

SECTION 1 – MAJOR APPLICATIONS

NOWER HILL HIGH SCHOOL, GEORGE V AVENUE, PINNER **Item: 1/01**
P/1179/08/CFU/AF
Ward HEADSTONE NORTH

THREE-STOREY EXTENSION TO SCHOOL TO PROVIDE POST-16 EDUCATION FACILITY AND ASSOCIATED WORKS

Applicant: Harrow Council
Agent: Wintersgill
Statutory Expiry Date: 12-JUN-2008

RECOMMENDATION

Plan Nos: P100, P101, P102D, P103, P104, P105A, P106A, P107A, P108A, P109, 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 Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

3 The development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

4 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6 The 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.

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

8 The development hereby permitted shall not be occupied until 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.

9 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

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planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until 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.

11 The development hereby permitted shall not proceed beyond ground floor level dpc until details of a scheme to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation 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 retained so that it provides the required level of generation.

REASON: To ensure the development meets the basic requirements of London Plan policies 4A.1 and 4A.7.

12 The development hereby permitted shall not be occupied until a revised Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents, and in the interests of highway safety.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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:

- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.7 Renewable Energy
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment

Harrow Unitary Development Plan:

- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces
- D4 Standard of Design and Layout
- 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 applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

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:

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 Area (4A.1, 4A.3, 4A.4, 4A.7, 4B.1) (C7, D4)
- 2) Residential Amenity (EP25)
- 3) Access for All (4B.5) (C16)
- 4) Parking and Highway Safety (T6, T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major development, all other
Site Area: 2.72 hectares
Proposed Floor Area: 1100m²
Car Parking: No proposed change (61 existing)
Council Interest: Council owned

b) Site Description

- The site is located adjacent to George V Avenue, with frontages to both George V Avenue and Pinner Road
- The original school was built in 1929 and since then has been extended over the years
- The school is made up of a number of buildings 2-4 stories in height, mainly located to the south of the site. Playing fields and games courts are located to the north of the site
- The site is accessed from both George V Avenue and Pinner Road
- Part of site designated open space

c) Proposal Details

- Three-storey extension to provide purpose-built sixth form accommodation on the site
- Extension to north side of existing three-storey gymnasium and two-storey maths block
- Extension will link through to existing maths block at first floor level
- Vehicle access from George V Avenue to be realigned to provide for new extension
- Existing gymnasium to be reclad in matching materials

d) Relevant History

None

e) Pre Application Discussion

- Applicant stated that since September 2006 the temporary accommodation for the 6th form has not met requirements for the curriculum
- Proposed scheme for the 6th form entry is 3 storeys in height – includes removal of a block at the eastern end of the school, with the new

development at the northern end to link with the school at 1st floor level

- Access to be altered to accommodate enough space for the proposed 3 storey building
- Proposed building would be slightly below ground floor level - 90% of the teaching accommodation would be allocated to the northern side ensuring full potential of natural light and good views
- Ground floor to comprise toilets / staff accommodation, a lift is to be incorporated
- 1st floor – 4 x teaching classrooms (steps to be incorporated on each floor to gain access to existing corridors)
- From the 1st floor up, the classrooms would be shifted out by 1 metre - this would provide natural ventilation
- 2nd floor – large open plan space with one removable partition
- 2nd floor creeps onto roof with additional 5 metres for IT suite, staff office, toilets and cleaners cupboard
- Plant room on roof to be located to the rear of the scheme and therefore would not be visible from the streetscene
- Incorporation of roof lights (natural light), ventilation stacks, 10% sustainability, solar power to heat water and electricity
- Gym – at present fully glazed, needs glazing reduced to overcome overheating – design to match new building
- Materials would relate to original Victorian school building and the more modern school building
- There would be matching façade on stairwell which would be approximately 1 metre above existing building line – applicant felt that this would raise the character and impression gained from the road
- Applicant stated that 50% of students walked to the school and 80% lived within a 2 mile radius
- Access Road – altering dropped kerb onto George V Avenue – applicant asked whether the central crossover could be removed or moved 4 metres
- Officers advised that currently the accident record was satisfactory at this location and that moving the crossover was acceptable
- However, Officers cautioned that from a safety aspect, it should not be accommodated at the first point of call
- Applicant should also bear in mind that any adjustment to the central reservation would require a monetary contribution to the highways department
- Applicant was advised to submit snapshots of peak periods with their application to support their case for moving the central reservation
- In principle the proposed development was constrained within the built environment with only a slight encroachment from the proposed road onto the open space
- In terms of the temporary units shown on the plans, Officers noted that the plans actually showed the parking area
- Applicant was advised that when they submit their application they must show on the plans the temporary units that would be removed - Applicant stated that the end temporary unit would be removed, and also informed Officers that currently the temporary units were used for Year 7 transfers
- Applicant was looking into the additional needs to accommodate Year 7 -

Officers advised that Applicant would need to check the time limit on the temporary units as they may need to reapply for an extension of time

- Applicant was advised that when depositing the application they should provide as much detail as possible, and also include in their Design and Access Statement an explanation as to how the scheme has developed, how it has grown and where it is today
- No issues were raised in relation to bulk / massing of the development and Officers also felt that there should be no objections from neighbours opposite the school, as they would now have views of a more attractively designed modern school
- Natural surveillance to the main entrance was acceptable and closing off the covered access area to the canteen was noted – Applicant was advised to chamfer the pedestrian access to the main entrance to the school
- With reference to the future development for Year 7, Applicant was advised that Members would want to see what the future development would consist of within your Design and Access Statement
- Crime prevention strategy should also be incorporated
- Applicant should also address in their Design and Access statement safe evacuation for all students – the school must have plans to get students / teachers safety out of building e.g. chair lifts / sledges
- Sustainability issues, use of light tubes to reflect light and use as natural ventilation

f) Applicant Statement

- School's Sixth Form opened in September 2006 and has 125 students
- No dedicated areas or facilities currently exist for the sixth form, so students spread through existing and temporary buildings, which do not comply with curriculum requirements
- Three-storey extension to provide dedicated sixth form accommodation which complies with curriculum requirements
- Location chosen as has no impact on on-site parking and only minimal impact on the open amenity space
- Chosen location sits harmonious against the existing three-storey gymnasium, and the two-storey maths block to the west
- Third floor to site over maths block to maximise provision while limiting footprint.
- Existing gymnasium to be re clad in matching terracotta tiles to improve overheating due to fully glazed front elevation, and to modernise appearance of the building
- Ramped entrance provided to new extension, lift to all floors, and link through to existing maths block at first floor level
- No trees to be felled, but works to be carried out under trees, so tree protection plan to be prepared
- Proposal provides a sustainable, accessible dynamic scheme which meets the requirements of the school and enhance the school's image

g) Consultations:

Advertisement: | Major Development | Expiry: 5-MAY-2008

Notifications:

Sent: 11

Replies: 2

Expiry: 25-APR-2008

Summary of Responses:

Parking, traffic safety (with alteration to traffic island), possible loss of trees, appearance of the temporary buildings.

APPRAISAL

1) Design & Character of the Area

The proposal represents a contemporary addition to the existing non-descript school buildings. It is a three-storey structure with a glazed, terracotta tiled, and coloured-render façade. Additionally, the existing gymnasium will be reclad in matching terracotta tiles to improve the appearance of the entire façade. In terms of design, the extension is considered to make a positive contribution to the character and appearance of the school. The flat roof could be used to site solar panels to provide some self-generated energy.

The design of the proposed extension is considered to comply with Policies 4A.1, 4A.7, and 4B.1 of The London Plan and Policy D4 of the HUDP, and Supplementary Planning Guidance: Designing New Development (March 2003).

The proposed extension to the north will be partially screened by the existing trees. Additionally, the building has a limited profile when viewed from the street, as its size is maximised through its rearward projection, rather than the projection from the end of the existing gymnasium. The extension will be built on an area of underutilised land between the existing gymnasium and the access road. As such, it is considered that the extension will minimise the effect on the openness of the site and the area.

This scheme, in conjunction with future proposals, will allow for the provision of permanent, better quality educational facilities. The number of Post 16 students is not proposed to directly increase as part of this application. Future proposals for the school may include additional extensions for Year 7, and the removal of mobile classrooms (currently used for sixth form students and likely to be used for Year 7).

The proposed scheme briefly touches on how it would address the renewable energy and sustainable development policies of The London Plan. For major developments, 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 requiring further details before occupation of the extension.

2) Residential Amenity

There are no residential properties close enough to the proposed extension to be affected by this development. The proposed extension to the north is well screened to buildings to the south by the existing buildings on the site. To the north and west there is a large separation to neighbouring properties. The extension will be visible from George V Avenue, and the properties opposite,

but the separation distance, screening from existing trees and limited profile as viewed from the front will limit the impact on these properties. As such, this application is not considered to have any detrimental effects on the amenities of neighbouring occupiers.

3) Access for All

The proposed development seeks to accommodate people with disabilities by providing level access into the building. Level access will also be provided from the extension through to the first floor of the existing maths block. A lift is proposed to give access between the floors in the extension. The above measures are considered acceptable and the proposed development is therefore considered to comply with Policy C16 of the HUDP 2004 and 'Access for All' Supplementary Planning Document (April 2006).

4) Parking and Highway Safety

As a result of providing larger sixth-form accommodation, pupil numbers have the potential to increase, although this is not proposed in this application. If there was to be an increase in pupil numbers, there is likely to be additional traffic movements to and from the school.

The school has an existing Travel Plan, and a condition has been imposed to require its review in the light of the proposed 6th form accommodation.

5) S17 Crime & Disorder Act

This extension has been designed to minimise any potential for crime and disorder.

6) Consultation Responses:

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

- No trees are proposed to be removed as part of this application.
- The appearance of the temporary buildings has been assessed as part of the application for these buildings, and is not a consideration as part of this application, although one of the temporary buildings will be removed as a result of this application.

CONCLUSION

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

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01

NOWER HILL HIGH SCHOOL, PINNER P/1438/08/CFU/ST
ROAD, HARROW HA5 5RP

Ward HEADSTONE NORTH

ONE TEMPORARY BUILDING FOR TWO CLASSROOMS (TWO YEARS) IN COURTYARD AT SOUTHERN END OF SCHOOL

Applicant: Harrow Council
Agent: Wintersgill LLP
Statutory Expiry Date: 05-JUN-08

RECOMMENDATION

Plan Nos: Design and Access Statement, 1136.2 P100, 1136.2 P101, 1136.2 P102, 1136.2 P103, 1136.2 P104, 1136.2 P105, and 1136.2 P106 all received 10 April 2008.

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

- 1 The building(s) hereby permitted shall be removed and the land restored to its former condition within 2 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.

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
- EP47 Open Space
- C2 Provision of Social and Community Facilities
- C7 New Education Facilities

2 INFORMATIVE:

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

3 INFORMATIVE:

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

building work which involves:

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Location and Design (D4, EP47, C2, C7 and SPD: Access for All)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Site Area: 27,200sqm
Council Interest: Council Owned School

b) Site Description

- Irregular shaped site located on the west side of George V Avenue, with a secondary frontage to Pinner Road
- The site contains the Nower Hill High School consisting of various single and two-storey school buildings
- Of these, there are currently five single storey temporary buildings, with four to the north of the main building alongside the George V Avenue, and one to the north of the Fire Brigade cottages
- A playing field and sports facilities are located on the northern side of the site
- To the west of the school is a cemetery
- Residential properties are located to the south-east of the site
- To the south is a Fire and Ambulance Station including eight Fire Brigade cottages adjoining the school's western boundary

c) Proposal Details

- A single storey temporary building to house two science laboratories, a small office and a science preparation room
- The temporary building would have dimensions of 9.5m (w) x 21m (l) x 3.7m (h) providing approximately 200sqm of additional floorspace

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- Sited within the main school building's southern courtyard on existing tarmac currently utilised as part of the school's recreation area

d) Relevant History

| | | |
|---------------|--|--------------------|
| LBH/5481/11 | Erection of one mobile classroom | GRANT 20-MAY-77 |
| LBH/5481/12 | Retention and continued use of mobile classroom | GRANT 02-NOV-78 |
| LBH/23220 | Continued use of mobile classroom | GRANT 20-MAY-83 |
| P/1003/06 | Two temporary classrooms for two years to northern side of existing school | GRANT 31-JUL-06 |
| P/0512/07 | Two temporary modular teaching units for two years, one to the north of the school and one to the south west (adjacent to five brigade cottages to the west) | GRANT 3-APR-07 |
| P/1179/08/CFU | Three storey extension to school and associated works | CURRENT |

e) Pre Application Discussion

Pre-application meeting held 29 February 2008 relevant to three-storey extension currently being considered under P/1179/08/CFU

f) Applicant Statement

- Design and Access Statement received 10 April 2008, stating that current proposal is required to house sixth form science facilities until permanent facilities can be provided

g) Consultations:

Traffic and Parking – no objection

Drainage Engineer – no response

Environmental Protection – no response

Notifications:

Sent:
15

Replies:

0

Expiry: 28 May 2008

Summary of Response:

N/A

APPRAISAL

1) Location and Design

The northern part of the site is designated as Open Space, with this area unaffected by the current proposal. The courtyard is hard paved and the proposed building would not adversely impact on any vegetation.

The temporary classroom building would be centrally located within the existing courtyard and enclosed on three sides by two-storey school buildings. The building would be a distance of 5.9m, 5.8m and 9.2m respectively from the southern, western and northern walls of the existing school buildings. It would

be sited 17.6m from the nearest site boundary adjoining the Fire Brigade residential cottages to the west, and there would be windows facing these cottages. The proposed building's single storey form, in conjunction with the separation between the residential accommodation and the temporary classroom is considered to overcome any undue impacts on residential amenity.

The proposed temporary classroom is simple in design with a minimal pitched roof to a central ridge and modern, light-weight materials. The building would not be visible from the public way, and the proposed form and materials would be in keeping with the existing school buildings, and would not detract from the visual amenities of the Fire Brigade cottage occupiers.

There would be disabled access to the temporary building via a ramp on the western elevation. The ramp would provide acceptable disabled access to the building in accordance with Access for All: Supplementary Planning Document (2006).

There is a cumulative impact due to additional floorspace being accommodated on the site in detached single storey temporary buildings. There are currently five temporary buildings on-site. Of these, unless the timeframe is extended by a new planning consent, two require removal by 31 July 2008 and a further two should be removed by 3 April 2009. There is a planning application under consideration for a three storey extension, which is to accommodate sixth form uses currently being provided for in the existing temporary buildings. As such, it is unlikely that these existing temporary buildings would be required in the long-term. The sixth form science classrooms are currently being accommodated in a southern building, and a separate future development is intended to provide appropriate long term accommodation for these students. Subject to a condition of consent requiring its removal within two years, the proposed building is considered a reasonable interim measure to provide temporary accommodation, and it would not unduly impact on the amenities of neighbouring occupiers or the street scene.

2) S17 Crime & Disorder Act

The works would be located within an existing school site, and would not have any adverse impacts on the security and safety of the locality.

3) 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.

**6 CANONS CORNER, EDGWARE, HA8
8AE**

**Item: 2/02
P/1304/08/DFU/SG**

Ward EDGWARE

ATM ON SHOP FRONTAGE

Applicant: Bankmachine Ltd
Agent: Mrs Hayley Gracie
Statutory Expiry Date: 20-MAY-08

RECOMMENDATION

Plan Nos: Site Plan, E003998, 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.

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

EP25 Noise

C16 Access to Buildings and Public Spaces

Supplementary Planning Document: Access for All

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design, Appearance and Amenity (D4, D25)
- 2) Accessibility (C16, SPD)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reporting to committee following the receipt of a petition (7 signatures)

a) Summary

Statutory Return Type: Minor Development

Council Interest: None

b) Site Description

- Retail use in a parade of local shops on the western side of Canons Corner
- A pedestrian footpath is located adjacent to the front of the application site measuring approximately 2.5 metres in width, with a vehicle lay-by alongside the carriageway
- There is also a functioning bus stop and associated shelter located at the edge of the of the pedestrian footpath, to the west of the subject site
- The street scene is characterised by three-storey terraced buildings containing commercial activity at street level with a variety of shop fronts and residential use at first and second floor levels

c) Proposal Details

- The ATM, measuring 650mm in width and 1.2metres in height, is installed flush with the existing façade through a laminate panel and at a height of 650mm above ground level

d) Relevant History

P/1139/08/DAD Illuminated Sign on Shop Front See Agenda Item

e) Pre Application Discussion

None

f) Applicant Statement

- The window of the store where the ATM would be installed has no special architectural or historic features
- The installation of the ATM will not alter the basic design of the building. The colour of the proposed laminate panel (Blue) was chosen to blend in with the shop front
- The ATM will add a banking facility for the local community and visitors to the area
- The area where the ATM is to be installed is a well-lit open area in full view of pedestrians
- The ATM is of standard design. There are a number of mandatory standards which apply, relating to the position of the ATM, it's visibility, ambient lighting, building structure, building security features, ATM anchoring, safe strength
- The ATM is set at a height, which allows access to wheelchair users, and conforms to the requirements of the Disabled Discrimination Act

g) Consultations:

Highway Engineers: No comment received.

Notifications:

| | | |
|-------|----------------------------------|-------------------|
| Sent: | Replies: | Expiry: 30-APR-08 |
| 16 | 1 + petition (with 7 signatures) | |

Summary of Response:

The proposed ATM would disturb residents through excessive noise and disruption, particularly at night; increased number of accidents and parking issues on this extremely busy area of London Road; instigate an increased number of small incidents of vandalism and criminal damage as users try to rob or damage the ATM; the facility is not required, as there are other daytime services of this nature located at and nearby Canons Corner. In addition, there are a number of ATMs located a short distance away in Stanmore. There is no late night shopping in the area that would require the use of an ATM.

APPRAISAL

1) Design Appearance and Amenity

This parade characterised by retail and commercial uses, integrated with residential, with a variety of shop frontages and signage. The existing shop front is approximately 5.3 metres wide and the ATM is sited towards the western side of the entrance. Given the nature of the surrounding area and the size and scale of the ATM, it is considered that the provision of the ATM in the shop frontage is acceptable in terms of appearance. Given that Canons Corner and London Road is a busy road, the impact of the proposal in terms of activity, noise and disturbance would be minimal and it would have no undue impact on the amenity of the surrounding area or the occupiers of adjacent properties.

2) Accessibility

The ATM has been designed to allow good access for the public and is positioned in accordance with Disability Discrimination Act guidelines to enable all users full, unobstructed access. It is considered that the ATM development is acceptable in terms of the Access policies contained in the Harrow UDP and the Supplementary Planning Document: Access for All.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- As discussed above

CONCLUSION

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

**6 CANONS CORNER, EDGWARE
HA8 8AE**

**Item: 2/03
P/1139/08/DAD/SG**

Ward EDGWARE

ILLUMINATED ATM SIGN ON SHOPFRONT

Applicant: Bankmachine Ltd
Agent: Mrs Hayley Gracie
Statutory Expiry Date: 20-MAY-08

RECOMMENDATION

Plan Nos: Site Plan, CTS0027, E003998

GRANT Consent for the advertisements described in the application and submitted plans with the following conditions:

- 1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.
REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.
- 2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

REASON: In the interests of highway safety and amenity.

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

REASON: To safeguard the amenities of the locality.

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

PPG 19: Outdoor Advertisement Control (1992)

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Amenity and Public Safety (PPG19)**
- 2) S17 Crime & Disorder Act (D4)**
- 3) Consultation Responses**

INFORMATION

This application is reported to committee as it accompanies ATM application that is subject to a petition of objection (P/1304/08/DFU) on the same agenda.

a) Summary

Statutory Return Type: Advertisements

Council Interest: None

b) Site Description

- Established shop front in a parade of shops on the western side of Canons Corner
- The site is a non-designated parade, outside a town centre and is occupied by a three-storey terraced building, adjacent to the public footpath.
- The ground floor is occupied by an A1 use; Martin's Newsagent. The first floor is residential.

c) Proposal Details

- Illuminated window sign, located inside the shop behind the window glass
 - Triangular shape 0.9m high by 1m wide

Item 2/03: P/1139/08/DAD continued.....

- Positioned 1.5m above the ground
- 2x Illuminated projecting sign
 - 600mm high by 600mm wide, 10mm from the shop front and approx 150mm thick
 - Positioned 2.5m above the ground

d) Relevant History

| | | |
|---------------|--|--------------------|
| LBH/30565 | Three Storey Shop Building | GRANT 31-JUL-86 |
| LBH/34359 | Shop Front | GRANT 18-APR-88 |
| LBH/34512 | Illuminated Fascia And Projecting Signs | GRANT 18-APR-88 |
| W/487/94/ADV | Internally Illuminated Fascia And Box Signs | GRANT 14-SEP-94 |
| W/498/94/FUL | Shop Front | GRANT 30-SEP-94 |
| P/1832/04/DAD | Internally Illuminated Fascia And Projecting Signs | GRANT 12-AUG-04 |
| P/306/05/DAD | Internally Illuminated Fascia Sign | GRANT 05-APR-05 |

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

Highway Engineers: No Comment

Notifications:

Sent: 7 Replies: 0 Expiry: 20-FEB-2008

Summary of Response:

N/A

APPRAISAL

1) Amenity and Public Safety

PPG 19 states that applications for advertisements should be assessed on the impact on "amenity" and "public safety". Paragraph 11 of PPG19 states that particular regard should be taken to the impact of the advertisements effect on the appearance of the building or on visual amenity in the immediate neighbourhood where it is to be displayed. This will therefore consider what impact the advertisement, including its cumulative effect the advertisement would have on its surroundings. The relevant considerations for this purpose are the local characteristics of the neighbourhood, including scenic, historic, architectural or cultural features, which contribute to the distinctive character of the locality. Paragraph 15 provides guidance in assessing an advertisement's

impact on "public safety"; LPAs are expected to have regard to its effect upon the safe use and operation of any form of traffic or transport within the vicinity of the advertisements.

The proposed signs would be on a building within the Harrow Town Centre and a street scene that is characterised by a number of illuminated fascia and hanging signs. The existing signs are a modern design and so are the proposed. The proposed signs would be not above ground floor level.

There would be two projecting signs, each displaying a different company logo, one for the Early Learning Centre, one for Mothercare

As the height of the projecting sign would be set 2.85m above the street level, it is considered that they would not pose a hazard to street or pavement users.

As there are existing signs of a similar size and scale, it is not considered that the alterations would materially affect the visual amenity of the area where such signs are a common feature of this retail location.

2) S17 Crime & Disorder Act

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

3) 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.

**10 HILLCREST AVENUE, PINNER
HA5 1AJ**

**Item: 2/04
P/0990/08/DFU/MT**

Ward PINNER SOUTH

TWO STOREY SIDE EXTENSION

Applicant: Mr G Orengo & Miss L Fennelly
Statutory Expiry Date: 05-MAY-08

RECOMMENDATION

Plan Nos: 08/10Hillcrest Rev B (Received 6th May 2006) AND SITE PLAN

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

5 INFORMATIVE:

The applicant is advised that the details submitted in relation to the adjacent property at No. 9 Hillcrest Avenue including the location of the kitchen window are inaccurate. A decision has been made based on information gathered on site.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to committee following the receipt of a petition in objection to the proposal containing 11 signatures.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The subject site is on the southern side of Hillcrest Avenue
- The site contains a two-storey detached dwelling with an attached garage on the eastern side of the dwelling
- The property to the east No. 9 Hillcrest Avenue contains a two-storey

detached dwelling with attached garage on the western side of the dwelling adjacent to the subject site. The dwelling has a single storey rear extension

- The property to the west No. 11 Hillcrest Avenue contains a two-storey detached dwelling with attached garage on the eastern side of the dwelling. The dwelling has a single storey rear extension
- The street in the vicinity of the site is generally characterised by two-storey detached dwellings with space between dwellings. The front and rear building alignments of dwellings on the southern side of the street are relatively consistent. The dwellings on the northern side of the street are orientated at an angle to the street frontage

c) Proposal Details

- The proposal is for a two-storey side extension to the eastern side of the dwelling
- At ground floor level the extension would provide a utility room and at first floor level it would provide an ensuite bathroom
- The proposal would have a width of 2.085 metres and be abutting the side boundary adjacent to No. 9 Hillcrest Avenue
- The proposal would have a depth of 4.175 metres and be set back from the main front wall of the dwelling by 5.0 metres and would not extend beyond the rear main wall of the dwelling
- The proposed extension would have a subordinate pitched roof with a height at the boundary of 5.65 metres rising to a maximum height of 7.5 metres at a distance of 2.35 metres from the boundary
- The proposed extension would have no flank windows
- The extension would contain two windows on the rear elevation and one window on the front elevation

d) Relevant History

None

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

None

Notifications:

Sent:

6

Replies:

12

Plus one petition containing 11 signatures and objecting to the proposal

Expiry: 10/04/2008

Summary of Response:

Inadequate space around the building; inconsistency with the character and appearance of the existing detached dwelling and those in the street; street scene impact; refusal of planning permission for a two-storey side extension at No. 4 Hillcrest Avenue; loss of outlook from adjacent properties and from properties on the opposite side of the street; loss of light; visual obtrusiveness and overbearing; size, scale and context; terracing affect; encroachment onto the adjoining property; the applicants signed they were the owners before they owned the property; obtrusive parapet detail inconsistent with the design of dwellings in the street; inaccuracies on the plans; likely existence of asbestos in the existing dwelling; noise, disturbance and parking during construction; no re-notification amended plans.

APPRAISAL

1) Character and Appearance of the Area

Policy D4 in Part 2 of the Harrow Unitary Development Plan (2004) requires high standards of design in all new development, including extensions to existing buildings. The policy requires that the design of new development be considered in the context of its site and surroundings and have regard to the scale and character of the surrounding environment. Paragraph B.1 of the Council's Supplementary Planning Guidance (SPG) states that side extensions should reflect the pattern of development in the street scene and that these proposals will be assessed against the pattern of development in the immediate locality and the potential for them to dominate the appearance of the street scene. Paragraph B.7 and B.9 relate specifically to detached and semi-detached houses and states that the primary considerations are the character of the locality and space around the building.

In relation to maintaining a gap between the extension and the side boundary the existing garages for both No. 9 and No. 10 Hillcrest abut the side boundary in this location. It is considered however that No. 10 is set in from the western side boundary and that a character of space between buildings would be maintained in this location.

The proposed two-storey side extension would be set back from the main front wall of the dwelling by 5.0 metres and would have a subordinate pitched roof. As the proposed extension would be subordinate to the dwelling and be well set back from the main front wall, it is considered that the extension would not be in a position to dominate the appearance of the dwelling or the street scene and would not lead to a terracing effect.

In accordance with the requirements of the SPG the proposal would have a recessed eaves detail. And would therefore be in keeping with the character of the street and would not overhang the boundary with No. 9.

The proposed extension would be consistent with the character and appearance of the original dwelling and the street scene in accordance with policy D4 of the Harrow UDP and the SPG.

2) Residential Amenity

Policy D5 in Part 2 of the Harrow Unitary Development Plan (2004) and Part 3 of the SPG require that the amenity, including the loss of privacy, light and outlook of occupiers of existing and proposed dwellings be safeguarded. However the relevant planning polices do not protect views across properties.

The property No. 9 Hillcrest Avenue has a protected kitchen window (obscure glazed) adjacent to the eastern flank wall of the dwelling at No. 10. The proposed two-storey side extension would interrupt an upward plane angled at 45 degrees from the lower edge of the glazed area of the kitchen window for a width of 0.1m of the 0.5 metre wide window. The interruption of the 45 degree code is considered a minor encroachment and would not unreasonably reduce the light to this protected kitchen window. It is considered that this minor encroachment would not be significant enough to warrant a refusal in this case.

The proposed extension would have no flank windows. The proposed windows would look to the front and rear of the dwelling and therefore not cause any unreasonable impacts to the privacy of the neighbours.

In relation to potential amenity impacts of the proposal, it is considered that the proposal would not be likely to result in unreasonable impacts to the amenity of the surrounding neighbours, including privacy, overshadowing and loss of outlook and therefore refusal of the application on these grounds is not justified.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- Material planning concerns addressed in the report above
- Refusal of planning permission for a two storey side extension at No 4 Hillcrest Avenue is not a material consideration for the assessment of this application as each application is assessed on its own merits
- The proposal as shown on the plans would not be on the adjoining property and the encroachment of the existing garage onto adjoin property in not a material consideration in relation to this application
- The applicants have submitted a signed Certificate B stating that they have served notice on the persons with a previous interest in the property
- Amended plan have accurately numbered the neighbouring dwellings. It is noted that the location of the kitchen window as shown on the applicant's plans is inaccurate but this is not considered a material planning concern as the site has been visited and the accurate location of the window in relation to the proposal has been determined
- Issues in relation to asbestos and noise, disturbance and parking during construction are not material planning concerns
- Amended plan which reduce the scope of works are not required to be re-notified to the neighbouring properties. All objections in relation to the original plans have been considered in the assessment of the proposal

CONCLUSION

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

Item: 2/05

**1 & 2 BANKFIELD COTTAGES, ASS P/0838/08/DFU/GL
HOUSE LANE, HARROW**

Ward HARROW WEALD

TWO TWO-STOREY SEMI-DETACHED HOUSES WITH PARKING

Applicant: Grims Dyke Golf Club

Agent: Jack Cruickshank Architects

Statutory Expiry Date: 01-MAY-08

RECOMMENDATION

Plan Nos: GDGC4/LOC; /OD2; /X1; (3.1) 01p.wpd; (3.1) 02p.wpd; (3.1) 03p.wpd;
(3.1) 04p.wpd; Design and Access Statement (all received 19-Feb-08);
GDGC4/OD1 Rev A; /OD3 (received 28-Apr-08)

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 to require the implementation of either planning permission P/3026/05/CFU only or the proposal subject to this application P/0838/08/DFU, but not both.
2. A formal decision notice, to **GRANT** permission for the development will be issued only described in the application and submitted plans, subject to the following condition(s) upon completion of the aforementioned legal agreement

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

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

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

(a) the extension/building(s)

(b) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed

numbers/densities.

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

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

5 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 before the buildings are occupied.

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

6 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

7 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

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

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.

9 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.

10 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.

11 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.

12 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.

13 The development hereby permitted shall not be commenced until a Tree Protection Plan, in line with BS:5837 (2005), has been submitted to, and approved in writing by, the local planning authority. The Tree Protection Plan must be implemented as approved.

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

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

15 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.

Item 2/05: P/0838/08/DFU continued.....

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

16 The copse of 5 English Oak trees indicated on plan number GDGC4/OD1 Rev A shall be planted in the first planting season following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any new trees 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.

17 Development of any buildings hereby permitted shall not be commenced until surface water drainage works have been carried out in accordance with details to submitted to and approved in writing by the Local Planning Authority. Prior to submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDs) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPG25, and the results of the assessment shall be provided to the Local Planning Authority with the details. Where a SuDs scheme is to be implemented, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters; and
- b) specify the responsibilities of each party for the implementation of the SuDs scheme, together with a timetable for that implementation; and
- c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space

and to safeguard the amenity of neighbouring residents.

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.5 Housing choice

3D.8 Realising the value of open space and green infrastructure

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP29 Tree Masses and Spines

EP30 Tree Preservation Orders and New Planting

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

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:

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

4 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Principle of Use and Character of the Area (3A.5, 3D.8) (EP29, EP30, EP33, D4, D5, T13)
- 2) Residential Amenity and living conditions of future occupiers (D4, D5, SPD)
- 3) Trees and Landscaping (EP29, EP30)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Site Area: 600m² (Curtilage of dwellings)
Habitable Rooms: 10
Car Parking: Standard: 2.8
Justified: 3
Provided: 3
Lifetime Homes: 2
Council Interest: None

b) Site Description

- Site is located at the edge of the Grims Dyke Golf Club
- Previous cottages have been demolished
- New cottages would be located to the south east of an existing green-keeper's shed on south east side of Ass House Lane, an un-made roadway off Old Redding
- To the south, west and east are the open grounds of the golf club; to the north are other open and wooded areas of Harrow Weald Common
- Site is within the Green Belt and Harrow Weald Ridge Area of Special Character

c) Proposal Details

- Construction of a pair of two-storey semi-detached houses with a footprint of 60m² each
- The houses would be 7m high with gabled roofs with chimneys rising approximately 2m above roof ridge
- Provision of three car parking spaces, garden areas and landscaping
- Provision of new copse of 5 Oak trees on location of previous houses

Revisions to Previous Application:

Following the previous decision (P/3026/05/DFU) the following amendments have been made:

- Location of proposed new houses approximately 80m south west than previously permitted

d) Relevant History

| | | |
|---------------|--|---------------------|
| EAST/8/00/FUL | Demolition and replacement of two storey semi-detached houses with parking | REFUSE 08-SEP-00 |
|---------------|--|---------------------|

Reason for Refusal:

The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, out of keeping and amount to inappropriate development in this Green Belt location to the detriment of the character of the locality.

| | | |
|------------------|---|----------------------|
| EAST/1229/00/FUL | Demolition and replacement of two storey detached semi-detached houses with parking (revised) | GRANT 09-MAR-01 |
| P/3026/05/CFU | Renewal of permission of EAST/1229/00/FUL: Demolition and replacement of 2 two storey semi-detached houses with parking | GRANTED 09-JUN-06 |

e) Pre Application Discussion

ENQ.3165/PAT/01/11/07 – No significant Green Belt complications. May be necessary to enter into a Section 106 Agreement. Lifetime Homes standards would need to be applied. Proposal may have an effect on neighbouring trees.

f) Applicant Statement

- Current location of original and approved new cottages is susceptible to being struck by golf balls. Proposed location is more discreet and within existing clearing adjacent to green keeper's shed. This location would be protected from general play
- Revised proposal incorporates comments made by Planning Advice Team. Development would incorporate sustainable drainage
- A high standard of landscaping and tree protection would be implemented

g) Consultations:

Hatch End Association: Reservations about new location which would abut the public access and footpath. New hedgerows may detract from views. If granted, the area of existing cottages should be landscaped. Name of Bankfield Cottages should be retained.

Thames Water: No objection.

Drainage Engineers: Conditions regarding drainage required.

Highways Engineers: No response received

Notifications:

| | | |
|-------|----------|-------------------|
| Sent: | Replies: | Expiry: 02-Apr-08 |
| 3 | 0 | |

Summary of Response:

N/A

APPRAISAL

1) Principle of Use and Character of the Area

The principle of the erection of a pair of replacement cottages has already been established through earlier permissions.

The revised location of the cottages has also been accepted by the Council's Planning Advice Team.

The footprint and volume of the proposed cottages are the same as those for which permission has already been granted.

Council policy recognises that proposals for replacement dwellings are acceptable in the Green Belt provided there is no material increase in site coverage, bulk and height of buildings. In this case the proposed site coverage would be less than the previous buildings. Notwithstanding this, given the Green Belt location, it would be necessary for the applicants to enter into a s. 106 Agreement with the Council to ensure that the previous permission is not implemented to avoid the possibility of the construction of two pairs of cottages which would be contrary to Green Belt policies.

The previous buildings were encumbered by an agglomeration of discordant single storey extensions. The unifying nature of the proposed buildings' design merits support. The design would retain the concept of two two-storey cottages, and the uniformity of design would be neater and thereby appear less discordant than the previous cottages and would improve the appearance of the local environment.

The location of the proposed new dwellings has been altered slightly from that originally proposed, insofar as the footprint has been moved approximately 2m towards the northeast (towards the green keeper's shed). This change has been made such that the development has less of an impact on, and would be less affected by, the existing tree mass on Ass House Lane. Notwithstanding this, a tree protection plan is required to ensure that the tree mass is protected during construction activity.

The scheme introduces the opportunity to implement improvements to landscaping in the immediate area, including the provision of a new copse of 5 oak trees on the site of the former cottages. Additionally, a landscaping scheme that would incorporate new hedges at the front of the dwellings can be achieved through the use of suitable conditions.

2) Residential Amenity

The proposal would provide for an adequate level of amenity space for each of the proposed dwellings, which would be similar to that of the previous, now demolished, cottages and of the approved replacement dwellings.

The proposed cottages would each have three bedrooms which meet the minimum floor standards required by the Council's informal guidance.

It is considered that the proposed dwellings would provide an adequate layout and living space for the future occupiers.

The proposed houses would conform to Lifetime Homes standards. Notwithstanding this, a condition requiring the houses to be built to Lifetime Homes standards is attached.

3) Trees and Landscaping

Following comments received from the Council's Arboricultural Officer suitably worded conditions have been suggested to provide a copse of trees to enhance the appearance of the development.

4) Parking

The proposed parking is satisfactory in terms of numbers and spaces. It represents an improvement over the previous parking arrangement insofar as

Item 2/05: P/0838/08/DFU continued.....

the parking areas would be shielded from both the public footpath and the golf course by landscaping.

5) S17 Crime & Disorder Act

The proposal would not have any impact on crime and disorder in the locality.

6) 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.

118 WELBECK ROAD, SOUTH HARROW HA2 0RX **Item: 2/06**
P/1437/08/DFU/DG

Ward WEST HARROW

ALTERATIONS OF ROOF FROM HIP TO GABLE END AND REAR DORMER

Applicant: Mr Dylber Gashi
Agent: Mr Ajay Modhwadia
Statutory Expiry Date: 12-JUN-08

RECOMMENDATION

Plan Nos: 2019-01AM, 2019-02AM, 2019-03AM, 2019-04AM 2019-05AM

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 to revoke planning permission P/2437/03/DFU dated 5th March 2004.
2. A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon completion of the aforementioned legal agreement.

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

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

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions A Householders' Guide

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

Reported to the Development Management Committee as it involves a Section 106 agreement to revoke existing planning permission P/2437/03/DFU dated 5th March 2004.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two storey semi detached dwelling house with an existing single storey rear extension and out building at the rear of the site
- The site has a common access driveway at the side of the site shared with the neighbouring property no.120 Welbeck Road, however the site does not contain a garage
- Adjoining property no.116 is located to the west of the site and contains a common access driveway at the side of the site shared with no.114 Welbeck. The property contains a rear garage with no existing extensions to the dwelling house
- Neighbouring property no.120 is located to the east of the site and contains an existing front porch extension. The property also contains a rear garage. The separation distance between no.120 and the subject site is 2.2 metres. The flank wall of no.120 contains three windows. Two are on the first floor and service the bathroom and stairwell, while the other is on the ground floor and services the kitchen

c) Proposal Details

- Alterations to roof to form end gable and rear dormer for loft conversion
- The dormer would be sited 1.0 metre from the gable edge, 0.5 metres from the party wall and 1.2 metres up from the eaves measured externally along the roof slope
- The dormer would be a total width of 4.0 metres
- Two windows are proposed in the rear dormer, one servicing the bedroom the other servicing the ensuite
- Provide two roof lights on the front elevation to service the proposed loft
- No window is proposed on the end gable

Revisions to Previous Application:

The applicant has indicated a desire to enter into a Section 106 agreement to revoke the current unimplemented scheme for a first floor rear extension (P/2437/03/DFU) and this proposed scheme.

d) Relevant History

| | | |
|---------------|---|-----------|
| P/2437/03/DFU | First Floor Rear Extension | GRANT |
| | | 05-MAR-04 |
| P/0632/08/DFU | Alterations to roof to form end gable and rear dormer | REFUSE |
| | | 08-APR-08 |

Reason for Refusal

The proposed end gable and rear dormer, in conjunction with the previously approved first floor rear extension, would appear unduly obtrusive and overbearing to the detriment of the character of the original dwelling and the area, and the visual amenities of neighbouring occupiers contrary to policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance - Extensions: A Householders' Guide (2003).

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

None

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 4 | 0 | 22-MAY-08 |

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

The proposed roof alterations are the preferred form of roof alterations to semi-detached or end terraced houses.

The dimensions and siting of the proposed rear dormer would comply with the SPG in respect of rear dormer extensions. The proposed dormer would be set below the ridge line, set in 1.0 metre from the roof edge, 0.5m from the party wall, and 1.2 metres up from the eaves measured externally along the roof slope, in accordance with paragraph D.5, pg. 10 of the SPG. The proposal would retain a clearly visible section of roof around the sides of the dormer, which would have the effect of visually containing it within the profile of the roof.

The proposal complies with the SPG and UDP policies, thus it is considered that the proposal would not have a negative impact on the character and appearance of the area.

2) Residential Amenity

It is considered that the proposed end gable would not have any unreasonable impact on the neighbouring property no.120 in relation to loss of light. This is

due in part to the separation distance between the flank walls of the properties (2.2 metres) and no 'protected windows' being affected. There are three windows positioned on the flank elevation of no.120 serving the first floor bathroom, the internal stairwell and the ground floor kitchen. A glass door on the rear elevation also services the kitchen and as such these flank windows are not considered 'protected'.

The proposal is not considered to result in any issues relating to overlooking and loss of privacy. The land to the rear of the site contains overground train tracks. Overlooking to the neighbouring properties no.120 would be at an oblique angle and not unreasonable, while overlooking to adjoining property no.116 is not considered to result in any material loss of amenity.

The proposed extension would result in an over development if the previous scheme granted permission is also built. Therefore a legal agreement should be entered into restricting the implementation of either one or the other but not both schemes.

To this end, it is considered that there would not be any impact on the visual amenity of neighbouring occupiers or the character of the locality.

3) S17 Crime & Disorder Act

It is considered that the proposed development would not have any adverse crime or safety concerns.

4) Consultation Responses:

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

- None

CONCLUSION

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

37 HIGH STREET, HARROW ON THE HILL, HA1 3HT

**Item: 2/07
P/1076/08/DAD/SB5**

Ward HARROW ON THE HILL

EXTERNALLY ILLUMINATED FASCIA SIGN

Applicant: Narshgate Trading LTD
Agent: Gollings Architects
Statutory Expiry Date: 13-MAY-08

RECOMMENDATION

Plan Nos: 37HS_001; 010; 020 A

INFORM the applicant that:

1. The completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application, relating to:.....(*as report*).....
2. A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon the completion of the aforementioned legal agreement

1 The externally illuminated fascia sign hereby approved shall be installed and the development completed within 3 months of the date of this permission.

Reason: To safeguard the Character and Appearance of the Conservation Area and the Locally Listed Building.

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

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

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

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

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

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

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

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

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

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

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

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

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

REASON: In the interests of highway safety and amenity.

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

REASON: To safeguard the amenities of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D12 Locally Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

EP31 Areas of Special Character

PPG19: Outdoor Advertisement Control (1992)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

1) Amenity (PPG19, D12, D14, EP31)

2) Public Safety (PPG19)

- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Advertisement
Conservation Area: Harrow on the Hill
Council Interest: None

b) Site Description

- Three storey mid-terrace locally listed building located on the eastern side of the High Street, Harrow on the Hill
- Commercial use located on the ground floor, with residential use above
- The existing façade is black and consists of timber stall riser and 6 large timber framed windows together with 2 doorways
- This part of Harrow does not fall within any designated shopping or business centre
- This stretch of the High Street is characterised by mainly commercial premises with residential uses above
- Harrow on the Hill Conservation Area falls within a designated Area of Special Character

c) Proposal Details

- Externally illuminated fascia sign measuring 10.65m in width and 1.116m in height
- The proposed lettering would be 3mm thick and of polished steel finish. The height to the larger lettering would be no more than 0.3m, whereas the height to the smaller lettering would be no greater than 0.15m
- The background colour would remain black
- Swan neck lighting is proposed only over the proposed lettering and logo

Revisions to Previous Application:

Following the previous decision (P/0409/07/DAD) the following amendments have been made:

- Reduction in the height of the fascia sign from the previously proposed 1.85m to 1.116m
- Reduction in the height of the lettering from 0.5m to 0.3m for large lettering and logo and from 0.25m to 0.15m for the small lettering
- Previously proposed tough lighting across the full width of the fascia has been replaced with swan neck lighting illuminating the lettering and logo only

d) Relevant History

| | | |
|-----------|---------------------------------------|--------------------|
| LBH/6039 | Non-illuminated fascia sign | GRANT 15-MAR-71 |
| LBH/24558 | Change of use from shop to restaurant | GRANT 19-JAN-84 |

Item 2/07: P/1076/08/DAD continued.....

| | | |
|---------------|---|---------------------|
| LBH/32748 | New shop front with projecting sign | GRANT 03-SEP-87 |
| LBH/35933 | New shop front (revised) | GRANT 25-JUL-88 |
| P/1755/03/CAD | Retention of back-lit illuminated fascia sign | REFUSE 23-DEC-03 |

Reason for Refusal

The proposed advertisement, by reason of its design, projection and prominent siting, would be unduly obtrusive, out of character and detrimental to the visual amenity of the Locally Listed Building and fails to preserve the character and appearance of Harrow on the Hill Villager Conservation Area.

| | | |
|---------------|------------------------------------|-----------------------|
| P/0409/07/DAD | Externally illuminated fascia sign | REFUSE 02-JUL-2007 |
|---------------|------------------------------------|-----------------------|

APPEAL
DISMISSED
06-DEC-2007

Reason for Refusal

The proposed advertisement, by reason of excessive size and prominent siting would be unduly bulky and visually obtrusive and detracts from the character and appearance of this part of the Conservation Area and the setting of the Locally Listed Building, contrary to Policies SD1, SD2, D4, D12, D14, D25 and D26 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

None

f) Applicant Statement

- Comprehensive Design and Access Statement

g) Consultations:

CAAC: No Objections

Harrow on the Hill Trust: No comments received

| | | |
|-----------------------|--------------------------------|-------------------|
| Advertisement: | Character of Conservation Area | Expiry: 9.05.2008 |
| | Setting of Listed Building | |

Notifications:

| | | |
|-------|----------|--------------------|
| Sent: | Replies: | Expiry: 22.04.2008 |
| 11 | 1 | |

Summary of Response:

No indication regarding the effect of the illumination of the sign; current arrangements are appalling and the lighting for the existing signage does more to illuminate the entire building than the sign itself; the lighting is extremely intrusive; if proposals mirror the existing arrangements then we would most strenuously object.

APPRAISAL

1) Amenity

This application follows on from a previous application ref: P/0409/07/DAD for an externally illuminated fascia sign, which was refused advertisement consent for the reason stated above. The applicant proceeded ahead with the advertisement and erected the illuminated fascia sign without having the necessary planning permission in place. Following the instigation of enforcement action, the applicant appealed against the Council's decision to refuse advertisement consent under P/0409/07/DAD. The Planning Inspector subsequently dismissed this appeal. In his decision, the Planning Inspector agreed that the fascia sign, by reason of its size and its illumination across the full length of the shop is overbearing and excessive.

This current application has now sought to take into consideration the concerns raised by the Planning inspector and has reduced the overall height of the fascia sign and the size of the lettering. The previously proposed (as existing) through lighting has been replaced with swan neck lighting which is considered to be more in keeping with the style of illumination within this locality. It is considered that the sign would not visually dominate the townscape, as it is in scale and in keeping with the surrounding character, which is of commercial dominance. It is considered that the proposed would not be a deterrent to the local amenity or that of the neighbouring occupiers. Notwithstanding this, a condition is suggested to ensure that the fascia sign is not illuminated outside the hours of operation of the premises.

The previous grant of various permissions has resulted in the bay features to the original locally listed building being destroyed and replaced with a conventional shop front, which as existing does not, on its own merits enhance this locally listed building or the conservation area itself. This present application is for the fascia sign only and in terms of its design and appearance in relation to the existing shop front, would not be of a traditional design and appearance, and therefore would not enhance the character or appearance of the conservation area, however, the fascia sign would be in keeping with the modern appearance of the shop front and in terms of its bulk and size, and having regard to other similar fascia signs, it is considered to have a minimal impact upon the conservation area and would preserve the character and appearance of Harrow on the Hill Conservation Area and is therefore considered to be acceptable.

2) Public Safety

The sign would be sited adequately above ground level and would enhance the already illuminated area and contribute to the safety and security of the area to night time visitors. The proposed signage would not be sited near any traffic signals; with this in mind the proposal would have no impact upon the safe use of the highway. Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

48 KENTON ROAD, HARROW, HA3 8AB

Item: 2/08

P/1266/08/DFU/GL

Ward GREENHILL

REDEVELOPMENT: THREE/FOUR-STOREY BUILDING TO PROVIDE NINE FLATS; PARKING AND CYCLE STORE AT REAR

Applicant: D Visco Holdings

Agent: Eamon and Sullian Architects

Statutory Expiry Date: 29-MAY-08

RECOMMENDATION

Plan Nos: Site Plan; 0; 01 Rev C; 02 Rev C; 03 Rev C; 04 Rev C; 05 Rev C; 06 Rev C; 07 Rev C; 08 Rev C; 09 Rev C; 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 proceed beyond damp proof course 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 building(s)

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the details on the submitted plans, the east flank windows on the first and second floors shall be constructed of glass blocks, samples of which shall be submitted to, and approved in writing by, the local planning authority prior to any construction work above damp proof course.

4 The buildings hereby permitted shall not be occupied 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 schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

the appearance of the development.

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

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

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

7 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

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

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.

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

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

10 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.

11 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.

12 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.

13 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.

14 Notwithstanding the details on the submitted plans, the development hereby permitted shall not be occupied until detailed plans and elevations of the proposed cycle store have been submitted to, and approved in writing by, the local planning authority. The cycle store as approved shall be completed prior to the first occupation of the development and retained thereafter.

REASON: To ensure that the cycle storage is of an adequate standard and available for use by the occupants of the site.

15 Prior to occupation of the development hereby permitted, 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 installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <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'.

Following implementation the works shall thereafter be retained.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.5 Housing choice
- 4A.2 Mitigating climate change
- 4A.7 Renewable Energy
- 4A.8 Hydrogen Economy
- 4A.9 Adaptation to Climate Change
- 4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D9 Streetside Greenness and Forecourt Greenery
 - D10 Trees and New Development
 - T6 The Transport Impact of Development Proposals
 - T13 Parking Standards
 - EP25 Noise
- Supplementary Planning Guidance: Designing New Development
Supplementary Planning Guidance: Extensions A Householders Guide
Accessible Homes: Supplementary Planning Document

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:

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

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:

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.

7 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.

8 INFORMATIVE:

The applicant is advised that any subsequent application to subdivide the accommodation to provide more residential units would trigger a requirement for affordable housing for the whole development (calculated at a minimum of 50% of the total provision).

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

a) Summary

| | |
|------------------------|---|
| Statutory Return Type: | Minor Dwellings |
| Site Area: | 866m ² |
| Habitable Rooms: | 30 |
| Density: | 103 dph; 346 hrph |
| Car Parking: | Standard: 12 Justified: 4 Provided: 4 |
| Lifetime Homes: | 8 |
| Wheelchair Standards: | 1 |
| Council Interest: | None |

b) Site Description

- Rectangular site near to the junction of Gayton Road and Kenton Road currently occupied by a 2-storey detached house
- Adjoining site to the west currently being developed into 3-4 storey block of flats
- Adjoining site to the east is a 3-storey block of flats (Blenheim Court)
- To the north of the site is the rear garden areas of residential properties on Flambards Road
- Existing property is accessed from Kenton Road which leads to both Northwick Park Station and Kenton Station
- The opposite side of Kenton Road is within the London Borough of Brent

c) Proposal Details

- Demolition of existing house
- Construction of 3-4 storey block to provide 9 flats; two two-bedroom flats and one one-bedroom flat on ground floor; three two-bedroom flats on first floor; one two-bedroom flat on second floor and two four-bedroom duplex units on second and third floors
- Access to rear and provision of 3 car parking spaces plus one disabled space at front of building
- Secure cycle store in communal rear garden

Revisions to Previous Application:

Following the previous decision (P/3590/07/CFU) the following amendments have been made:

- Reduction in number of flats from 14 to 9
- Building footprint reduced from 20m x 16.5m to 16.5m x 15.5m
- Provision of cycle store in rear garden

d) Relevant History

| | | |
|---------------|---|------------------------|
| P/2562/07/CFU | Demolition of 2 storey block of flats & construction of 3, part 4 storey block 14 flats | WITHDRAWN 18-OCT-07 |
|---------------|---|------------------------|

Reason for Refusal

The proposed development, by reason of its excessive size and bulk, would be

visually obtrusive, out of keeping and amount to inappropriate development in this Green Belt location to the detriment of the character of the locality.

P/3590/07/CFU Construction of block of 14 flats in a part REFUSE
3 /part 4 storey block 28-JAN-2008

Reasons for Refusal

1 The proposed development would, by reason of excessive site coverage by buildings, hard-surfaced areas and parking with associated disturbance and general activity and lack of rear garden amenity space, be an over-intensive use, and amount to an over development of the site to the detriment of future occupants, neighbouring residents and the character of the area, contrary to policies 4B.1, 4B.4 of The London Plan 2004, policies D4, D5, EP25 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance Designing New Development (March 2003).

2 The proposed development, by reason of its excessive size, bulk and footprint, would be visually obtrusive, to the detriment of the amenities of the neighbouring residents and the character of the area, contrary to policy 4B.1 of The London Plan 2004, policies D4, D5 of the Harrow Unitary Development Plan 2004, and Supplementary Planning Guidance Designing New Development (March 2003).

3 The proposed development, by way of poor internal layout and inadequate room size, would fail to meet requirements of Lifetime Homes Standards and Wheelchair Homes Standards, contrary to policy 3A.4 of The London Plan 2004 and the Council's Supplementary Planning Document on Accessible Homes (April 2006).

4 The proposed development by reason of an over intensive use of the site and provision of excessive car parking, would result in additional traffic movements to and from the site on an already busy thoroughfare to the detriment of the free flow of traffic and pedestrian and vehicular safety, contrary to policies T6 and T13 of the Harrow Unitary Development Plan 2004.

5 The proposed development, by reason of failing to demonstrate how the building will incorporate renewable energy and energy conservation and efficiency measures, would result in an inefficient and unacceptable development contrary to policies 4A.7, 4A.8, & 4A.9 of The London Plan 2004.

e) **Pre Application Discussion**

PAT/ENQ.2602/13.03/07 – In general proposed development is acceptable. Third floor roof terrace raises issues with overlooking of neighbours to the east.

f) **Applicant Statement**

- Proposal design is consistent with and incorporates local characteristics
- Location has good transport links
- Level access is provided to the front side and rear of the building
- Internal access to refuse storage is provided
- Lift allows upper flats to comply with Lifetime Homes standards
- One flat is designed to wheelchair standard
- Privacy screen is proposed for rear east side roof terrace
- Development would be secure by design
- Building would incorporate sustainable materials and to be energy efficient

g) Consultations:

London Borough of Brent: No response received

Drainage Engineers: Conditions regarding drainage required.

Highways Engineers: No response received

Access Officer: No response received

Landscape Officer: No response received.

Notifications:

Sent:
27

Replies:
0

Expiry: 05-MAY-08

Summary of Response:

N/A

APPRAISAL

1) Design and Character of the Area

The principle of the demolition of the existing buildings on the site and its replacement by a block of nine flats with the proposed height, bulk and footprint has been accepted by the Council's Planning Advice Team.

The footprint and volume of the proposed cottages are the same as those for which permission has already been granted.

The proposal would imitate the recently approved development at numbers 44-46 Kenton Road for a 3-4 storey block of 12 flats with associated parking (planning reference P/2737/06/CFU). It would be similar in height to Blenheim Court, a three-storey block of 18 flats with a pitched roof on the adjoining site to the east.

It is considered that the proposal would not be out of character with this part of Kenton Road, insofar as it would have a similar bulk and scale to recent developments of flats in the vicinity.

In accordance with the Council's Code of Practice for the storage and collection of refuse and materials for recycling in domestic properties, the development is required to provide two 1100 litre waste bins and two 1280 litre recycling bins. A location for refuse storage has been provided within the building adjacent to the access driveway and is large enough to accommodate the required refuse bins. Access doors have been provided to the flank wall (to reduce the impact on the streetscene) and the bins can be sufficiently manoeuvred on collection day. Internal access to the refuse storage area for the residents has also been provided. It is considered that the dimensions and siting of the proposed refuse storage area is acceptable and complies with the Council's Code of Practice.

2) Residential Amenity

The proposal complies with the 45° code and there is not considered to be an adverse effect on neighbouring sunlight or daylight.

Although the roof terraces on the east side of the second floor could give rise to potential issues of overlooking of Blenheim Court, the height of the terraces and their location set back 1m from the parapet wall would only allow for the overlooking of the roof of that property. To mitigate the effects of perceived

overlooking, a 1.8m high louvered privacy screen is proposed for the rearmost of these two terraces.

There are kitchen and bathroom windows proposed for the east flank wall of the first and second floors which would be within 1m of the site boundary. Although these could be fitted with obscure glazing, a preferred option is the use of glass blocks. These would have the advantage that they would allow for greater natural illumination of those rooms and could not be readily replaced with traditional clear glazed windows.

The rear communal garden is considered adequate for a development of this scale in this location close to the amenities of Harrow Metropolitan Centre.

3) Parking and Highway Safety

The proposal would include four parking spaces, of which three would be at the rear and one at the front. The parking space at the front is indicated to be a disabled space, and one of the rear parking spaces is suitable for use as a disabled bay.

Given the location of the development close to good transport links, including bus routes and two underground stations, this level of parking provision is considered adequate.

4) Housing Provision and Density

The proposal would provide an additional five units to Harrow's housing stock, which would make a positive contribution with regards to meeting the annual housing targets for the borough.

The proposal also allows for a variety of flat sizes, with one one-bedroom flats, six two-bedroom flats and two four-bedroom flats suitable for family occupation. The proposed density, at 103 dwellings per hectare is within the tolerances outlined in table 3A.2 of the London Plan (2008).

The property currently on site has been divided into four flats. The proposal therefore represents an additional five units to Harrow's housing stock. Although the site could have the potential for 10 or 11 units, this would still represent only an additional six or seven units. Therefore, the requirements of London Plan policy 3A.11 would not be appropriate.

5) Accessible Homes

The proposal includes the provision of level access points to the front and rear and would provide a lift to the upper floors.

The internal arrangements of the flats are considered adequate and would comply with the Lifetime Homes standards.

Notwithstanding the above, a condition requiring the development to be completed in accordance with Lifetime Homes standards has been added.

6) S17 Crime & Disorder Act

The applicant demonstrates in their design and access statement that the principles and practices of Secured by Design and Safer Places have been incorporated into the design of the proposed scheme.

The site offers good natural surveillance to the front and rear elevation as well

Item 2/08: P/1266/08/DFU continued.....

as some natural surveillance to the vehicle access at ground floor level. No details have been submitted about boundary treatment, although the plans do indicate security gates to the only access point to the rear of the site. This aspect could be resolved by way of condition and the details shown on the proposed site plan are considered to be satisfactory in the sense that this issue has been taken into consideration in the design process.

There are no details of lighting levels, car park security or door and window security, which can also be addressed by condition.

7) 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.

**214A KENTON LANE, HARROW
HA3 8RW**

**Item: 2/09
P/0902/08/DFU/SB**

Ward QUEENSBURY

SINGLE STOREY REAR EXTENSION, ADDITION OF PITCHED ROOF OVER EXISTING SINGLE STOREY SIDE EXTENSION, EXTERNAL ALTERATIONS, ENLARGEMENT OF FRONT PORCH

Applicant: Mrs Doris Mallya and Mrs Mary Yemoh

Agent: Mr Saleh Emran

Statutory Expiry Date: 14-MAY-08

RECOMMENDATION

Plan Nos: 226/02 (received 19-MAY-08), 03 (received 15-MAY-08),
226/01(received 4-MAR-08)

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to Committee as the applicant is a Council employee.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The subject plot is located on the north eastern side of Kenton Lane, rectangular in shape and is relatively flat
- Accommodates a two storey semi-detached dwelling with a side extension and rear conservatory
- The adjacent site at No. 216 accommodates a two storey semi-detached dwelling with an attached garage

Item 2/09: P/0902/08/DFU continued.....

- The adjoining site No. 214 accommodates a two storey semi-detached dwelling with a single storey rear extension.

c) Proposal Details

- Demolition of the existing conservatory
- Extension of front porch: 0.75m deep, 2.85m wide
- Existing floor and ceiling levels in the existing side extension are to be raised, new flat roof over to a maximum ridge height of 3.17m
- Single storey rear extension – depth ranging between 3m – 4m, width of 7.4m

Revisions to Current Application:

- The monopitch roof along the side extension and part rear extension which would have a depth of 3m has been revised to a flat roof to a maximum height of 3.17m

d) Relevant History

| | | |
|---------------|------------------------------|--------------------|
| HAR/1442 | Domestic garage | GRANT 13-MAY-49 |
| P/1602/03/DFU | Single storey rear extension | GRANT 27-AUG-03 |

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

None

Notifications:

| | | |
|-------|----------|-------------------|
| Sent: | Replies: | Expiry: 22-APR-08 |
| 3 | 0 | |

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

The proposed extension of the front porch is of a modest size and would not be attached to nor project forward of the front bay window. As the front extension would achieve the requirements of the Extensions: A Householder Guide: SPG and is in keeping with the character of the area the proposal is not considered to have an adverse impact on the locality.

The proposed single storey side extension is considered to respect the appearance of the dwelling, and would not affect the character of the area as seen from the streetscene. Although there are proposed changes in floor level and roof height the side extension respects the original design which ensures

the extension remains appropriately subordinate to the existing dwelling.

The single storey rear extension would project rearwards for 3m from the rear main wall of the adjacent dwelling at No. 216 and 4m adjoining No. 214. The proposal complies with the 2 for 1 rule, would have a flat roof to a height of 3.17m and abuts a similar extension at No. 214. The proposal maintains the overall appearance of the dwelling and would remain subordinate to the main dwelling and in this regard would be considered acceptable.

Sufficient garden space would remain to preserve local character. Sufficient parking is provided within the front setback.

2) Residential Amenity

The proposed extensions would comply with the Extensions: A Householders Guide: SPG. The front porch and side extension project along the common boundary with No. 216 Kenton Lane. Although there is a glazed door along the flank wall of No. 216, there is also a window within the rear elevation. As such the window in the door is not considered to be protected. The proposed extension would be single storey in nature with a flat roof to a height of 3.17m. The flat roof marginally exceeds the permitted 3m maximum roof height, however, is considered acceptable noting the adjoining dwellinghouse is set away from the boundary by approximately 2.5m. In this regard, the side extension is not considered to impact unduly on the amenities of the adjoining occupier and in this regard would be acceptable.

The proposed rear extension abuts a similar extension at No. 214 and would not unreasonably impact on the amenities of this property. With regards to No. 216 the proposed rear extension is acceptable noting the extension complies with the 2 for 1 rule, its single storey nature, flat roof and setback to the adjoining dwelling. Although the roof exceeds the allowable 3m, as stated above, the extension is set away from the adjacent dwelling house by approximately 2.5m and in this regard the proposed single storey rear extension would not unreasonably impact on the adjoining occupiers and is considered acceptable.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- 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.

**31 HARROW FIELDS GARDENS
HARROW ON THE HILL, HA1 3SN**

**Item: 2/10
P/4251/07/CFU/DG**

Ward HARROW ON THE HILL

SINGLE STOREY SIDE TO REAR EXTENSIONS; EXCAVATED REAR PATIO;
CONVERSION OF GARAGE INTO HABITABLE ROOM; EXTERNAL
ALTERATIONS

Applicant: Mr A Patel
Agent: J G Prideaux
Statutory Expiry Date: 18-MAR-08

RECOMMENDATION

Plan Nos: H1, H2, H3, H4, H10, E1, E2 & Tree Protection Plan (received 19/05/2008), Design & Access Statement and Site Plan.

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of the amenity of neighbouring residents.

4 Prior to the commencement of any demolition or building works the staked Heras Tree Protection Fencing must be erected and located wholly within the boundaries of the property, and retained for the duration of the building works.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received

in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Sudbury Hill Conservation Area Policies 1, 3, 4, 9 and 10

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Conservation Area (D4, D5, D14, D15 SPG)
- 2) Impact on Trees (D10)
- 3) Residential Amenity (D5, SPG)
- 4) Loss of Garage/Parking Facility (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee due to the submission of a petition containing six signatures objecting to the proposal. Application deferred by Committee on 7th May to await better quality drawings.

a) Summary

Statutory Return Type: Householder Development

Conservation Area: Sudbury Hill

Council Interest: None

b) Site Description

- Two storey semi-detached dwelling, located on the northern side of Harrow Fields Gardens and backs onto Sudbury Hill with a rear garden area of between 6.4 metres and 10 metres in length
- The subject site has a steep slope from the rear to the front of the property; there is a retaining wall in the rear garden that is located between 1.9 and 2.6 metres from the main rear of the dwelling and is flush with the rear wall of the garage
- It is approximately 1.2 metres in height and steps in the retaining wall provide access to the rear garden

Item 2/10: P/4251/07/CFU continued.....

- The property has existing on-site car parking and car parking has been designated on Harrow Fields Gardens along the front of the site
- The subject site is located within the Sudbury Hill Conservation Area and was constructed in 1979-1980 is part of a modern housing development
- Three protected trees are located in close proximity to the dwelling (one in the front and two in the rear garden area)
- Adjoining property No. 32 is located to the east of the subject site and has not been extended; it is set forward approximately 3.0 metres in the streetscene
- Neighbouring property No. 30 is located to the west of the subject site and is located approximately 24 metres from the subject site

c) Proposal Details

Single storey rear extensions

- It is proposed to construct two single storey rear extensions: one to the rear of the garage (on the west of the property) and another in-fill rear extension on the east of the property (adjacent to No. 32).
- The east rear extension would project 3.1 metres from the existing rear wall along the boundary shared with No. 32, it would be set 200mm behind the existing main rear wall.
- It would project approximately 2.5 metres from the rear wall of No. 32.
- It would extend for a width of 3.1 metres to link with the original part of the dwelling.
- A pitch and hip roof is proposed to the extension with a height of approximately 2.75 metres at the eaves and 3.6 metres in height at the top of the pitch (mid-point height of 3.1 metres).
- A large glazed window is proposed that would cover almost the entire rear elevation in terms of width and height.
- The west rear extension would extend the flank wall to the rear of the garage for an additional depth of 1.3 metres. The extension would be a width of 6.0 metres and a projection from the main rear wall of 4.0 metres.
- The garage door would be set back from the front by 1.25 metres, with the existing gabled roof over the garage to be retained.
- Two gabled roofs are proposed to the extensions with a height of approximately 2.7 metres at the eaves and 3.4 metres in height at the top of the pitch (mid-point height of 3.1 metres).
- Two double doors are proposed to the rear elevation

Conversion of garage to habitable room

- The garage door had been retained to the front but would be set back 1.2 metres from the front of the garage
- It is proposed to also retain the flank walls of the component of the garage set back to allow sufficient space for car parking in the forecourt however, this area will not be enclosed
- Two windows are proposed to the flank elevation looking towards No. 30 Harrow Fields Gardens

External alterations / rear excavated patio

- It is proposed to excavate part of the rear garden and relocate the existing

retaining wall

- It will be extended 1.35 metres to accommodate the proposed rear extension and an additional depth of 1.1 metres to the rear behind the garage for a total additional depth of 2.45 metres; it would be extended for a width of 7.1 metres with a total excavated area of approximately 22.05m²
- The height of the retaining wall would be approximately 1.5 metres.

Revisions to Previous Application:

Following the previous decision (P/2244/07/DFU) the following amendments have been made:

- The application now proposes a hipped rather than gable end roof.
- The overall roof height of the rear extension has been reduced by 700mm.
- The application is now submitted accompanied by a Tree Protection Plan to overcome the reason for refusal number 1.

d) Relevant History

| | | |
|---------------|--|---------------------|
| P/2244/07/DFU | Single storey rear extensions; excavated rear patio; conversion of garage into habitable room; external alterations | REFUSE 01-OCT-08 |
|---------------|--|---------------------|

Reasons for Refusal

1 The applicant has failed to demonstrate that the proposed extension including excavated patio area would have no material impact on the long term survival of trees of amenity value on the adjoining site and within the site. In the absence of such information, the proposal would result in a potential loss of trees to the detriment of visual amenity and character of the area contrary to policies SD1, SD2, D4, D10, and EP29 of the Harrow Unitary Development Plan (2004) and policy 8 of the Sudbury Hill Conservation Area Policy Statement (1994).

2 The proposed extension by reason of its design would be harmful to the appearance of the property and would fail to preserve or enhance the Conservation Area contrary to policies SD1, SD2, D4, , D10, D14, D15 of the Harrow Unitary Development Plan (2004) and the Sudbury Hill Conservation Area Policy Statement (1994).

e) Pre Application Discussion

None

f) Applicant Statement

- Refer to Design & Access Statement

g) Consultations:

Harrow Conservation Area Advisory Committee – Proposals are out of proportion, and poorly designed, constitute overdevelopment, and are too close to rear boundary line. The design is of poor quality and would intrude into the open space of the Sudbury Hill corridor. We would also resist the loss of garage here.

Harrow Hill Trust – No comments received

CAAC – Proposals are out of proportion, and poorly designed, constitute overdevelopment, and are too close to rear boundary line. The design is of

poor quality and would intrude into the open space of the Sudbury Hill corridor. We would also resist the loss of garage here.

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| Advertisement: | Character of Conservation Area | Expiry: 20-FEB-08 |
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Notifications:

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| Sent: | Replies: | Expiry: 2-FEB-08 |
| 2 | 1 + 2 Petitions 1 petition containing 6 signatories objecting to the proposal and 1 petition contain 6 signatories in support of the proposal. | |

Summary of Response:

The drawings lack clarity and sufficient information and it is questionable as to whether Council should have validated the application; the tree protection plan is inadequate. The positioning of the retaining wall will have a material effect upon the existing lime tree to the rear of the property. The protective fencing shown on the Tree Protection Plan is unacceptably located outside the boundary of the site; the elevation drawing numbered H6 is misleading and does not indicate that the garage door is being relocated backwards. This will create a deep archway to the front elevation which is completely out of character with the area; the design of the extension is unsatisfactory and would be harmful to the general appearance of the estate; the loss of garage will increase demand for on street parking.

APPRAISAL

1) Character and Appearance of the Conservation Area

Council's Conservation Officer believes that the existing modern dwelling house contains little architectural merit. The previous bulk of the proposed end gable has been reduced in the current application. To this end it is considered the proposed revised pitch and hip roof has overcome the previous reasons for refusal.

The proposed dimensions of the extensions would comply with the SPG in respect of single storey rear extensions to semi-detached dwellings. The extension would project 4.0 metres from the main rear wall of the dwelling house and satisfy the requirements of the "two for one" rule (SPG, paragraph C.5. Page 9) when viewed from neighbouring property no.32. The height of the extension would be 2.7 metres at the boundary line.

The external alterations proposed to the front of the dwelling house are considered minor and would not result in any material harm to the character or appearance of the conservation area. This design would also ensure that the overall shape and bulk of the dwelling house from the street remains the same whilst also accommodating extra space for the parking of cars nullifying the loss of garage space.

It is therefore considered that the proposal would preserve the character and appearance of the conservation area.

2) Impact on Trees

It is considered that the proposal would not cause any material harm to the existing significant trees on and adjacent to the site. Council's tree protection officer considers that the proposed tree protection strategy would be adequate in ensuring the safeguard of the trees during the construction process. A condition would be imposed stating that the Tree Protection Fencing should be Staked Heras fencing and erected prior to the commencement of any demolition/building works and located wholly within the boundaries of the site.

3) Residential Amenity

It is considered that the windows proposed to the western flank wall facing No. 30 Harrow Fields Gardens would not impact on the amenity of occupiers of the adjacent property due to the distance between the properties (approximately 24 metres).

It is considered the size and bulk of the eastern extension would not impact on the amenity of the occupiers of adjoining property No. 32. The rear projection complies with SPG for semi-detached dwellings, as it does not exceed 3.0 metres from the rear wall of the neighbouring property. Furthermore, the extension does not project beyond the depth of the existing main rear wall (maximum of approximately 2.5 metres). The proposed height exceeds the maximum recommended in the SPG (3.0 metres) however, it is considered that the additional height would not have an overbearing appearance to the detriment of visual amenity of nearby occupiers.

4) Loss of Garage/Parking Facility

The proposal would result in the loss of a purpose built parking facility (garage). In its place the scheme proposes to reduce the internal size of the garage without changing the existing roof design. This would allow extra space within the drive to allow for the parking of two cars on site, which is considered adequate.

4) S17 Crime & Disorder Act

It is considered that the proposed development would not have any adverse security or crime concerns.

5) Consultation Responses:

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

- All issues have been addressed in the report

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None