significantly extended, to the detriment of the character and openness of the Green Belt and the Area of Special Character and Conservation Area.

3 The proposed extension of the car park within the adjacent country park is an unacceptable form of development, as it would fail to retain the openness and character of the Green Belt.

4 The white picket fence fronting the highway, extending from the public house into the Country Park along with other landscaping details, would fail to retain a visual break between the two sites, to the detriment of the openness and character of the Green Belt.

5 Insufficient information has been provided with the application to enable a full assessment of the impact of the proposed development on existing trees and landscaping, which represent an important amenity feature within the Green Belt, Area of Special Character and Conservation Area.

P/2727/06/DFU	Integral chiller room cabinet at rear clad in close boarded fence, timber cladding, chimney flue on side (east) elevation, enlarged terrace, glazed entrance, new windows, external alterations and lighting	REFUSE 14-DEC-06
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Reason for Refusal

1 The proposed alterations and lighting to the front facade of the public house, including timber cladding, extended window and excessive lighting, by reason of unsatisfactory design and prominent siting, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area, the Area of Special Character, the appearance of the public house itself and would be detrimental to visual amenity, contrary to policies EP31, EP33, D4, D14 and D23 of the Harrow Unitary Development Plan.

P/1533/07/DFU	Timber decking and foldaway terrasol ramp for wheelchair access.	GRANT 18-JUL-2007
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e) Pre Application Discussion

None

f) Applicant Statement

- Proposal intends to remove metal boards and replace signage with boards that are more appropriate to the Conservation Area

g) Consultations:

Conservation Area Advisory Committee: Sustainable lighting, which relies on PV cells, should be used here.

Design and Conservation Officer: Proposal is clear improvement on existing signage. The proposal would enhance the character of the conservation area.

Highways Engineers: No objection

Advertisement:	Character of Conservation Area	Expiry: 17-JAN-08
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Notifications:

Sent:	Replies:	Expiry: 08-JAN-08
3	0	

Summary of Response:

- N/A

APPRAISAL

1) Standard of Design and Layout, Amenity

The proposed signs are modest in scale and would blend well with the building and the wider area. They would be smaller than those which they replace and would not look disproportionately large in relation to the building.

Some of the existing signs do not have the benefit of advertisement consent and form an open enforcement case. This application would resolve the situation.

The proposed signs would represent a reduction in the level of signs in this location. The external illumination of two of the signs using downlighters is considered to be appropriate, would only make a minor change to the character of the pub and is considered acceptable. Considering the existing signage on the façade of the building and in the garden, the proposal would be sympathetic with regards to the Area of Special Character, would result in a reduction in the amount of development in the Green Belt and would enhance the character and appearance of the Brookshill Drive and Grimsdyke Estate Conservation Area.

Although the use of photovoltaic cells would represent a more sustainable form of development, this is outside the scope of the requirements for advertisement consent and is not a material planning consideration with respect to this application.

2) Public Safety

The proposal would reduce the level of visual clutter at the front of the site. As such, it would represent an improvement in terms of public and highway safety. The Highways Engineers have no objection, and therefore the proposal is considered acceptable.

3) S17 Crime & Disorder Act

The proposal would have no impact on crime and disorder in the locality.

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.

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

Item: 2/14
P/4013/07/DDP/DC3

Ward CANONS

DETAILS OF EXISTING AND PROPOSED BOUNDARY TREATMENT PURSUANT TO CONDITION 4 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 23-JAN-08

RECOMMENDATION

Plan Nos: PLAN Number D1575.L.010 dated 28/11/07

GRANT permission for the development described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

The Standard of Design and Layout (D 4)

INFORMATION

a) Summary

Statutory Return Type: 1
Site Area: 6.2ha
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 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.
- Most of the trees that may be affected by the development are along the longest western boundary of the site, either side of the Edgware Brook. There is a smaller grouping towards the south eastern boundary of the site.

c) Proposal Details

- Approval is sought for details of existing and proposed Boundary Treatment required by condition 4 of the planning permission.
- The condition states:
Development shall not begin until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.
- The proposals include:
 - new 1.8m high timber close boarded fencing along the eastern and part of the southern boundary of the site
 - new 1.8m high timber close boarded fencing along the northern boundary abutting the rear gardens of the Whitchurch Lane properties
 - new brick wall adjacent to the flank boundaries of the properties (Nos. 274 and 280) to either side of the new access road to Whitchurch Lane – at a height of 1.8m reducing to 1.2m between the front face of the two houses and the back edge of the pavement to allow safe visibility for pedestrians and road users
 - retention and repair of the existing brick wall along the south boundary abutting the industrial estate
 - the boundaries between the row of houses backing onto Whitchurch lane properties will be enclosed with timber close boarded fencing
 - the boundary with the Edgware Brook Open Space will have no enclosure to allow access to Honeypot Lane and the landscaped path leading to Whitchurch Lane

d) Relevant History

P/2317/06/CFU Redevelopment to provide 816 REFUSED and residential units (including 40% ALLOWED ON affordable housing) 959 sq m Class A1/ APPEAL 12-Nov- A2/A3/A4/A5/D1 and D2 floor space, 07 7,927 sqm of Class B1 9a) (b) and 9c) floor space, including a business incubator centre, creation of a new access onto Whitchurch Lane; and associated flood alleviation, landscaping, car parking and highway works.

e) Applicant Statement

- Existing southern boundary brick wall of the site between the Business Units and the Employment Units to the south of the site will be retained and, where necessary, repaired.
- The boundary of the new access road leading to Whitchurch Lane will comprise a secure 1.8m high brick wall, reducing to 1.2m high between the frontages of the houses and the back edge of the pavement
- On the eastern boundary with the railway banks there will be a 1.8m high timber close board fence
- A similar 1.8m high timber close boarded fence will be provided along the rear boundary of the houses backing onto Whitchurch Lane properties
- The boundaries between the houses will be enclosed with timber close boarded fencing
- The western boundary will be left open to allow access to Honeypot Lane and the landscaped path to Whitchurch Lane.

g) Consultations:

- N/A

APPRAISAL

1) Standard of Design and Layout

The proposed boundary treatment has been given careful consideration and is considered to be appropriate, as it would provide secure, safe and attractive enclosure to this significant site, and would be in keeping with the character and appearance of the locality. The details therefore comply with the requirements in HUDP Policy D4.

CONCLUSION

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

**FORMER GOVERNMENT OFFICES
HONEYPOT LANE, STANMORE**

**Item: 2/15
P/4037/07/CDP/DC3**

Ward CANONS

DETAILS OF COMPENSATORY FLOOD STORAGE WORKS MEASURES PURSUANT TO CONDITION 29 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

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) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 29, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Flood Storage Works (EP14)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

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

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 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

- Proposal Details
 - approval is sought for details of flood storage works required by Condition 29 of planning permission Ref: P/2317/06/CFU
 - the condition states:
Development shall not begin until details of compensatory flood storage works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

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/2317/06 /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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07
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e) Pre-Application Discussion

- None

f) Applicant Statement

- The probability of flood water overtopping the banks of the Edgware Brook and spreading into the site in any year is approximately 4% (i.e. less than 25 years on average)
- That said, there is no current evidence that the site has flooded in the past
- The buildings on the site have been designed so that the floor levels are set above the flood water levels for a 1% annual probability of occurrence (1 in 100 years on average) – a requirement of PPS25
- An allowance for the projected increase in flood flows as a result of climate change has been included
- The levels of the site access roads off Honeypt Lane and Whitchurch Lane are designed to allow vehicle access to the site under the 1% flood – also a requirement of PPS25
- The site has been designed to allow flood water to be safely stored in the site and so ensure that flood risk elsewhere in the catchment is not increased – any flood water entering the site from the Brook would be temporarily stored in a number of floodplain areas adjacent to the Brook, and the water would flow back into the Brook after the storm
- A regular inspection and maintenance schedule is proposed to ensure that the scheme functions according to the design

g) Consultations:

- N/A

APPRAISAL

1) Proposed Flood Storage Works:

The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 29.

2) S17 Crime & Disorder Act

The proposed details of flood storage works do not affect the security or safety of the site

3) Consultation Responses:

- 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 approval.

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

**Item: 2/16
P/4015/07/CDP**

Ward CANONS

DETAILS OF CONTAMINATION INVESTIGATION AND REMEDIATION
PURSUANT TO CONDITION 2 OF PLANNING PERMISSION REF: P/2317/06/CFU
ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 798
RESIDENTIAL UNITS)

Applicant: BERKELEY URBAN RENAISSANCE LTD

Agent: TURLEY ASSOCIATES

Statutory Expiry Date: 28-MAR-07

RECOMMENDATION

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

APPROVE the details of Condition 2, as described in the application

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

- 1) Details of Contamination Investigation and Remediation (EP22)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

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

The application was deferred at the Development Management Committee on 23 January 2008 to seek clarification of the submitted details.

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

Item 2/16 : P/4015/07/CDP continued/...

- 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 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 for details of Contamination Investigation required by Condition 2 of planning permission Ref: P/2317/06/CFU
- the condition states:
Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid the risk to the public, to buildings and to the environment when the site is developed. Development shall not begin until the measures approved in the scheme have been implemented.
- For the purposes of interpreting the planning permission, works of decontamination or remediation are expressly excluded in the Section 106 agreement as amounting to a material operation or a commencement of development

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/2317/06 /CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floospace; 7927 sq m of B1(a),(b),(c) floospace 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
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e) Applicant Statement

- RSK ENSR Ltd were commissioned by the previous applicants to carry out site investigation to provide information on ground conditions for geotechnical and infrastructure design and to comment on ground contamination, if present
- The two detailed reports cover the assessment of the site and were prepared in 2004 (phase 1) and 2006 (phase 2) respectively
- The reports comprise probe holes and borehole records, laboratory testing results and interpretative reporting
- Two main objectives of the investigations were to provide:
 1. Information on the site setting and contamination present, required for accessing relevant pollution linkages, undertaking a risk assessment and determining remedial options – these works were carried out in accordance with the risk assessment and options appraisal sections of the Model Procedures for the Management of Land Contamination (CLR11 – DEFRA and Environment Agency September 2004)
 2. Information on ground conditions for foundation and infrastructure design
- On each of the two sections of the site the investigation has involved the excavation of trial pits and the sinking of window sample holes (installed for future gas monitoring)
- On the larger section of the site the investigations revealed the following:
 - asbestos analysis of crushed concrete samples revealed no evidence of contamination
 - gas monitoring of installed window sample hole locations revealed no evidence of methane and only trace carbon dioxide values
 - contamination testing generally revealed no significant contamination in the shallow soils, made ground materials and groundwater (two locations identified slightly elevated benzo(a)pyrene levels not considered to be statistically significant
 - limited elevated concentrations of inorganic contaminants (arsenic) have been identified together with areas of petroleum hydrocarbons and aromatic hydrocarbons (PAH)

- The initial Investigation Survey for the smaller section of the site, adjacent to Whitchurch Lane properties revealed that there are a small number of contaminations within the site. These include:
 - some benzo(a)pyrene contamination at 4 locations – 2 located close to the above ground tank / solvent store
 - isolated nickel concentration at one location
- Remediation recommendations for residential use include:
 - removal of material from around the ground tank / solvent store and provision of topsoil layer in landscaping areas
 - area of hydrocarbon impacted material (4m x 5m) on the southern boundary of the site: excavate to a minimum depth of 1m, remove from site, inspect surrounding soil for further signs of contamination
 - limited presence of topsoil on site at present will require a minimum thickness of 300mm of clean topsoil to be imported and placed in all garden areas
 - average concentration of inorganic contaminants (arsenic) was well below the CLEA guidance value and there was no significant hotspot – no remedial action considered necessary

f) Consultations:

- N/A

APPRAISAL

1) Details of Contamination Investigation and Remediation

The Council's Senior Environmental Protection Officer (EPO) has liaised with the applicants on their submitted reports and. The EPO sought clarification of a number of matters in respect of the remediation strategy that is proposed. EPO has given careful consideration to the submitted details, and the responses to his queries, and has concluded that the details are satisfactory and satisfy the requirements of Condition 2.

2) S17 Crime & Disorder Act

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

3) Consultation Responses:

- 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.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/17
P/4036/07/CDP/DC3**

Ward CANONS

DETAILS OF SURFACE WATER CONTROL MEASURES PURSUANT TO
CONDITION 28 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON
APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

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)
P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206,
P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414,
L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2,
40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive
Uninsulated PLT 60 Model1.

APPROVE the details of Condition 28, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (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 the request of a Nominated
Member.

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 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

- Proposal Details
 - approval is sought for details surface water control measures required by Condition 28 of planning permission Ref: P/2317/06/CFU
 - the condition states:
Development shall not begin until details of surface water control measures have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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/2317/06/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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

e) Pre-Application Discussion

- None

f) Applicant Statement

- Surface water drainage assessment carried out in accordance with PPS25 guidelines
- Current surface water drainage from the site is uncontrolled and discharges to the Edgware Brook via four outfalls:
 - 300mm dia outfall adjacent to main access road
 - 375mm dia outfall on southern boundary
 - 150 and 225mm dia outfall pipes discharging from current DVLA buildings on northern sector of site
- Discharge from the site is proposed in accordance with EA requirements and in accordance with the ODPM document 'Interim Code of Practice for Sustainable Drainage System', 2004
- Discharge from the site will be controlled by a hydrobrake prior to discharge to the Edgware Brook
- On site system will incorporate SUDS elements such as permeable pavements, Stormcell units, surface storage for extreme events and some elements of rainwater harvesting for irrigation and potentially topping up of the lake
- Brown roofs are also being incorporated as some units to provide biodiversity
- Thus the approach is to design the surface water drainage system for the site to drain at a low flow rate into the Edgware Brook
- The design flow into the Edgware Brook is the same as if the site were an 'open field'
- Proposed drainage system for the developed site would allow storm runoff to soak into permeable pavement and be stored in this zone prior to discharge to the positive drainage system on site
- In addition the system also stores the runoff in the pipes, Stormcell units and the lake for certain events – this allows water to be released at a controlled rate into the Brook via a hydrobrake

- The design of the onsite drainage systems have taken into account the storage available within the lake to be constructed adjacent to the Edgware Brook as part of the flood mitigation and landscape concept for the site.

g) Consultations:

- N/A

APPRAISAL

- 1) The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 28.
- 2) **S17 Crime & Disorder Act**
The proposed details of Surface Water Storage/Attenuation do not affect the security or safety of the site.

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 approval.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/18
P/4040/07/CDP/DC3**

Ward CANONS

DETAILS OF THE MAINTENANCE REGIME FOR THE FLOOD STORAGE WORKS PURSUANT TO CONDITION 30 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

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) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 30, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Flood Storage Works Maintenance (EP14)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

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

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

Council Interest: Provided: 740 (65%)
 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 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
- 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 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

- Proposal Details
 - approval is sought for details of flood storage works required by Condition 29 of planning permission Ref: P/2317/06/CFU
 - the condition states:
Development shall not begin until details of the maintenance regime for the flood storage works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

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
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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/2317/06 /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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

e) Pre-Application Discussion

- None.

f) Applicant Statement

- The probability of flood water overtopping the banks of the Edgware Brook and spreading into the site in any year is approximately 4% (i.e. less than 25 years on average)
- That said, there is no current evidence that the site has flooded in the past
- The buildings on the site have been designed so that the floor levels are set above the flood water levels for a 1% annual probability of occurrence (1 in 100 years on average) – a requirement of PPS25
- An allowance for the projected increase in flood flows as a result of climate change has been included
- The levels of the site access roads off Honey Pot Lane and Whitchurch Lane are designed to allow vehicle access to the site under the 1% flood – also a requirement of PPS25
- The site has been designed to allow flood water to be safely stored in the site and so ensure that flood risk elsewhere in the catchments is not increased – any flood water entering the site from the Brook would be temporarily stored in a number of floodplain areas adjacent to the Brook, and the water would flow back into the Brook after the storm
- A regular inspection and maintenance schedule is proposed to ensure that the scheme functions according to the design

g) Consultations:

- N/A

APPRAISAL

- 1) The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 30.
- 2) **S17 Crime & Disorder Act**
The proposed details of flood storage works do not affect the security or safety of the site.
- 3) **Consultation Responses:**
 - 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 approval.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/19
P/4035/07/CDP/DC3**

Ward CANONS

DETAILS OF FINISHED FLOOR LEVELS PURSUANT TO CONDITION 27 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

RECOMMENDATION

Plan Nos: L600, L601, L602, L603, L604, L605.

APPROVE the details of Condition 27, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Detailed Considerations of Finished Floor Levels (EP11, D4)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

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

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 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

- Proposal Details
 - approval is sought for details of finished floor levels required by Condition 27 of planning permission Ref: P/2317/06/CFU
 - the condition states:
Development shall not begin until details of the existing and proposed finished floor levels have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

Item 2/19 : P/4035/07/CDP continued/...

P/2317/06 /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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07
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e) Pre-Application Discussion

- None.

f) Applicant Statement

- None

g) Consultations:

- N/A

APPRAISAL

- 1) The submitted details indicate that the existing and proposed finished floor levels are similar and reflect the slight rise in site levels from west to east. The proposals are therefore considered acceptable and satisfy the requirements of the condition.
- 2) **S17 Crime & Disorder Act**
The proposed details of existing and proposed finished floor do not affect the security or safety of the site
- 3) **Consultation Responses:**
 - 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 approval.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/20
P/0458/08CVA/DT2**

Ward CANONS

VARIATION OF CONDITION 26 (DETAILS OF SURFACE WATER DRAINAGE, ATTENUATION AND STORAGE WORKS) OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

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) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

VARY Condition 26 to read:

Development of any buildings shall not begin until surface water drainage, attenuation and storage works have been carried out to serve the development hereby permitted, in accordance with details to be submitted and approved in writing by the local planning authority.

REASON: To ensure that adequate drainage facilities are provided

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Variation / Correction of Condition
- 2) S17 Crime & Disorder Act (D4)
- 3) **Consultation Responses**

INFORMATION

This application is being reported to Committee at their 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 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

- variation of Condition 26 (details of surface water storage / attenuation) of planning permission P/2317/06/CFU allowed on appeal 12 November 2007
- the condition states:
Development shall not begin until surface water drainage, attenuation and storage works have been carried out to serve the development hereby permitted, in accordance with details to be submitted and approved in writing by the local planning authority.
- the condition on the appeal decision notice is drafted incorrectly and is incapable of being agreed or discharged - it specifies that no development can be carried out until development (i.e. physical provision of surface water storage / attenuation works is carried out
- Members may recall in respect of Raebarn House development that the Committee agreed to change our standard wording (October 2006) on this particular condition to read as set out in the recommendation above
- the effect of altering the wording is then to render the condition capable of implementation and compliance

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
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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/2317/06 /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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

e) Pre-Application Discussion

- None.

f) Applicant Statement

- This application simply seeks to correct the flawed wording of condition 26 so that the applicant can then comply with its requirements

g) Consultations:

- N/A

APPRAISAL

1) Variation / Correction of Condition

The Committee is requested to agree the revised wording to accord with our standard condition (as amended in October 2006) and to allow the applicants to comply with its requirements.

2) S17 Crime & Disorder Act

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

3) Consultation Responses:

- None.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None