

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01
FORMER CLINIC/SCOUT HUT, LAND AT P/4092/07/COU/AF
REAR OF TENBY ROAD, EDGWARE,
HA8 6DP

Ward EDGWARE

OUTLINE APPLICATION: 2 X TWO-STOREY TERRACED BLOCKS WITH ROOMS IN THE ROOF TO PROVIDE 10 HOUSES WITH PARKING

Applicant: Goldcrest Land (Developments) Ltd

Agent: CgMs Ltd (c/o Alun Evans)

Statutory Expiry Date: 19-MAR-08

RECOMMENDATION

Plan Nos: 5280/04.01 – 5280/04.15, Planning Statement, Transport Assessment, Arboricultural Impact Assessment, Sustainability Statement, Design & Access Statement.

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

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- (a) scale
- (b) appearance
- (c) landscaping

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 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.

4 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.

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

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

6 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.

7 The site shall remain enclosed by the existing close-boarded fence until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

8 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.

9 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
- (v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

10 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

11 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.

12 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any

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equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

13 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.

14 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.

15 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 5280/P4.01, 5280/P4.02, 1076/01 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.

16 The proposed garage(s) and parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

17 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.

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

18 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.

19 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.

20 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.

21 The development hereby permitted shall not commence until details of a scheme for generating 10% of the predicted energy requirement of the development from on-site renewable resources has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall thereafter be maintained so that it provides the required level of generation.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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.2, 3A.4, 3A.8 to 3A.11, 4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.3, 4B.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

EP25 Noise

T6 The Transport Impact of Development Proposals

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.

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 INFORMATIVE:

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

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

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

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

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

5 INFORMATIVE:

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

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

6 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.

7 INFORMATIVE:

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

8 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 Character of the Area (4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.4) (D4 & D10)
- 2) Residential Amenity (D5, EP25)
- 3) Housing Provision and Density (3A.2, 4B.3)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessible Homes (3A.4)
- 6) Affordable Housing (3A.8 to 3A.11)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.2165 ha
Habitable Rooms:	
Density:	185 hr/ha (46 d/ha)
Car Parking:	Standard: 16 (maximum)

Justified: 11
Provided: 11
Council Interest: None

b) Site Description

- Site to rear of properties on Tenby Road and Whistler Gardens
- Recently occupied by two single-storey structures (a clinic and a scout hut), both of which have been demolished
- Access road off Tenby Road at west of site
- Surrounding properties mixture of two-storey terraced dwellings
- Surrounding land ex-allotment land, outlined in UDP as Open Space

c) Proposal Details

- Outline application for the erection of 10 x 3-bed dwellings in 2 x two-storey blocks
- Scale, appearance and landscaping are reserved matters
- 11 car parking spaces proposed to front of dwellings (including 1 garage space)
- Amenity space provided to the rear of each dwelling
- Refuse and cycle storage provided to the front of each dwelling

d) Relevant History

EAST/693/01/FUL Three x 2-storey buildings to provide REFUSE
24 flats with access and parking 09-NOV-01
(entire ex-allotment and clinic site)

Reason for Refusal

1 Scheme over entire ex-allotment gardens and clinic/scout hall site refused due to poor access, lack of parking, excessive site coverage and loss of openness of the site, and the loss of trees.

e) Pre Application Discussion

- Proposal for a staggered 2-storey terrace of 11 houses, with 12 parking spaces (including 3 garages)
- Context of site development: primarily two-storey terrace housing, arranged around the clinic site and allotments. Clinic site relatively restricted site, with an awkward relationship to the allotment land
- Proposal response to the street scene – a 2-storey terrace with rooms in the roof, with a gabled design would produce a bulky, monolithic and inappropriate form on this backland site – few if any of the neighbouring houses are gabled
- Poor relationship to the neighbouring housing development, relying for its setting on the open allotment land
- Plots 6 to 11 in particular would have particularly small rear gardens that would be out of keeping on a rear site such as this
- There is very limited articulation of the block, which would appear dominant and obtrusive
- The parking area, with a predominance of hard surfacing, and little differentiation between the public and private zone, with little or no private space on the frontages, resulting in a rather sterile, unattractive

environment for the residents

- Applicant advised that they would need to treat the access as a semi-public space with a shared surface / home zone approach
- The provision of garages, rather than open parking spaces could result in safety and security issues, as well as increasing the built development on this relatively constrained site. In general, the frontage of the development would be car-dominated, not pedestrian-friendly, with a number of potential hiding places – the provision of necessary lighting could raise issues about visual intrusion conflicting with safety / security
- Units 5 and 6 raise issues about the adjacent hornbeam tree at the boundary of the allotment site, and car parking under TPO trees could result in post-development pressure for their removal
- There would be very limited scope for appropriate landscaping and planting
- The general provision of 1 parking space per unit was considered appropriate. Cycle parking is inadequate and unsatisfactory. There should be 1:1 provision, secure and enclosed, preferably on an individual basis, otherwise it will be open to vandalism and not used
- Applicant's 'auto track' analysis for refuse vehicles would seem to be appropriate
- Refuse provision dominates the design and is in any event inadequate
- In summary, there were particular concerns about the scale of the proposal on this small but prominent backland site. Whilst the principle of a residential development was considered to be acceptable, the applicant was advised to consider a form of development that creates a sense of place and its own identity, with a number of groups of units, perhaps at right angles to the allotments, with the possibility of creating small courtyards. Council not convinced that the number of units proposed could be satisfactorily accommodated on the site.

f) Applicant Statement

- Planning Brief for site and pre-application advice stated residential use considered acceptable
- Proposed density compliant with guidance received
- Policy H7 does not apply and provision of 10 family units consistent with area and guidance
- Amenity space, car parking and cycle parking provided for each dwelling
- Development not considered to impact on the living conditions of neighbouring properties

g) Consultations:

Advertisement: | Major Development | Expiry: 07-FEB-08

Notifications:

Sent: 22 Replies: 2 Expiry: 11-JAN-08

Summary of Response:

Loss of light, loss of privacy/overlooking, poor access, additional traffic, traffic safety, lack of parking, security, additional noise and pollution.

APPRAISAL

1) Design and Character of the Area

The height of the proposal is moderately higher than that of the terraced dwellings to the front of the site (on Tenby Road), however, due to the slope of the site, which slopes down from Tenby Road, the proposed dwellings will appear to be lower in height than the Tenby Road houses.

The overall design of the front facade, with hipped roofs and dormer windows acknowledges the predominantly suburban nature of the locality. However, appearance is a reserved matter, so will be assessed at a later stage. The layout of the proposed development is such that it provides a large amount of separation to the existing properties, while providing the new dwellings with good-sized gardens, and maintaining the semi-open nature of the area. The scheme creates an enclosed courtyard effect with the 'step-back' in the northern block, and the garage to the north of the site. The south of the site is left open to help retain some of the openness of the area. The proposed development represents a significant redevelopment of the site and would reflect the style and layout of surrounding development. Four trees on the site are covered by a TPO. Concerns were raised with regard to aspects of the development in relation to the trees, as such there is no longer any car parking under trees, and the houses have been moved forward to provide additional clearance. Works to the trees may also be of concern, however, as landscaping is a reserved matter, the acceptability of tree work can be further assessed at a later stage.

The proposal is generally considered to comply with Policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2-storey dwellings with large garden areas, and although this proposal is essentially a backland site, it is considered to respect the character of the area, by providing dwellings that appear two-storey with reasonably sized rear garden areas.

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*. The proposed development for 10 houses with parking for 11 cars would reflect the character and appearance of the existing area, and is therefore considered compliant with Policy D4 of the HUDP 2004.

The proposed scheme provides explanation of how it will attempt to address renewable energy and sustainable development policies of The London Plan 2004, but it only provides predictive information. For major residential developments of 10 or more units, an applicant must demonstrate how the

design of the development will incorporate these policies into the final scheme. A condition is therefore attached to this report requesting further details before commencement of works.

Bin stores are to be located to the front of each dwelling. This arrangement is considered acceptable, but exact arrangements for refuse collection, storage and disposal of refuse will be required. Therefore a condition is attached to this permission requiring further details of these matters.

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

2) Residential Amenity

The height of the dwellings has been limited to two-storeys (with a room in the roof) to reduce the impact on the surrounding properties. A separation distance of at least 28m will be retained to the rear of the properties along Tenby Road (where the front of the dwellings face). A separation distance of over 28m to the rear of properties in Whistler Gardens is maintained also. Due to these distances and the layout of the proposed buildings, there is not considered to be any impact on the amenity of the surrounding properties in terms of overbearing, loss of light, or overlooking.

Each dwelling is to be provided with its own private amenity space, ranging from 36.4m² to 81.4m². This amount of rear garden amenity space is considered adequate for a development of this nature, and provides each dwelling with a good amount of private, usable amenity space.

The location of the proposed car parking is considered to be suitably located in front of the proposed dwellings, and with a distance of at least 15m from the car parking to the rear of the nearest properties and the proposed fencing around the boundary, the car parking is not considered to impact on the neighbouring properties. The site will use the existing access from Tenby Road. The two properties adjacent to this access both have garages where they are adjacent to this access, as such this is likely to minimise any noise disturbance associated with vehicle movements to and from the site.

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

3) Housing Provision and Density

The proposal represents an addition of 10 family dwellings to Harrow's housing stock, which would make a positive contribution with regard to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density is 185 habitable rooms per hectare (hr/ha), which is within the guidelines of 150-200 hr/ha as required by Policy 4B.3 of the London Plan.

4) Parking and Highway Safety

Schedule 4 of the HUDP sets a standard of a maximum of 16 car parking spaces based on the number of habitable rooms in the development. The proposal will provide 10 standard and 1 disabled car parking spaces (11 in total), which equates to one space per unit with an additional visitor parking space. The proposal also provides a cycle parking space for each dwelling. Considering the site's close proximity to a number of bus routes this is considered acceptable.

5) Accessible Homes

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

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

6) Affordable Housing

The proposals do not propose any affordable housing 0- as required in the London Plan 2008 following its consolidation on 19 February 2008.

The applicants have submitted a feasibility toolkit that confirms that affordable housing provision is not viable on the site. This position is agreed by the Council's Housing Enabling Officer

7) S17 Crime & Disorder Act

The proposed design and layout offers adequate natural surveillance. Of concern however is the lack of detail with regards to boundary treatment and how access to the rear garden amenity areas will be restricted. Little detail has been submitted about security fencing to the rear garden amenity restricting unwanted access to the site, which is an important factor as the site back onto a large area of open space.

Furthermore, there are no details of lighting levels, car park security or door and window security. A condition has been attached to this report to request that these details are submitted before commencement of works.

8) Consultation Responses:

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

- Issues addressed in report.

CONCLUSION

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

1ST FLOOR PREMIER HOUSE, 36-48 HIGH STREET AND 1 CANNING ROAD, WEALDSTONE, HARROW, HARROW, HA3 7TS

Item: 1/02

P/0303/08/CFU/DT2

Ward **MARLBOROUGH**

CHANGE OF USE OF 1ST FLOOR OF BUILDING FROM RETAIL (A1) USE CLASS TO FUNCTION ROOM (SUI GENERIS) USE CLASS, INVOLVING A FIRST FLOOR REAR EXTENSION TO PROVIDE A BAR, BAR STORAGE AND AN OFFICE ALONG WITH INTERNAL ALTERATIONS

Applicant: Burnley Property Management

Agent: Adrian Salt & Pang Ltd

Statutory Expiry Date: 17-MAR-08

RECOMMENDATION

Plan Nos: Lyon 02-09 (inc) 2730.P.00 – 19 (inc)

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

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

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

2 Prior to the 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.

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3 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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

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

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

REASON: In the interests of amenity and highway safety.

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 use hereby permitted shall not be commenced 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 The use hereby permitted shall not be open to customers outside the following times:-

- (a) 11.00 hours to 02.00hours, Monday to Saturday inclusive,
 - (b) 12.00 hours to 00.00 hours on Sundays and Bank Holidays,
- without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

7 Details of a scheme of hard and soft landscaping works for the refurbishment of the service yard at the rear of the site shall be submitted to and approved in writing before the use of the premises hereby permitted commences.

REASON: To safeguard the appearance and character of the area and to enhance the appearance of the 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.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EM18 Change of Use of Shops - Designated Shopping Frontages of Local Centres

T13 Parking Standards

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 INFORMATIVE:

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

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

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) Change of Use (EM18 D4 D5)
- 2) Parking and Access (T13)
- 3) Accessible Buildings (3A.4) (Housing Choice Harrow SPD – Access for All)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major offices/research & dev't/light industry
Site Area: 0.1484 ha
Car Parking: Standard: To be assessed on its own merits
Justified: 0
Provided: 0
Council Interest: None

b) Site Description

- Site is on the eastern side of High Street just south of the junction with Canning Road
- Premier House is a building of 2-5 storeys that was constructed in the early 1980's and comprised a supermarket on the ground floor with offices above
- B1 offices occupy the upper three floors of the building
- The building is accessible to people with disabilities
- Peel House multi-storey car park (257 spaces) is beyond Gladstone way at rear of site
- The ground floor of the premises is designated Primary Shopping Frontage
- The site is in the Wealdstone District Centre

c) Proposal Details

- Permission is sought for the change of use of the first floor of the building to a function room to include a bar, a kitchen and storage area, an outdoor covered roof terrace at first floor level and associated facilities, involving a small single storey rear extension into the service yard on Canning Road to provide an additional 75 sqm of floor space
- Minor changes are proposed on the eastern and western elevations of the building to provide doors for the fire escape access to the proposed roof terrace on the Wealdstone High Street frontage and the staff entrance on Gladstone Way at the rear of the site

d) Relevant History

EAST/46/01/FUL	Alterations to ground floor elevations to provide office floor space	GRANT 04-MAY-01
EAST/1267/02/LA3	Change of Use of ground and first floors: retail and ancillary storage (Class A1) to Library (Class D1) Healthy Living Centre (Sui Generis)	GRANT 15-JAN-03

P/905/05/CFU	Youth Centre (Sui Generis) Medical Centre (Class D1) and Nursery (Class D1) Alterations to building Change Of Use of 1 st Floor to offices (Class B1) and/or Medical/Education Use (Class D1)	GRANT 09-SEP-05
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e) Pre Application Discussion

None

f) Applicant Statement

- The proposal would provide an excellent multi-use function room, it has a floor area of 680 sqm and a floor to ceiling height of 5m, making it an ideal venue for large gatherings such as conferences or social occasions
- The site is in a highly accessible location for public transport and has a large public car park adjoining it
- Access on foot will be via the service yard at the rear of the site, this will be upgraded to respect the higher profile that the building would take on
- Wheelchair users will be able to drive directly into the service yard and get into the premises via a new accessible entrance door
- The proposed roof terrace would have an area of 135 sqm, allowing people to congregate outside the function room, which would be particularly convenient in the warmer months. It would be provided with demountable canvas awnings
- The first floor of the building has been vacant for twelve years, when the supermarket on the ground floor of the site vacated the area. Since then several community uses have been given permission, but none of them have been implemented. Of the original retail units, only a shoe shop remains
- The service yard area of the building will change from being the general 'tradesmen's entrance' of the site to the public entrance to the premises
- Apart from the kitchen, the existing storage area has no natural light. Hence it is proposed to put windows in the western wall of the floor. These windows would be 3m in height, matching the size of existing windows elsewhere in the building
- It is anticipated that the activities involved with the proposed use would generate high levels of acoustic noise on occasions. However, the District Centre location of the site, the fact that there are no residential properties nearby and the thick, concrete load bearing floor slabs of the building, would absorb much of the noise that would be created
- The site is close to two public car parks that have a total of 282 car parking spaces. Harrow and Wealdstone station is a short distance to the south of the site and there are numerous bus services along the High Street to neighbouring districts
- The proposed use will be a boost to the viability of the district Centre. It will bring jobs and trade to the area, as people from elsewhere attending larger functions may well also wish to shop and use local restaurants and bars

g) Consultations:

Advertisement: | Major Development | Expiry: 21-FEB-08

Notifications:

Sent: 35 Replies: 0 Expiry: 14-JAN-08

Summary of Response:

N/A

APPRAISAL

1) Change Of Use:

The loss of primary retail frontage would be outweighed by the benefits that the proposed use would bring. This has already been established in the previous uses that have been granted. It is a fact that the 1st floor of the building has been vacant since the then supermarket withdrew from that site and confined itself to the ground floor. The proposed use would employ two permanent staff, and up to an estimated 18 temporary staff, dependant on the scale of a particular function. The function room would also draw on maintenance and technical workers on a regular basis.

In this instance the type of activity that the proposed use would generate is particularly well suited to the District Centre location of the site, which is characterised by shops, bars and restaurants, with residential occupation on the periphery or in the form of flats above shops. As such, it is concluded that there would be no conflict with HUDP Policy EM18 or Policy D5, in terms of the effect on neighbouring residential amenity.

2) Parking And Access

The site is within the District centre CPZ and development is therefore encouraged to resort to parking and car restraint where possible. In this respect the proposal complies with the advice in HUDP Policy T13. The proposal would not generate a need for parking or an increase in traffic movement in excess of that experienced by previous uses on the site and a range of convenient transport options, including a number of minicab firms in the locality, are available to users of the facility.

Access for the office uses on the upper floors is at the side of the building on the Canning Road frontage. It will be unaffected by the proposal.

3) Accessibility

The entrance to the building is ramped, however, as the main entrance to the proposed use will be at what is now the rear (eastern) entrance, details of access both to and within the building will be sought by a condition.

4) S17 Crime & Disorder Act

The opening up of the rear of the site to provide the main entrance to the premises would enhance the natural surveillance of the site by having new entrance doors and a ramped/stepped entrance. This measure would also give

Item 1/02: P/0303/08/CFU continued....

this part of the site an active frontage. The more detailed and technical considerations relating to the safety and security of the building will be sought by a condition.

The proposal is consonant with the guidance in HUDP Policy D4 and the 'Secured By Design' and 'Safer Places' documents.

5) 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.

**SHREE SWAMINARAYAN TEMPLE
48 WOOD LANE, STANMORE
HA7 4LF**

**Item: 1/03
P/3998/07/CFU/DT2**

Ward CANONS

EXTENTION TO CAR PARK 3 TO PROVIDE ADDITIONAL PARKING SPACE FOR UP TO 35 TIMES A YEAR

Applicant: Shree Swaminarayan Temple
Agent: Hari Design
Statutory Expiry Date: 28-FEB-08

RECOMMENDATION

Plan Nos: SP-349 and Location Plan

INFORM the applicant that:

1, The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- i) A variation of the section 106 Agreement dated 18th May 2006 (the principal Agreement) to allow the extension to the car park hereby permitted (car park 3) to be used on a maximum of twenty occasions a year for a temporary period of 1 year.

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

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

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

2 The use of the extension to car park 3 hereby permitted, shall be limited to a maximum of twenty occasions a year.

REASON: To ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway and to preserve the appearance and character of the Green Belt location of the site.

3 Details of fencing around the extension to car park 3 hereby permitted shall be submitted to and approved by the local planning authority and implemented in accordance with the approved details before the use commences.

REASON: To prevent the extension of parking outside the defined parking area and to protect the character of the Green Belt the Little Common Conservation Area, the Area of special character and the setting of the adjacent Listed Buildings.

4 The development hereby permitted shall not commence until details of a scheme to provide 10% car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS

8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

5 No development shall take place until a full protected and priority species contingency plan, to include a mitigation strategy if necessary, has been performed and submitted to and approved in writing by the local planning authority. The plan shall include a copy of a data search performed by Greenspace Information for Greater London a map and record of sightings, places of shelter, feeding signs of protected and priority species within the development area. A mitigation strategy to protect species and their habitat found within the development area, shall be submitted to and approved by the local authority. The agreed measures shall be retrained at all times in accordance with the approved scheme unless the prior written consent of the local planning authority has been obtained. All work survey work should be performed by a suitably qualified and experienced ecologist and at an appropriate time of the year. All surveys and mitigation strategies should be performed in accordance with guidelines produced by Natural England and Institute of Ecology and Environmental Management.

REASON: To safeguard habitats in 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:

3.D9, 4B.11, 3C.1, 3A.18

Harrow Unitary Development Plan:

SEP5 Structural Features

EP27 Species Protection

EP28 Conserving and Enhancing Biodiversity

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

T6 The Transport Impact of Development Proposals

T13 Parking Standards

C2 Provision of Social and Community Facilities

C10 Community Buildings and Places of Worship

C11 Ethnic Communities

2 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

3 INFORMATIVE:

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) Provision of Community Services (3A.18) (C2 C10 C11)
- 2) Effect On The Green Belt/Area of Special Character (3.D9, 4B1) (EP27 EP28 EP31 EP32, EP33)
- 3) Parking and Access (T6 T13)
- 4) Effect on Conservation Area/Listed Buildings (D11 D14)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development, all other
Green Belt	Yes
Conservation Area:	Little Common
Site Area:	6.95ha
Car Parking:	Standard: 116-232
	Justified: 0
	Provided: 0
Council Interest:	None

b) Site Description

- Large site on south side of Wood Lane close to junction with Warren Lane, grounds extending to Dennis Lane to the west
- Within Harrow Weald Ridge Area of Special Character

Item 1/03: P/3998/07/CFU continued....

- Northern part within Little Common Conservation Area
- Occupied by leisure and fitness club, vacant for several years
- Buildings concentrated along Wood Lane frontage
- Comprise main squash courts/function room building (2-storeys) plus single storey changing accommodation, gymnasias, restaurant, open-air pool
- Garden Cottage within grounds is Grade II listed
- Other pre 1948 buildings listed by virtue of attachment or location within curtilage
- Main car park 1 (41 spaces) adjacent to Wood Lane, additional car park 2 to south (37 spaces) with overspill parking, car park 3, beyond at lower level behind adjacent religious centre (approx 50 spaces)
- Open-air tennis courts, landscaped grounds plus woodland and open land beyond buildings within Site of Nature Conservation Interest
- Land within Wood Farm to east
- Stanmore Country Park to south
- Religious centre to west

c) Proposal Details

- Permission is sought for an extension to designated car park 3 involving approximately 0.67 ha of land to provide additional car parking space for activities on up to 35 occasions a year

d) Relevant History

P/1306/05/CFU	Change of Use: Leisure to religious uses including conversion of garages to caretakers house. Increase in height of squash/functions building by 1m, external alterations, additional car park.	GRANT 19-MAY-06
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e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

Drainage Engineers: Details of the disposal of sewage and surface water and details of surface water attenuation /storage works are required before development commences.

Advertisement:	Character of Conservation Area Setting of Listed Building	Expiry: 02-FEB-08
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Notifications:

Sent: 28	Replies: 3	Expiry: 03-JAN-08
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Summary of Response:

Proposed extension of the parking area and increased use of the site was predicted by those who objected to the change of use that was allowed; the intensification in use and the effect on local highway conditions is unacceptable; the area has a semi rural character and is served by only minor roads that cannot cope with the existing vehicular movement road activity that is generated by this site, the mosque and the rugby club; noise and disturbance emanating from the site and disruptions and congestion to traffic flows are particularly bad at weekends; the traffic and parking assessment that was submitted with the change of use application was either flawed or deliberately misleading to the detriment of local residents.

APPRAISAL

1) Provision of Community Services

The proposal is made in recognition of the increase in attendances at religious ceremonies on the site and their frequency. Since the change of use took place and the Temple was relocated from Edgware, the volume of worshippers visiting the site has risen dramatically and the site has assumed status of regional importance, attracting people of the Hindu faith from across London and from areas to the north, such as Hertfordshire.

HUDP Policy C10 encourages the provision of community facilities provided that they have no significant impact on neighbouring properties or the visual amenity of the area. The scheme complies with this advice.

2) Effect on the Green Belt/Area of Special Character/SINC

The applicants have chosen not to provide hard standing and marked out parking bays precisely because of the distinctiveness of the location and its surroundings. The introduction of such essentially urban features of development would have an intrusive and incongruous effect on the open, unspoilt Green Belt setting of the site. Furthermore, the ground composition of the site, clay and gravel base, lends itself better to an untreated car park surface, because it is quite porous and drains more easily than other soils. Furthermore, hard surfacing would be more difficult to maintain when it is subject to weathering.

Such an approach is consistent with the advice in HUDP Policy EP34; it says that extensions to buildings should minimise environmental impact on the Green Belt character of the locality.

The land is part of a SINC (Site of Nature Conservation Importance) and a condition is included in the recommendation that stipulates that the extension to the car park can only commence once a thorough bio diversity survey has been carried out, which must include a mitigation survey, if it is found that local habitats, in particular any protected species that may be identified, are adversely affected by the proposal. This is in line with the advice in HUDP Policy EP27.

3) Parking and Access

The S106 Legal Agreement that accompanied the change of use limited the

use of the existing car parks within the site, including car park 3, to six occasions a year. In the light of the increased frequency and volume of attendance of the Temple and function hall by people of the Hindu faith, this arrangement now seems unrealistic. An unwanted consequence of maintaining the existing parking arrangements is that visitors arriving at the site to attend religious functions, may try to park elsewhere, if the car parks are full at the time. This could result in an increase in traffic congestion, on street parking and nuisance to neighbours in the locality.

The applicants originally wished to use the proposed extension on 45 occasions a year, which is thought to be excessive. This was then amended to 35 occasions a year. The recommendation of 20 occasions is a more conservative one and this also explains why a temporary period of one year for the duration of the permission is recommended, because the scale and frequency of attendance by car can be monitored and assessed more accurately, along with the effect increased usage may have on local highway conditions.

Policy T13 states that sites within the D1 Use Class should have one parking space per 300-600 sqm net site area. The buildings on the site form only a small part of the overall site area of 6.5ha. Currently 120 car parking spaces are provided and it is estimated that the area proposed for the extension would provide roughly another 75 or so spaces. It is considered that such an increase could easily be accommodated within the site.

HUDP Policy T13 stresses that development should seek to minimise reliance on car borne travel in the interests of sustainability. However, the provisions of the Travel Plan that accompanied the change of use and the sprawling, extended grounds that make up much of the site, ensure that car parking is not a dominant facet of the development.

4) Effect on the Conservation Area/Listed Building/s

The extension to the car park is towards the more open area that extends southwards, whereas the built area of the site, including garden Cottage (Grade II Listed Building) are clustered at the northern boundary on Wood Lane, as is the adjoining Listed Building, Springbok House, now in use as an Islamic Centre. Furthermore, the extension to provide additional parking space would not involve any additional hard surfacing and the open nature of the land would remain as it is.

It is concluded therefore, that no conflict with either HUDP Policy D11 or D14 would arise.

5) S17 Crime & Disorder Act

There are no considerations in this respect.

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.

UNIT 1, NORTHOLT ROAD, SOUTH HARROW HA2 0EG

Item: 1/04

P/0480/08/CVA/SB5

Ward ROXBOURNE

VARIATION OF CONDITION 21 OF WEST/407/98/FUL TO ALLOW SUBDIVISION OF RETAIL WAREHOUSE

Applicant: Lasalle Investment Management

Agent: CgMs LTD

Statutory Expiry Date: 31-MAR-08

RECOMMENDATION

Plan Nos: Site Plan; 613/01; 613/10; Supporting Statement; Design and Access Statement

GRANT Removal of Conditions in accordance with the development described in the application and submitted plans,

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

EM5 New Large-Scale Retail and Leisure Development

EM6 Limiting Goods Sold at Out or Edge of Centre Developments

T13 Parking Standards

T14 Public Car Parking

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 applicant is advised, that the remaining planning conditions in relation to planning permission granted under WEST/407/98/FUL shall apply to the approval of this application.

4 INFORMATIVE:

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

addresses are Access for All:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Standard of Design and Layout, and Retail Policy (D4, EM5, EM6)
- 2) Parking Standards (T13, T14)
- 3) Accessibility (C16)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is being reported to the Strategic Planning Committee as the variation of the condition relates a building that is over 400sq m floor space.

a) Summary

Statutory Return Type:	Major Development, all other
Car Parking:	Standard: Employees - 1 per 300-600m ² net site area Customers – 1 per 75-150m ² net site area
	Justified: 3 + 12 = 15
	Provided: 22 (employee for units 1 and 2) 422 (total customer spaces)
Council Interest:	None

b) Site Description

- Large single storey retail unit located in a small retail park
- Existing unit is occupied by 'Staples' office furniture and stationary store
- Attached neighbouring retail unit is occupied by Dunelm Mill (Unit 2), which mainly sells soft furnishing
- To the south of the two units is Waitrose supermarket
- Large communal parking area
- The western boundary of the site is flanked by Industrial units of Brember Road Industrial Estate
- To the north and east of the site is largely residential development
- The application site is located close to South Harrow District Centre
- The site is within walking distance of the Underground station and South Harrow bus services

c) Proposal Details

- Variation of condition 21 of planning permission WEST/407/98/FUL to allow subdivision of retail warehouse
- Existing condition states:
 - The two retail warehouses hereby approved shall not be further divided into smaller units.
REASON: To comply with the aims and policies of the Unitary Development Plan and in the interest of the viability and vitality of nearby shopping centres

Item 1/04: P/0480/08/CVA continued....

- Unit 1 would have a net floor area of 1,301 m² and continued to be occupied by Staples
- Unit 1A would have a net ground floor area of 556 m² and would be occupied by Paul Simon, which offers curtains, blinds, nets & voiles, tracks, poles and accessories

d) Relevant History

WEST/407/98/FUL Detached building to provide 2 units of non-food retails floorspace totalling 2973sq.m (net) with access and parking. GRANT 19-OCT-00

e) Pre Application Discussion

HA/2007/ENQ/03183

- Sub-Division of existing 20,000 sq ft unit to create a 14,000 sq ft unit to be used by Staples and 6,000 sq ft unit for Paul Simon Curtains; Installation of Mezzanine floor in smaller unit

Comments from Harrow Council's Pre-Application Meeting (paraphrased):

- Must demonstrate that there is a need for the development and all other sequential preferable options are inappropriate and that the vitality and viability of existing centre would not be comprised
- The extra retail units in South Harrow would be of benefit for the future occupants the nearby residential development
- Do not envisage there will be any problems with car parking spaces. A full car parking assessment is not required

f) Applicant Statement

- Comprehensive Design and Access Statement relating to the application
- Detailed Supporting Statement addressing the vitality and viability of South Harrow District Centre using the Harrow Retail Study By Donaldson (2006) and detailed a sequential analysis
- This statement concludes that (paraphrased):
 - Recent market trends have resulted in occupiers leasing smaller units
 - Paul Simon and Dunelm have successfully operated adjacent to each other at various locations throughout the UK, providing more choice for the customers
 - The Donaldson report (2006) demonstrates capacity for further comparison goods retailing in the Borough and the lack of retail warehousing in the Borough generally
 - The proposal would have no impact on Harrow Town Centre or South Harrow District Centre, whereby our health checks demonstrate that both centres have vitality and viability
 - It is evident that there are no suitable, viable or available alternative sites in South Harrow that could accommodate this proposal as they are either too small, in need of significant repair/ redevelopment, also at edge or out of centre locations or have unsuitable servicing and access facilities

Item 1/04: P/0480/08/CVA continued....

- The design of the proposal is sympathetic to the existing development
- The units are sustainable as they will use energy saving methods wherever possible and practical
- The development will result in little additional traffic generation
- The existing car park has considerable capacity and therefore no further parking spaces are necessary
- This proposal accords with planning policy at national, regional and local level

g) Consultations:

Advertisement: | General Notification | Expiry: 13-MAR-08

Notifications:

Sent:	Replies:	Expiry: 07-MAR-2008
2	0	

Summary of Response:

N/A

APPRAISAL

1) Standard of Design and Layout, and Retail Policy

The subject site is located at the edge of South Harrow District Centre and forms part of a small retail park. The proposal seeks sub-divide the existing retail warehouse into two, in conjunction with this application, the applicant has submitted two further applications for the proposal to install a mezzanine floor to the new smaller unit under ref: P/0286/08/CVA and to form a new shop entrance at the front and provision of new service doors at the rear, under ref: P/0483/08/DFU.

In assessing this type of development, all proposals will be considered in accordance with a sequential approach as stated under Policy EM5 of the Harrow UDP. This policy goes onto state that in considering applications for proposals for new retail development at the edge-of-centre or out-of-centre locations the Council will seek to ensure that the developer can demonstrate that firstly there is a need for the development and all other sequential preferable options are inappropriate and secondly that the vitality and viability of existing centres would not be comprised.

The applicant in their supporting statement have demonstrated a sequential approach and have provided analysis of why other vacant sites within and at the edge of the district centre would not be suitable for the proposed development. The applicant has also provided a vast amount of information and analysis in relation to the existing vitality and viability of the Harrow Town Centre and in the context of South Harrow District Centre. It is acknowledged that the original condition was imposed to protect the vitality and viability of the centre. However, given the supporting document provided, demonstrating the justification for the proposed development, it is not considered that the

proposed sub-division of the existing retail unit would be harmful to the vitality and viability of the nearby district centre or the adjacent retail units within the retail park.

In assessing the design and layout of the proposed sub-division, this would mainly relate to internal alterations of this existing building and is therefore considered that the proposal would not have a detrimental impact upon the character and appearance of the locality.

2) Parking Standards

The site has ample car parking area that is shared with the adjacent retail unit and Waitrose supermarket. The servicing of the new unit would be done via the existing service road at the rear. Based on these factors, there are no highway and parking concerns relating to this proposal.

3) Accessibility

The proposed sub-division would encompass modifications to the internal layout of the building. Accessibility concerns will be addressed under P/0483/08/DFU. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

4) S17 Crime & Disorder Act

In terms of the detailed guidance on designing out crime set out under paragraph 4.19 of Policy D4 of the Harrow UDP, the proposed sub-division is considered to be acceptable and would not detrimentally impact upon community safety issues.

5) 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.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
UNIT 1, NORTHOLT ROAD, SOUTH HARROW HA2 0EG
P/0286/08/CVA/SB5

Ward ROXBOURNE

INSTALLATION OF A MEZZANINE FLOOR (IN NEW SUBDIVIDED RETAIL STORE)

Applicant: Lasalle Investment Management

Agent: CgMs Ltd

Statutory Expiry Date: 31-MAR-08

RECOMMENDATION

Plan Nos: Site Plan; 613/01; 613/02; 613/10; 613/11; 613/12; Supporting Statement; Design and Access Statement

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 proposed development hereby approved shall not be used for the sale of food, clothing and shoes (except children's clothing and shoes), sports goods, jewellery, toiletries and pharmaceuticals, china and glass, luggage, books, recorded music, or for optician or video hire business, except where ancillary to the main range of goods sold without the prior written consent of the Borough Council as Local Planning Authority.

REASON: In order to protect the vitality and viability of surrounding shopping centres.

3 The development hereby permitted shall not commence until details of a scheme to provide a lift, in order to facilitate access for disabled people to the Mezzanine floor, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure adequate provision of facilities for use by disabled people in accordance with the policies of the Harrow Unitary Development Plan.

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

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

5. The use hereby permitted shall not be open to customers outside the following times:-

a: 08.00.. hours to 20.00.. hours, Monday to Saturday inclusive,

b: 10.00.. hours to 17.00.. hours on Sundays,
without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

6 Noise generated by the use of the premises as a result of this permission shall not cause any increase in the pre-existing hourly background noise level on the L90 index (the level of noise exceeded for 90% of the time) as measured 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.

7 The emergency vehicle access between the foodstore and the non-food retail warehouses shall only be used for emergency purposes unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interest 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

EM5 New Large-Scale Retail and Leisure Development

EM6 Limiting Goods Sold at Out or Edge of Centre Developments

T13 Parking Standards

T14 Public Car Parking

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All:
http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and

the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if / when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Standard of Design and Layout, and Retail Policy (D4, EM5, EM6)
- 2) Parking Standards (T13, T14)
- 3) Accessibility (C16)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is being reported to the Strategic Planning Committee as the development involves the creation of non-residential floor space that is over 400sqm².

a) Summary

Statutory Return Type:	Minor Retail & Services
Car Parking:	Standard: Employees - 1 per 300-600m ² net site area Customers – 1 per 75-150m ² net site area
	Justified: 2 + 7 = 9
	Provided: 22 (employee for units 1 and 2) 422 (total customer spaces)
Council Interest:	None

b) Site Description

- Large single storey retail unit located in a small retail park
- Existing unit is occupied by 'Staples' office furniture and stationary store
- Attached neighbouring retail unit is occupied by Dunelm Mill (Unit 2), which mainly sells soft furnishing
- To the south of the two units is Waitrose supermarket
- Large communal parking area

Item 2/01: P/0286/08/CVA continued....

- The western boundary of the site is flanked by Industrial units of Brember Road Industrial Estate
- To the north and east of the site is largely residential development
- The application site is located close to South Harrow District Centre
- The site is within walking distance of the Underground station and South Harrow bus services

c) Proposal Details

- Installation of a Mezzanine Floor to the new subdivided retail store (ref: P/0480/08/CVA)
- Unit 1A would have a net ground floor area of 556 m² and would be occupied by Paul Simon, which offers curtains, blinds, nets & voiles, tracks, poles and accessories
- The proposed mezzanine floor would have a gross floor area of 465 m², giving this subdivided unit an overall floor space of 1021 m².

d) Relevant History

WEST/407/98/FUL	Detached building to provide 2 units of non-food retails floorspace totalling 2973sq.m (net) with access and parking.	GRANT 19-OCT-00
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e) Pre Application Discussion

HA/2007/ENQ/03183

Sub-Division of existing 20,000 sq ft unit to create a 14,000 sq ft unit to be used by Staples and 6,000 sq ft unit for Paul Simon Curtains; Installation of Mezzanine floor in smaller unit.

Comments from Harrow Council's Pre-Application Meeting (paraphrased):

- Must demonstrate that there is a need for the development and all other sequential preferable options are inappropriate and that the vitality and viability of existing centre would not be comprised
- The extra retail units in South Harrow would be of benefit for the future occupants the nearby residential development
- Do not envisage there will be any problems with car parking spaces. A full car parking assessment is not required

f) Applicant Statement

- Comprehensive Design and Access Statement relating to the application
- Detailed Supporting Statement addressing the vitality and viability of South Harrow District Centre using the Harrow Retail Study By Donaldson (2006) and detailed a sequential analysis
- This statement concludes that (paraphrased):
 - Recent market trends have resulted in occupiers leasing smaller units
 - Paul Simon and Dunelm have successfully operated adjacent to each other at various locations throughout the UK, providing more choice for the customers
 - The Donaldson report (2006) demonstrates capacity for further

- comparison goods retailing in the Borough and the lack of retail warehousing in the Borough generally
- The proposal would have no impact on Harrow Town Centre or South Harrow District Centre, whereby our health checks demonstrate that both centres have vitality and viability
- It is evident that there are no suitable, viable or available alternative sites in South Harrow that could accommodate this proposal as they are either too small, in need of significant repair/redevelopment, also at edge or out of centre locations or have unsuitable servicing and access facilities
- The design of the proposal is sympathetic to the existing development
- The units are sustainable as they will use energy saving methods wherever possible and practical
- The development will result in little additional traffic generation
- The existing car park has considerable capacity and therefore no further parking spaces are necessary
- This proposal accords with planning policy at national, regional and local level

g) Consultations:

Advertisement: | General Notification | Expiry: 13-MAR-08

Notifications:

Sent: 3 Replies: 0 Expiry: 03-MAR-08

Summary of Response:

N/A

APPRAISAL

1) Standard of Design and Layout, and Retail Policy

The subject site is located at the edge of South Harrow District Centre and forms part of a small retail park. The proposal seeks install a mezzanine floor to the proposed sub-divided retail store (the sub-division is subject to a separate application which is being assessed under P/0480/08/CVA). In conjunction with this application, the applicant has also submitted a further application to form a new shop entrance at the front and provision of new service doors at the rear, under ref: P/0483/08/DFU.

In assessing this type of development, all proposals will be considered in accordance with a sequential approach as stated under Policy EM5 of the Harrow UDP. This policy goes onto state that in considering applications for proposals for new retail development at the edge-of-centre or out-of-centre locations the Council will seek to ensure that the developer can demonstrate that firstly there is a need for the development and all other sequential preferable options are inappropriate and secondly that the vitality and viability of existing centres would not be comprised.

The proposed sub-division of the retail store assessed under P/0480/08/CVA is not considered to materially harm the vitality and viability of the nearby district centre. The proposed installation of a mezzanine floor to the proposed smaller retail unit would intensify the use of the building. However, given the supporting document provided, demonstrating the justification for the proposed development and subject to a condition attached restricting the types of goods that could be sold from the proposed retail store, as per guidance set out under Policy EM6 of the Harrow UDP, it is not considered that the proposed increase in floor space to the new retail unit would be harmful to the vitality and viability of the nearby district centre or the adjacent retail units within the retail park.

In assessing the design and layout of the proposed development, this would mainly relate to internal alterations of this existing building and it is therefore considered that the proposal would not have a detrimental impact upon the character and appearance of the locality.

2) Parking Standards

The site has ample car parking area that is shared with the adjacent retail unit and Waitrose supermarket. The servicing of the new unit would be done via the existing service road at the rear. In addition to this, the subject site is located within close proximity of South Harrow Underground and Bus Services. Based on these factors, the additional floor space created by the proposed mezzanine floor is not considered to have a detrimental impact upon the existing highway and existing parking facilities.

3) Accessibility

The proposed sub-division would encompass modifications to the internal layout of the building. Accessibility concerns will be addressed under P/0483/08/DFU. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

4) S17 Crime & Disorder Act

In terms of the detailed guidance on designing out crime set out under paragraph 4.19 of Policy D4 of the Harrow UDP, the proposed installation of the mezzanine floor is considered to be acceptable and would not detrimentally impact upon community safety issues.

5) 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.

**VIKING HOUSE, 17 PETERBOROUGH
ROAD, HARROW, HA1 2AX**

**Item: 2/02
P/0364/08/CFU/GL**

Ward GREENHILL

REAR EXTENSION AT GROUND TO THIRD FLOOR LEVEL AND ADDITIONAL FLOOR AT FOURTH FLOOR LEVEL TO PROVIDE ADDITIONAL OFFICE (CLASS B1) FLOORSPACE

Applicant: Mr Shany Gupta
Agent: Saloria Architects
Statutory Expiry Date: 20-MAR-08

RECOMMENDATION

Plan Nos: Site Plan; SO7171/1; 7115-01-P2; 7115-02-P2; 7115-03-P1; 7115-04-P1; 7115-05-P2; Design and Access Statement

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

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

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

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

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:

London Plan:

4B.1, 4B.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

T6 The Transport Impact of Development Proposals

T13 Parking Standards

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

Designated Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

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

5 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.

Tel:- 0645 200800.

6 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) Principle of Development and Character and Appearance of the Area (4B.4) (D4, D7, EM15)
- 2) Residential Amenity (D4)
- 3) Transport Impacts (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Offices, R & D and Light Industry
Site Area: 793m²
Car Parking: Standard: 4
Justified: 20
Provided: 19
Council Interest: None

b) Site Description

- Four-storey, flat roofed office building set back approximately 4m from rear of footway on Peterborough Road
- Access to parking area at rear is via a no-through road (Carnegie Road) on southern flank
- To the south is a four/five storey office building
- To the north is a four-storey office building
- There are three-storey properties on the opposite side of Peterborough Road. These have commercial uses at ground floor with office and residential uses on the upper floor
- Premises is within Harrow Metropolitan Centre

c) Proposal Details

- Ground to third floor rear extension, 8.26m deep, with fourth mansard floor over extended building
- Mansard roof extension would add 2.8m to overall height of building
- Mansard roof would have three dormer-style windows on the front elevation, two on rear elevation, 9 on Carnegie Road (southern) elevation and 6 on northern elevation, together with three windows by the service area
- Ground floor of rear extension would be open at the rear to accommodate car parking and refuse storage

Revisions to Previous Application:

Following the previous decision (P/3235/04/COU) the following amendments have been made:

Item 2/02: P/0364/08/CFU continued....

- Application for full permission rather than outline
- Size and scale of development is identical
- Net reduction of 1 car parking space

d) Relevant History

LBH/6621/8	Erection of 4 storey building comprising 9999 sq. Ft. Office accommodation with provision of access road and parking area (outline)	GRANT 17-JAN-1977
LBH/6621/9	Erection of 4 storey office block with provision of access road and parking spaces (details pursuant to outline permission dated 17th January 1977.	GRANT 02-JUN-1977
LBH/6621/10	Provision of entrance canopy and reception area to office	GRANT 09-MAR-1978
LBH/6621/12	Retention of 4 storey building comprising 10,419 sq ft of office accommodation and provision of access road and parking area	GRANT 09-NOV-1978
P/3235/04/COU	Outline: rear extension at ground to 3rd floor level and additional floor at fourth floor level	GRANT 23-FEB-2005

e) Pre Application Discussion

PAT/ENQ.02322/06/06/07 – Conversion into 23 residential units

- Conversion of building for 100% residential use is not desirable

f) Applicant Statement

- Application site is within Harrow Town Centre with associated facilities and transport links
- Extension and new floor is designed to be sympathetic to immediate surroundings and to make a positive contribution to the area
- Scale, bulk and form would match 21-217 Peterborough Road and would not visually dominate other buildings
- Access to upper floors would be via stairs and lift. Development would conform to Part M
- 80% of floor space would have natural light

g) Consultations:

Highways Engineers: No objection.

Drainage Engineers: There may be sewers crossing/adjacent to the site, so no development would be permitted within 3m of the sewers.

Notifications:

Sent:
38

Replies:
1

Expiry: 27-FEB-08

Summary of Response:

Parking pressure

APPRAISAL

1) Principle of Development and Character and Appearance of the Area

The principle of the bulk, size and scale of the proposed development has already been established in the previous outline permission detailed above.

The application site is located within Harrow Metropolitan Centre and has good access to transport and other facilities. As such, the site is considered suitable for commercial uses, and for an intensification of business use on the site.

The provision of an additional floor and the rear extension would not have a significant impact on nearby properties, given that the additions would abut other commercial buildings.

A condition requiring the materials of the external surfaces to be approved has been added to ensure that the finished appearance of the development would not be out of keeping with other properties in the immediate area.

The proposal would be an appropriate design solution to create an additional 633m² of floorspace that would not be unduly obtrusive and would not be detrimental to the character or appearance of the locality.

2) Residential Amenity

The nearest residential façade is approximately 20m from the front of the building in Peterborough Road. This separation is considered sufficient that there would be no overshadowing of, or overlooking of, those residential properties. To the rear of the property, there would be a separation of approximately 30m between the windows in the rear extension and the rear gardens of adjoining residential properties, together with partial screening provided by large trees on the common boundary line. This separation is considered sufficient to avoid overlooking or overshadowing of neighbouring residential properties.

Although new windows would be provided along the north and south elevations within close proximity of the neighbouring properties, these are not considered to be unreasonable given the neighbouring buildings are commercial offices. Notwithstanding this, an informative advising the applicant that these flank windows will not prejudice any future development of the neighbouring properties has been added.

3) Transport Implications

Although the proposal would result in a two-thirds increase in floorspace at the site, it would also result in the loss of one car parking space. However, the proposed parking provision of 19 spaces would still be in excess of the requirements of current parking restraint policies in the UDP.

Given the proximity of the site to transport facilities, the level of car parking provision is considered acceptable and it is considered that the proposal would not give rise to additional parking demand in the surrounding controlled parking zone.

4) S17 Crime & Disorder Act

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

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.

**FORMER GOVERNMENT OFFICES
HONEYPOT LANE, STANMORE**

**Item: 2/03
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. Application was deferred from Development Management Committee on 27 February to await EA acceptance of 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
- 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 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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

including a business incubator centre;
creation of a new access onto
Whitchurch Lane; associated flood
alleviation, landscaping, car parking and
highway works

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

Item 2/03: P/4037/07/CDP continued....

this application is recommended for approval.

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

**Item: 2/04
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. Application was deferred from Development Management Committee on
27 February to await EA acceptance of 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
- 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 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	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

including a business incubator centre;
creation of a new access onto
Whitchurch Lane; associated flood
alleviation, landscaping, car parking and
highway works

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) Proposed Water Storage/Attenuation Details

The Council's Drainage Engineer has discussed the proposed details with the

Item 2/04: P/4036/07/CDP continued....

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.

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: 2/05
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. Application was deferred from Development Management Committee on 27 February to await EA acceptance of 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
- 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

- 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
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	REFUSE 04-MAY-07

	Whitchurch lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application	
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 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 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

Item 2/05: P/4040/07/CDP continued....

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

LAND FORMING PART OF Item: 3/01
WOODPECKERS, MOSS LANE AND 9 P/0208/08/CFU/SB5
EASTGLADE
PINNER

Ward PINNER

DEMOLITION OF 9 EASTGLADE AND ERECTION OF 3 SINGLE/ TWO STOREY DETACHED HOUSES WITH ACCOMMODATION AT LOFT LEVEL WITH DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE

Applicant: Village Homes (Southen) LLP

Agent: Robin Bretherick Associates

Statutory Expiry Date: 11-MAR-08

RECOMMENDATION

Plan Nos: 929-SP1A; 932/ P1; P2; P3; Preliminary Protected Species Survey; Arboricultural Implication Study and Tree Protection Strategy; Highway Survey; Design and Access Statement

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies D4, D5, D9, D11, D14, D15 and D16 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).

2 The proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance and resulting in a potential loss of outlook and privacy to nearby occupiers to the detriment of their amenities contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).

3 The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development and this together with the existing unsatisfactory sight lines at the junction of Eastglade and Moss Lane would be prejudicial to highway safety within the site and in the vicinity contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).

4 The proposal would result in the topping/ lopping and/or the loss of protected trees of significant amenity and landscape value, which would be detrimental to the character, and appearance of the locality, contrary to policies D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).

5 The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).

6 The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to policy 3A.4 of the London Plan and the Supplementary Planning Document: Accessible Homes (2006).

INFORMATIVES

1 INFORMATIVE:

The following policies in the London Plan and-or the Harrow Unitary Development Plan are relevant to this decision:

London Plan:

3A.1, 3A.2, 3A.4, 3A.5

Harrow Unitary Development Plan:

EP20, EP26, EP27, EP28, EP29, EP30, D4, D5, D9, D10, D11, D14, D15, D16, D20, D21, D22, H10, T13, T15

Planning Policy Statement 3: Housing

Supplementary Planning Guidance, Extensions; A Householders Guide (2003)

East End Farm Conservation Area Policy Statement

Supplementary Planning Guidance, Designing New Development (2003)

Supplementary Planning Document 'Accessible Homes'" (2007)

Supplementary Planning Document 'Access for All'" (2007)

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Standard of Design and Layout (D4, D9, SPG)
- 2)** Residential Amenity (D4, D5, SPG)
- 3)** Impact on Conservation Area and Setting of Listed Buildings (D4, D11, D14, D15, D16)
- 4)** Parking Standards (T13)
- 5)** Accessibility (3A.5) (SPD)
- 6)** Trees and Biodiversity (EP26, EP27, EP28, EP29, EP30, D10)
- 7)** Archaeological Importance (D20, D21, D22)
- 8)** Housing Provision and Housing Need (3A.1, 3A.2, 3A.4, 3A.5) (H10)
- 9)** S17 Crime & Disorder Act (D4)
- 10)** Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	Minor Dwellings
Conservation Area:	East End Farm
Tree Preservation Order	369
Car Parking:	Standard: 5.4
	Justified: 6
	Provided: 6
Council Interest:	None

b) Site Description

9 Eastglade

- Two storey detached dwelling located close to the dead end of Eastglade
- Built in the early 1960's
- The dwelling has extended at the side at two storey level
- Land to the north rises
- Large wide wedge shaped rear garden, mainly laid to lawn with mature trees adjacent to the site boundaries
- Neighbouring detached dwelling no.8 is extended at the side at first floor level with a side dormer, which consists of flank windows overlooking no.9
- Neighbouring detached dwelling no.10 is set further forward within the plot and is un-extended.

Woodpeckers

- Part of the rear garden of the modestly sized detached bungalow located on a substantially spacious plot
- Access to this dwelling is via a private access road of Moss Lane
- This dwelling was constructed around the early 1950's and has been extended to include additional living space at roof level
- The vast part of the garden area as existing originally formed part of East End House.
- The dwelling itself is largely screen from view of neighbouring dwellings by dense vegetation along the eastern site boundary.
- Part of the western site boundary adjacent to nos. 4 and 5 Paines Close is of timber board fencing which has a clear view to the upper levels of the dwelling houses on these plots. The remaining site boundary adjacent to Paines Lane Cemetery is densely vegetated.
- Land to the south slopes away, a steep ditch adjacent to the southeast site boundary
- The southern boundary treatment adjacent to nos. 8-10 Eastglade is also densely vegetated.
- The site consists of a tennis court and a large pond
- A small strip of land adjacent to the rear site boundary with East End House falls within East End Farm Conservation Area

Overall Site/ Character Analysis

- Eastglade forms part of an established cul-de-sac consisting of 14 detached dwellings that are set back from the main highway.
- The highway itself is relatively narrow and consists of two turning heads, of which one is directly located in front of no.9 Eastglade

Item 3/01: P/0208/08/CFU continued....

- The applicant site largely falls outside East End Farm Conservation Area (sited to the east of the site), which is characterised by 7 principal buildings set on a former farmyard with medieval roots and of which 5 buildings are statutory listed.
- The western site boundary to Woodpeckers is adjacent to a archaeological priority area and a historically important cemetery
- The site is subject to a Tree Preservation Order (TPO) 880

c) Proposal Details

- Demolition of no.9 Eastglade to form the access road from Eastglade to the proposed development
- The proposed layout of the internal access road would be meandering with an average width of 4.8m reducing down to 3.2m (when entering the site forming part of Woodpeckers)
- 3 two storey detached houses, 5-6 bedroom each, are proposed forming a small irregularly shaped cul-de-sac layout
- The proposed dwellings would be single/ two storey high with living accommodation in the roof space
- The proposed dwellings are shown to have hipped roof over with a number of small dormers along the roof over the single storey part of the dwellinghouses
- Each dwelling would have a detached double garage with a combined bin store at the side

Revisions to Previous Application:

Following the previous decision (P/2309/07/COU) the following amendments have been made:

- Full plan application
- Reduction from 4 house to 3 house
- Reduction in height of each proposed dwelling

d) Relevant History

P/2309/07/COU	Demolition of 9 Eastglade and erection of 4 two storey detached houses with accommodation at loft level with double garages, layout of access road and vehicular access onto Eastglade (outline application for layout, access and scale)	REFUSE 01-OCT-07
		APPEAL LODGED

Reasons for Refusal

1 The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies SD1, SH1, D4, D5, D9, D11, D14, D15 and D16 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).

2 The proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance and resulting in a potential loss of outlook and privacy to nearby occupiers to the detriment of their amenities contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).

3 The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development and this together with the existing unsatisfactory sight lines at the junction of Eastglade and Moss Lane would be prejudicial to highway safety within the site and in the vicinity contrary to policies SD1, D4, T13 and T15 of the Harrow Unitary Development Plan (2004).

4 The proposed development by reason of its size, scale and layout would have the potential for severe pruning of the existing trees which could result in the loss of trees of amenity value to the detriment of visual amenity and the character of the area contrary to policies SD1, D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).

5 The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

PAT/ENQ.2320/21/06/07

Demolition of 9 Eastglade and erection of 9/10 apartments in the rear garden of Woodpeckers

Comments of Harrow Council's Planning Advice Team

Principle/ Context/ Scale/ Character

- Object to the principle of both the demolition of 9 Eastglade and erection of 9/10 apartments in the garden of Woodpeckers
- The established character of the area consists of single detached dwellinghouses; there are no blocks of flats
- The demolition of the bungalow would detract from the modest domestic character of the cul-de-sac, and represent a significant disruption in this road
- The introduction of an access road in its place would be visually obtrusive and result in disturbance and activity that would be detrimental to the amenity of the residents in Eastglade
- The proposal would be out of context with the character of the locality
- The excessive bulk, scale and massing of the proposed block would be extremely obtrusive in the surrounding area and have a detrimental impact on the appearance of the established semi-rural character of this area
- The proposals would detract from the setting of the listed buildings in the adjacent conservation area

f) Applicant Statement

- A detailed Design and Access statement has been submitted with the application

g) Consultations:

CAAC:

The Pinner Association: Objects for the following reasons:

- Whilst the number and height of the proposed buildings has been reduced the proposed houses are still too large in that they would dominate the area around them and would be too prominent in the landscape in relation to the neighbouring properties
- The proposed backland development would have a detrimental effect upon the setting of the East End Farm Conservation Area. It certainly would neither preserve nor enhance it
- We still have concerns regarding the adequacy and route of the proposed access road particularly for emergency and service vehicles or, indeed, any other large vehicles. Also the entrance of this road into Eastglade could have a problem with the sightline to the left where clear visibility cannot be guaranteed across the front garden of No.10 Eastglade
- Nos.8 and 10 Eastglade would suffer permanent harm should this scheme proceed. The amenities which these properties currently enjoy such as secured side access, privacy and peace and quiet would be irredeemably damaged if No.9 Eastglade were to be replaced by a road

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English Heritage: Objects for the following reasons:

- Site is situated in an area where archaeological remains may be anticipated
- The site has not been subject to substantial disturbance
- The proposed development may, therefore, affect remains of archaeological importance
- No further work needed to be undertaken prior to determination of this planning application but that attaching a condition to consent should reserve the archaeological position granted under this application
- Recommend a 'negative' condition, in line with PPG 16, Para. 30, to secure an initial field evaluation
- Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

Advertisement:	Character of Conservation Area Setting of a Listed Building	Expiry: 28-FEB-08
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Notifications:

Sent: 244 Bat Survey	Replies:	Expiry: 19-FEB-08
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Summary of Response:

The site adjoins the East End Farm Conservation Area and will be visible from it. This land was originally part of East End Farm and development on this historic site and equally Paines Lane cemetery, should not be permitted; bulk of development is on green open space – will create a precedent for future similar developments, destroying the character of this area; overbearing scale of the proposed development does not respect the character of the immediate surrounding area which is predominately made up of 1920's and 1930's detached houses; the new access road would look out of character against Eastglade and would destroy the homogenous character of Eastglade; the form of development is not in keeping with the surrounding area and represents an unacceptable overdevelopment of the site; the scale of the development is detrimental to the character of the area; significant loss of privacy; loss of amenities and unreasonable interference with the enjoyment of our land; the proposed development will overlook the historic Pinner cemetery; noise pollution during construction activity; exacerbate the drainage problems in the area – soil is impervious; impact on local infrastructure – the proposed development is likely to attract a number of families with school area children; the building of (net) 3 properties hardly meets Harrow housing needs; Increased car parking along the cul-de-sac; traffic is already an issue – increased number of cars on the road; limited visibility on Moss Lane, with tight corners; Eastglade is too narrow to accommodate construction vehicles safely ; refuse vehicles have to reverse down the close as there is insufficient turning space; development will increase the chances of road accidents, especially as the visibility at the road exit from Eastglade into Moss Lane is limited due to a bend in Moss Lane; no Visitor parking is provided on the proposed site; the proposed development and Eastglade cannot cope with the additional parking demands of for additional larger dwellings; the proposed access road has a small turning head which is poorly designed; the new access road would prejudice the safety of pedestrians/ children venturing onto it; there are numerous mature trees on the site, many protected by Tree Preservation Orders, which should be defended; the development will disturb natural habitat, it is likely that any development of the site will seriously degrade it as a stag beetle habitat; there are natural ponds and several drainage ditches on the site, with the adjacent ground having a history of flooding. Increased run-off from roofs and paving will increase all of these problems; highlight the developers report on Bats in the area as incorrect – an independent Bat survey was commissioned by residents of Eastglade; the report to which has been submitted to the Council; the impact of the development in terms of subsidence in the area.

APPRAISAL

1) Standard of Design and Layout

This application follows on from a previous application for this site P/2309/07/COU for which planning permission was refused for reasons stated above.

Policy D4 states that the Council will expect a high standard of design and layout in all developments including in terms of site and setting, context, scale and character, layout access and movement, landscape and open space and adequate refuse storage.

The existing pattern of development in the vicinity is one of detached houses on large open plots, semi rural in appearance with plenty of space around the buildings. The existing properties are of differing styles from Grade II* Listed Tudor cottages to late 20th C build. Policies D4 and D5 aim to protect the character and amenity of the vicinity from any adverse impacts from new developments. The proposed scheme has been revised from that proposed under P/2309/07/COU to show three detached houses, with accommodation at roof level. In this application the proposed houses would be lower in height, a difference of 1m from that previously proposed under P/2309/07/COU. In terms of design, the proposal has sought to take on design elements of the surrounding locality. However the proposal in its revised form is still considered to be excessive in scale and bulk and substantially larger than the properties in the vicinity. Each of the proposed houses have been shown to have up to 5-6 bedrooms, in case of Plot 3, 7 bedrooms, and at ground floor generous living accommodation has been shown. The proposal therefore, would not respect the existing pattern of development and would be out of context with the character of the locality, and would be out of character with the semi-rural character of the area. It is considered that this application fails to meet the objectives of policy D4 as the proposed development would be out of keeping with the scale and character of the surrounding environment and would be inappropriate in relation to other buildings adjoining and in the street. Buildings should respect the form, massing, composition and proportion of the surrounding townscape. This proposal would not respect the prevailing urban grain.

The demolition of No. 9 Eastglade would result in a break of the established pattern of development in the cul-de-sac. This would be detrimental to the character and appearance of the street scene and visual amenities of the neighbouring occupiers. The introduction of an access road in its place would be visually obtrusive and resultant disturbance and activity would be detrimental to the amenity of the residents in Eastglade.

The SPG: Designing New Development requires new development to provide a positive contribution to the public realm. It is considered that the layout of the houses would not provide this positive contribution. The proposed layout would not provide a positive contribution to the public realm. The proposal would lack distinction between public and private spaces.

The scheme has little regard for context or character of the surrounding area and would impact on land that is largely open, historic and rural in form and nature. As such it is considered that the layout of the scheme and the resultant relationship between the houses would be detrimental to the character of the vicinity and to the visual impact of neighbouring occupiers.

It is considered that the proposal would also have poor connectivity by virtue of its cul-de-sac layout, with longer, indirect routes for pedestrians and poor permeability. The development would not encourage pedestrian movement and would therefore favour vehicular movement. The access road into the proposed development is long and exacerbates the scheme's isolation from the surrounding area contrary to policy D4 (paragraph 4.14) and the SPG: Designing New Development 2003 pgs 9 and 10.

2) Residential Amenity

Policy D5 asserts that new residential development should provide amenity space that is sufficient to protect the privacy and amenity of occupiers of surrounding buildings, sufficient as a usable amenity area of the future occupiers and as a visual amenity.

Amenity space can form a 'visual' amenity setting for buildings and/or form a 'usable' amenity area in the form of gardens or private communal areas. The revised scheme shows the proposed houses would have private amenity space allocated to each unit. This amenity space has been shown to be slightly larger than the 10 to 15 metres, deep rear gardens proposed under P/2309/07/COU. Under this proposal the amount amenity space would vary between 12 to 18.5 metres (the deepest being for Plot 3). Policy D5 of the UDP does not impose a minimum or maximum standard for the provision of useable private amenity space, but with assess each case against the standard of amenity in the surrounding area. The surrounding area is characterised by large spacious gardens measuring in excess of 20 metres. It is considered that the proposal would have comparatively smaller amount of amenity space than its surrounding area. In addition to this the proposal would also substantially reduce the available amenity space for the existing property at Woodpeckers.

It is considered that there would be an unacceptable level of overlooking to existing neighbouring properties from the proposed houses. Those neighbours most likely to be affected are in Paines Close abutting the rear boundary of house on Plot 1. Plot 1 is set above the neighbouring properties and occupiers of the first floor of this house would be afforded views into the rear gardens of the properties on Paines Lane. Also the development would result in the loss of privacy and amenity for the occupiers of the existing house at 'Woodpeckers'. It is considered that the separation from the rear amenity spaces of the proposed houses on Plots 2 and 3 and Woodpeckers would not be sufficient to mitigate any unacceptable impact.

The demolition of 9 Eastglade and the creation of a new access road would cut across the full depth of the original plot and would be sited within close proximity of the flank boundary and rear gardens of nos. 8 and 9 Eastglade, it is considered that the proposed layout of this access road would give rise to conditions prejudicial to the amenities of the of existing occupiers of the properties at No.8 and 10 Eastglade due to noise and associated disturbance.

3) Impact on Conservation Area and Setting of Listed Buildings

It is considered that the proposal would detract from the neighbouring Listed Buildings and the adjacent Conservations Area. The conservation area boundary is drawn to include a farmyard with mediaeval roots, containing a total of 7 principal buildings of which 5 are statutorily listed as being of outstanding architectural and historic character. Just as important as the buildings themselves is their layout and disposition, the spaces created between and surrounding openness of large gardens. Such an area is therefore of great importance to the Borough for its historic, social and aesthetic interest. Policy D11, D14, D15 and D16 all express the need to protect the Borough's cultural and historic heritage.

Bulk of the site is currently Woodpeckers' garden, which acts as a visual break between the conservation area and surrounding post-war residential development. The cumulative impact of the scale, layout, massing, proportions of the development would not be respectful to the character of the conservation area or to its constituting historic assets. It would have the effect of substantially increasing the density of surrounding built fabric, and would therefore detrimentally encroach upon the historic farmyard setting. The resultant loss of openness would remove the important reference to past agricultural land and also intrude upon the setting of a number of listed buildings. In addition to this, proposals would be of greater mass and height than all surrounding buildings including East End House. This would therefore be detrimental to the setting of the historically important and Statutorily Listed buildings of East End Farm. This is contrary to policy D11 that states that any development that may adversely affect the character or setting of Listed Buildings will not be permitted.

The proposed development therefore would put excessive pressure on, and be damaging to the character and appearance of the listed buildings and the conservation area, the setting of which it is of vital to protect. Also the height, massing, layout and obtrusive character of the proposed development would adversely affect the views into and out of the neighbouring conservation area contrary to policies D11 and D15.

4) Highways and Parking Standards

The proposed development has shown off street parking for two cars per dwelling which accords with the Council's parking standards maximum requirement, a refusal on grounds of parking could not be substantiated in this case.

However taking into account the comments made by the Highway Engineer the proposed layout of the access road would be inadequate in terms of width and manoeuvrability for refuse vehicles or other larger vehicles of similar size to enter and leave the site without prejudicing the safety of the highway users. Similarly the present visibility sightlines, looking north at the junction of Eastglade and Moss Lane is already at a substandard level, the supporting highway survey submitted with this application also confirms this position. It is considered that the proposed development would result in the increased intensity of vehicle movement at this junction and within which would

exacerbate this existing situation further and would potentially be a detriment to the road safety at this junction. In addition to this, Eastglade itself is a relatively narrow road with limited on street parking. The internal access road is primarily designed for vehicular movements and it does not take into account of the needs of pedestrians.

Although, this application is supported by an independent traffic survey of Moss Lane, in absence of Council's own data relating to peak flow of traffic in this area, the validity of the information provided cannot be tested. As such, a conclusive assessment of the submitted survey cannot be provided without the Council undertaking it's own traffic survey of the area, which would be beyond the timescale of this application.

5) Accessibility

All new build residential developments must fully comply with the Lifetime Homes standards. The applicants design and access statement contends that the houses would be compliant with relevant provisions of the Lifetime Homes standards. However, the Council's Access Officer considers that the proposed location of the future vertical lift should be relocated to a better location, such as the hallway to ensure that it causes minimum disruption to the home. In addition to this bathrooms should adhere to the guidance given in the Council's Accessible Homes SPD. The proposed development fails to meet points 1, 2, 6, 10 and 12 of the Lifetime Homes standards stated on pages 8-9 of the Council's SPD.

6) Trees and Biodiversity
Biodiversity

The development proposed on well-established gardens, which in part are adjacent to a Paine's Lane Cemetery and a Site of Local Importance for Nature Conservation, it is acceptable to believe that wildlife is currently using the site and maybe impacted upon by the development. Currently the information provided with this application is insufficient in providing up-to-date information regarding the presence or absence of protected and priority species and also the impact the development would have if any species are found to be present.

PPS9 states that planning decisions should be based upon up-to-date information about the environmental characteristics of the area. It also states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity interest. There are concerns that this application does not meet the requirements of this national guidance or the Harrow UDP policies.

The existing pond within the rear garden of Woodpeckers would be significantly reduced or lost to accommodate the development. Although the site may be poorly maintained which indicates a limited wild life value, the proposal does not assist in any way to preserve or enhance wild life, and the proposal would prejudice nature conservation, contrary to policy EP26 of the Harrow UDP.

Moreover it is possible that protected and priority species are found within the

proposed development site, by virtue of the area being gardens, which are partly adjacent to a Site of Local Importance for Nature Conservation. A report 'Preliminary protected species survey at Woodpeckers, Moss Lane and 9 Eastglade Pinner', produced by Halburn Consultants, was received. This report acknowledges the existence of certain protected species within the proposed development site. However this report does not provide sufficient information to allow this application to be approved on biodiversity grounds. No account has been taken of the "Greenspaces Information for Greater London" (GIGL), which would have enabled the applicant to know which protected and priority species have been recorded within and in the vicinity of the development site. This needs to be undertaken; from the current report it is not possible to determine if the surveys and mitigation measures recommended in the report are sufficient. As such insufficient information has been submitted as part of the application and in the absence of such information, the proposal would be harmful to preservation of nature conservation.

Trees

Many of the on-site/off-site boundary trees are subject to TPO Nos. 369 or 880, or the East End Lane Farm Conservation Area. A tree protection survey has been submitted with this application. The Council's Arboriculture Officer considers that the proposal could be implemented and would have little effect on the Root Protection Areas of the trees to be retained on site. However, given the aspect of the proposed site layout (plot 1 & 3), full regard has not been given to post development pressure on retention trees.

On the southern side of this Plot 1 there is a substantial mixed hedge and moreover, a protected 13m high, grade B Oak tree (TPO No 880) and protected 14m high grade B Field Maple. It must be noted that the Oak is young and therefore has considerable scope to increase in size (height & width). If the crown spread of the Oak is correctly plotted, on the supplied plan, then in the short-term, Oak branches will strike the building. The mixed hedge and 14m Field Maple will cast significant shade over study and drawing room.

As a result of the above, and falling tree debris problems, there would be considerable post development pressure to lop these trees back. Measured off plan the above trees and hedge are at maximum only 2.5m from Plot 1: this is obviously well within their height distance to the building.

On the eastern side of Plot 3, there is a line of mixed trees species that are sited in the East End Lane Farm Conservation Area. Three of the trees have heights of 11-12m and the Oak is a grade B tree. In terms of the Plot layout, there is a kitchen and breakfast room. The aforementioned tree line would cause similar problems of overshadowing to these rooms. This would result in similar post development pressure on these trees. Measured off plan the above trees are at maximum only 3.5m from Plot 3: this is obviously well within their height distance to the building. Based on the comments made by the Councils Arboriculture Officer, a refusal on tree grounds could be substantiated for post development pressure on retention trees

7) Archaeological Importance

The applicant site falls just outside the archaeological priority area, as shown under text map 8 in the Harrow UDP (2004), however as the site is adjacent to Paines Lane Cemetery, and taking into consideration the comments made by the English Heritage, the site may possibly have archaeological remains and as such in the event of an acceptable proposal, the approval of development on this site could be addressed by an appropriate planning condition to ensure that the implementation of a programme of archaeological work is first submitted to the local planning authority prior to development commences.

8) Housing Provision and Housing Need

PPS3, the London Plan Policies 3A.1, 3A.2, 3A.4 and 3A.5 seeks the provision of additional housing to meet a wide range of housing need and demand. There is continuing population increase and growth in the numbers of households requiring housing in both London as a whole, and Harrow in particular. The London Plan states the target for the Borough of Harrow to provide 4000 new dwellings over the next ten years or 400 per year. In the past two years Harrow has exceeded this number with 666 new dwellings created in the 2006/07 financial year ending in March 07. PPS 3 states *inter alia* that development should create places; streets and spaces, which meet the need of people, are visually attractive, safe and maintain and improve local character. Developments would need to demonstrate how well it integrates with, and complements the neighbouring buildings and local area. As such, there is not a pressing need for the Council to grant permission for additional housing to meet its housing target over unsatisfactory developments that would be detrimental to the character of the locality and which clearly fails to meet the policies set out under the Harrow UDP, national and regional policies.

9) S17 Crime & Disorder Act

The proposal would in effect create a new cul-de-sac development. Although cul-de-sacs exist in the vicinity, they lead off existing main routes such as Moss Lane or Paines Lane, and are not formed off existing cul-de-sacs. The proposed layout would result in providing housing that is tucked away and cut off from active routes and frontages. This has significant crime and safety implications, with development that would have little natural surveillance and which would encourage anti-social behaviour (contrary to the assertion in the Design & Access Statement that it would be "well-protected). It would lead to pressure to gate the street off (as the D&A Statement acknowledges), further isolating the development from its surroundings and damaging the street scene.

10) Consultation Responses:

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

- Dealt with above

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments

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received in response to publicity and consultation, as set out above this application is recommended for refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None