

SECTION 1 – MAJOR APPLICATIONS

**RAYNERS LANE ESTATE PHASES E-H,
BOUNDED BY RAYNERS LANE,
MARYATT AVENUE, COLES CRESCENT,
ELIOT DRIVE, AUSTEN ROAD, AND NEW
ROAD BELOW PHASE D2 (YET TO BE
NAMED), HARROW**

**Item: 1/01
P/0431/08/CFU/AF**

Ward ROXBOURNE

OUTLINE : REDEVELOPMENT OF RAYNERS LANE ESTATE (AREA BOUNDED BY RAYNERS LANE, MARYATT AVENUE, COLES CRESCENT, ELIOT DRIVE AND AUSTEN ROAD, PHASES E TO H) TO PROVIDE 162 HOUSES, 177 FLATS, CAR PARKING, PUBLIC OPEN SPACE AND NEW ACCESS ROAD/PEDESTRIAN ACCESS

Applicant: Home Group
Agent: MEPK Architects
Statutory Expiry Date: 30-APR-08

RECOMMENDATION

Plan Nos: 0643/P-01, 02, 03, 04, 05, 48.01 Rev A,,48.02 and T/16, Design and Access statement and revised FRA

INFORM the applicant that:

- 1) The proposal is acceptable subject to
 - a) the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) Affordable Housing Provision, amendments to existing agreement to reflect new master plan for phases E to H
 - ii) S 278 agreement to be made in respect of all works to the adopted highway
 - iii) Provision, adoption and maintenance of open space
 - iv) Applicant to bear Council's legal costs
 - v) Planning Administration Fee being 5% of the contribution minimum £500 to a maximum of £50,000
 - b) The direction of the Mayor
 - c) The withdrawal of the objection by the Environment Agency
- 2) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following condition(s), will be issued only upon the completion of the aforementioned legal agreement:

Item 1/01: P/0431/08/CFU continued....

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 No works shall be commenced within the adopted highway unless and until a S 278 agreement is executed with the Highway Authority in respect of those works.

REASON: To ensure the sustainable development of the area and to prevent unauthorised works to the highway.

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

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

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

4 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.

5 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.

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

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

7 The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated 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.

Item 1/01: P/0431/08/CFU continued....

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

8 A Specification for all works to unadopted roads, paths and parking areas to be submitted to and approved by council in writing prior to the commencement of any such works.

REASON: To ensure a satisfactory form of development.

9 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.

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 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 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.

13 The development hereby permitted shall not commence until details of (insert number of units) homes within this scheme, built to 'Lifetime Home' and / or 'Wheelchair' standards, have been submitted to and approved in writing by the Local

Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

14 Prior to the occupation of the first dwelling hereby permitted a travel plan shall be submitted to and approved by the Council in writing.

REASON: To ensure a sustainable form of development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3A.7 Large residential developments
- 3A.8 Definition of affordable housing

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - T6 The Transport Impact of Development Proposals#
 - T13 Parking Standards
 - EP25 Noise
 - EP48 Public Open Space
- Supplementary Planning Document: Access For All

2 INFORMATIVE:

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

3 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.

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

4 INFORMATIVE:

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

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

5 INFORMATIVE:

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

Tel:- 08459 200800.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design and Character of the Area (D4)
- 2) Residential Amenity (D5)
- 3) Housing Provision and Density (3A.3, 3A.6, 3A.7, 3A.8)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessible Homes (SPD Access for All)
- 6) Open Space (EP48)
- 7) Noise (EP25)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	4.77 Ha
Density:	71 dpha
Car Parking:	Standard:
	Justified: 275
	Provided: 275
Lifetime Homes:	339
Wheelchair Standards:	34
Council Interest:	None

b) Site Description

- Large irregular shaped site forming the southern half of the Rayners Lane Estate

c) Proposal Details

- Demolish 276 flats and maisonettes
- Construct 339 houses and flats, a net gain of 63 dwellings
- Schedule of accommodation:

Phase	Affordable	For Sale	Shared Ownership
E	48	33	Nil
F	35	36	Nil
G	25	101	7
H	19	31	4
Totals	127	201	11 (this appl)
Coles Crescent	9	15	6
A to D built	338	85	Nil
Grand Total	474	301 (39%) 17	792

Revisions to Previous Application:

Following the previous decision the following amendments have been made: The original master plan made provision for 735 dwellings, of which 450 were to be affordable and 285 for sale. The increase in numbers has been occasioned by including properties in Coles Crescent originally intended for upgrading rather than replacement. The changes in the layout have arisen out of the Home Group's engagement with the local community and other stakeholders.

d) Relevant History

WEST/112/02/OUT Regeneration of estate

GRANT
16-OCT-02

e) Pre Application Discussion

No formal PAT; informal discussion as phases designed and built plus new guidance being published, such as Manual for Streets led to revisions to master plan together with community engagement already referred to above. The landlord has consulted widely over the revisions to the master plan and this is set in the Design and Access Statement.

f) Applicant Statement

- 33 page statement plus appendices setting out the context, of the regeneration, the master plan(MP) review, assessment and evaluation of the design and the consequent design strategy.

g) Consultations:

Environment Agency: Objected to FRA 10 March, revised FRA submitted 16 May 2008.

Met Police Crime Prevention: No response.

GLA: Referral under 2000 Regulations development resulting in loss of 200+ dwellings disregarding new development

Advertisement: | Major development | Expiry: 20-MAR-08

Notifications:

Sent: 797 Replies: 1 Expiry: 04-MAR-08

Summary of Response:

Overshadowing; overlooking; noise; parking; change of character

APPRAISAL

1) Design and Character of the Area

From the layout submitted no overshadowing will occur so as to exceed the limits advised by the BRE. Advice on overlooking is given in the DETR good practice guide 245 and will be taken into account when reserved matters are submitted; this application is in outline.

2) Residential Amenity

This is addressed in the six principles of the revised MP namely retaining mature trees, using residential squares, community streets where the car takes second place, mews courtyards, play areas for under 5's and a Locally Equipped Area for Play (LEAP) for 4 to 8's in Swift Close.

3) Housing Provision and Density

Sections A and C give the lead figures for housing and density. The density is 71 dwellings per hectare. Applying the London Plan matrix of density and public transport accessibility of 1/3 its density is acceptable.

4) Parking and Highway Safety

For all the access roads which are cul de sac in form, checks have been made by imposing the path taken by a refuse freighter entering and leaving in forward gear. This also indicates that access can be gained by emergency vehicles.

The site has a PTAL rating of 1a to 3. A total of 275 parking spaces are provided which equates to a ratio of 0.8 a space per home. Of these 10% are suitable for disabled persons. Cycle parking is provided at one space per flat, with provision for houses to made within each curtilage.

5) Accessible Homes

All homes are to be the Lifetime homes Standard. 10% are to wheel chair standard.

6) Open Space

A public park is to the west of the site at Newton Farm. A 'teenager friendly' area is already planned in that part of the estate with planning permission as part of the open space adjoining the community centre. As part of the current application a number of areas for play for under5's is planned together with a an area for 4 to 8's in Swift Close.

7) Noise

Beyond the site to the north east is the Piccadilly tube line. This is partly on arches which descend onto an embankment at the rear of the community centre. All the proposed dwellings except 4 are 75 metres or more away from the railway line and the combination of the distance, intervening buildings and the use of electrical power will bring railway noise within that experienced from other sources.

4) S17 Crime & Disorder Act

This is an outline application which addresses layout and access. A condition has been imposed to address this issue when the reserved matters are submitted.

5) Consultation Responses:

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

- These points are addressed in the report

CONCLUSION

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

93 & FORMER MORTUARY AND PARKS DEPOSIT SITE, PEEL ROAD WEALDSTONE, HA3 7QX

Item: 1/02

P/1516/08/CFU/AF

Ward MARLBOROUGH

REDEVELOPMENT: 46 RESIDENTIAL UNITS (34 FLATS AND 12 HOUSES) IN 3 X THREE AND FOUR STOREY BLOCKS, NEW SHARED 'HOME-ZONE' ACCESS OFF PEEL ROAD, 36 SURFACE CAR PARKING SPACES, 46 CYCLE SPACES, PRIVATE AND COMMUNAL GARDEN SPACE, PRIVATE BALCONIES AND ASSOCIATED LANDSCAPING AND REFUSE BIN STORAGE (RESIDENT PERMIT RESTRICTED)

Applicant: Tudorvale Properties Ltd

Agent: Preston Bennett

Statutory Expiry Date: 21-JUL-07

RECOMMENDATION

Plan Nos: Planning Application Drawings June 2008 V2, Design Statement April 2008, Lifetime Homes/Wheelchair Units May 2008 V2, Supporting Visuals May 2008 V2, Transport Assessment, Planning Statement, Affordable Housing Statement, Geo-Environmental Desktop and Risk Assessment, Site Layout, 07-126-LS-01, OS Map

INFORM the applicant that:

1) The proposal is acceptable subject to 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:

- (i) The provision of 19% affordable housing provision, as calculated by habitable rooms, such housing to be split into 4 rented and 2 intermediate ownership and managed by a nominated RSL,
- (ii) Undertaking to pay the Council's reasonable legal costs and
- (iii) Planning Administration Fee of £500.

2) A formal decision notice, subject to planning conditions noted below will be issued only upon the completion by the applicant of the aforementioned legal agreement and the referral of the application to the Government Office for London in accordance with the Development plans and Consultation Departure Direction 1999;

3) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following condition(s), will be issued only upon the 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 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.

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

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

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

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

5 The site shall remain enclosed by the existing fencing until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

6 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

7 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 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.

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

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

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

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

10 The development hereby permitted shall not be occupied 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 carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number 08/013/101B have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the

appearance of the locality and in the interests of highway safety.

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

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

13 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 development which would otherwise fall within Class A in Part 2 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority.

REASON: To safeguard the character of the locality.

14 The development hereby permitted shall not be occupied 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.

15 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.

16 The development of any buildings hereby permitted shall not be occupied 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.

17 The development of any buildings hereby permitted shall not be occupied 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.

18 The development hereby permitted shall not commence 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.

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.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3A.8 Definition of affordable housing
- 3A.9 Affordable housing targets
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3A.11 Affordable housing thresholds
- 4A.1 Tackling climate
- 4A.4 Energy assessment
- 4A.7 Renewable Energy
- 4A.21 Waste strategic policy and targets
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, Security and fire prevention and protection

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and New Development
- EP25 Noise
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

4 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within

3 metres of the sewers. The applicant should contact the Area Service Manager at Mogden, Thames Water Utilities, at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure, Tel: 08459 200800.

5 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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

6 INFORMATIVE:

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

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

7 INFORMATIVE:

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

8 INFORMATIVE:

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

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

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

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

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

9 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design and Character of the Area (3A.6, 4A.1, 4A.4, 4A.7, 4A.21, 4B.1) (D4, D10)
- 2) Residential Amenity (D5, EP25)
- 3) Housing Provision and Density (3A.1, 3A.2, 3A.3, 3A.5, 3A.8, 3A.9, 3A.10, 3A.11)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessible Homes (3A.5, 4B.5)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	4600m ²
Density:	309 hrph 100 dph
Car Parking:	Standard: 65 (maximum)
	Justified: 36
	Provided: 36
Lifetime Homes:	46
Wheelchair Standards:	4
Council Interest:	None

b) Site Description

- Site fronts onto Peel Road, opposite Stuart Road, near the entrance to Byron Recreation Ground
- Site to rear of properties on Byron Road
- Occupied by numerous derelict single-storey and two-storey structures

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(which will be demolished) and one house

- Access off Peel Road at north of site
- Surrounding properties mixture of two-storey terraced dwellings, with a three-storey block of flats on the corner of Peel Road and Byron Road and a commercial garage premises at 57-59 Byron Road
- Site adjoins Byron Recreation Ground to the east

c) Proposal Details

- Redevelopment to provide 34 flats split into 3 blocks ranging between 3-4 storeys in height and 12 dwellings giving a total of 46 on site
- Surface residential car parking providing 36 car parking spaces
- 4 disabled spaces in car parking area
- Demolition of existing derelict buildings
- 6 affordable homes (4x4bed, 1x2bed and 1x 1bed)
- 40 market residential homes
- Private amenity space provided to the rear of each dwelling and communal amenity space provided to the flatted blocks
- Refuse and cycle storage provided for each unit

d) Relevant History

None

e) Pre Application Discussion

Background

- Former Council-owned mortuary site located 0.3 miles east of Wealdstone District Centre.
- Site (approximately 0.35 hectares) sold at auction by Harrow Council in February 2007.
- Accessible location to range of shopping, leisure and communal facilities in Wealdstone and Harrow Town Centre.
- Good public transport facilities at Harrow and Wealdstone and within 1 mile of Harrow on the Hill Station.
- Number of buildings on site, now derelict or in very poor condition.
- Approximately half-way along Byron Road, backing onto the site, are commercial garage / vehicle repair workshops.
- The original Mortuary site has now been extended, following Harrow Council's approach to the owners to acquire a small parcel of land adjacent the Parks Depot / Bowling Green, to form an L-shaped site of approximately 0.47 hectares.
- This sale was approved by Council's Cabinet on 21st June 2007, being determined surplus to requirements and acceptable for residential use in connection with the Parks Depot / Mortuary site.
- Financial contribution of £15,000 for enhancement of Byron recreational ground for loss of Open Space was suggested by Harrow Council. This contribution to be borne by the Council out of the receipt received from the purchase of the second parcel of land.

Item 1/02: P/1516/08/CFU continued....

- With subsequent purchase of additional land and following the Council's Planning Advice Team's comments, we reappraised and prepared a revised proposal for the enlarged site.
- Due to timescales involved and purchase of additional land from Harrow Council plus a number of the Council's adopted UDP policies being superseded following expiry of the 3 year adopted policy, the Mayor's Affordable Housing London Plan Policy seeks a higher provision of up to 50%.
- Submission of a planning application, before the change in policies, has therefore been delayed with the additional parcel of land not being offered for sale earlier in 2007.
- Applicant therefore stated the amount of affordable housing provision is given in consideration of these circumstances, but a proportion of the units will be affordable on the site.

Proposals / Design Concept

- Site is located adjacent to Byron Recreation Ground which would provide an attractive outlook and accessible leisure / recreational facility for future occupants.
- Demolish all buildings on site.
- Total of 46 units comprising mix of 1, 2, and 3 bed flats (34 units) and 4 bed houses (12 units).
- Site's accessibility and provision of a mix of housing units, harmonises with the surrounding area / character.
- Proposed density equates to 98 dwellings per hectare (310 habitable rooms per hectare) - figure accords with the Mayor's current adopted London Plan Density Matrix for urban sites.
- Proposed layout provides balance between built form, communal and private garden area, private terraces and balconies to individual units.
- Highly contemporary design, based around 'Home Zone' concept to prioritise pedestrian activity over traffic.
- Development would form a strong vista / visual stop at the front, although not hugely dominant.
- Scheme would draw the eye into the adjacent park and provide a visual "gateway".
- Articulation in buildings to create interest and form.
- Use of horseshoe form at rear would involve residents in scheme and provide a sense of place.
- Scheme predominantly 3 storeys high with an angled roof design stepping up to 4 storeys - scale / height reflects surrounding vicinity.
- Frontage building to Peel Road and junction of Stuart Road will be the gateway block with a communal garden to rear.
- Secure / gated vehicular / pedestrian via tunnel access through frontage building.
- Proposed roadway re-sited away from rear gardens to existing properties on east side of Byron Road to align with eastern boundary adjacent Byron Park, following initial comments from Pre-Application Meeting earlier in the year.

Item 1/02: P/1516/08/CFU continued....

- Proposed development results in back to back gardens to Block B and part of Block C, mix of houses and flatted accommodation.
- With back to back distances in excess of 28m to rear of existing properties, there will be no adverse effect on living conditions of future occupants e.g. overlooking, loss of privacy or daylight / sunlight.
- Façade of buildings to be a range of different materials, a mix of light and darker brown rendering will be incorporated with timber cladding, with the use of glass.
- Proposed houses with horizontal timber cladding and same material being use for blocks.
- Intention is to create a softer environment with a colour pallet of “autumnal tints” - wood, smooth render, patterned copper, vertical leadwork.
- Green roofs where appropriate - will contribute to water attenuation and recycling.
- Affordable / private accommodation will be constructed in same materials.
- Orientation of the development will achieve natural surveillance / overlooking.
- Communal garden to rear, houses have own private rear gardens.
- Landscaping / planting to be incorporated.
- Vehicular / pedestrian access via secure entrance off Peel Road opposite junction with Stuart Road.
- Scheme designed to Lifetime Home Standards with 10% provision for wheelchair accessible units (4).
- 37 car parking spaces, including 4 wheelchair accessible parking spaces - use of pergolas to reduce visual impact and soften development.
- 1:1 secure cycle provision - mixture of short and long-term facilities.
- Proposed refuse / recycling storage areas.
- Scheme designed to meet ‘Secured by Design’ principles.
- Code for Sustainable Buildings Level 3 to be met for the affordable housing units and for all other units as far as possible.

Principle / Appearance / Character

- The contemporary design was acknowledged as a dramatic improvement to the previous proposal and would need to be of the highest design quality.
- Officers agreed that the access into the proposed development was a less dominant frontage than the previous scheme, and that it created a stop end to the vista of the road thus creating a gateway into the park.
- Officers acknowledged the retention of the tunnel access element but suggested a reduction in height from 3 to 2 storeys to reduce the visual impact.
- Concern was expressed about possible overlooking of Byron Road properties from the east-facing blocks, especially the 4 storey elements - Officers advised that Applicant delete the corner terrace facing east.
- Applicant informed that only limited bedroom windows would face east and therefore privacy would be protected.
- Officers advised that this aspect would require further consideration when considering any future application.

Item 1/02: P/1516/08/CFU continued....

- The dominant visual impact of the east-facing flank wall on the frontage block was discussed and Officers suggested the introduction of a “living” wall – Applicant’s preference was for plants to grow up rather than down the wall - on expense grounds.
- There are three options for creating green walls:
 - walls with climbing plants
 - hanging walls, and
 - walls with plants growing within them
- Officers also suggested Applicant consider the inclusion of some stairwell windows to create interest.
- Balcony treatment was well received as it creates an interest to the scheme – suggestion to use colour graduated glass to create additional privacy was agreeable.
- The use of an ‘autumnal’ colour palette to blend in with the surrounding park area and the use of natural materials would create a softer environment.
- Applicant confirmed that development would be gated and controlled for future occupants.
- Corner frontage, the use of a box hedge to continue the line of the existing hedge was agreeable.
- Additional or larger windows in stairwells to prevent creation of darkening areas in development.
- Use of pergolas with climbers to soften the car parking areas.

Affordable Housing

- For any proposal received on or after 19 February 2008 the relevant policies are London Plan policies 3A.8 to 3A.11, where on relevant sites the Council will seek up to 50% of units to be provided as affordable (threshold 10 or more units). The new administration has indicated that this may be reduced to 40%.
- Harrow will seek the maximum reasonable amount of affordable housing.
- Where less than 50% provision is proposed, it will be for the Applicant to demonstrate that the proposed level is justified.
- Applicant has submitted a Development Control Toolkit to inform the negotiation of the maximum reasonable level of affordable housing provision which emerged at 19% (by habitable rooms).
- Applicant has not identified an RSL - they were strongly advised to select a partner RSL for the affordable housing at an early stage in the development of the scheme.

Layout / Parking

- Introduction of a ‘Home Zone’ principle to the development, creating a combined/shared surface, complies with current adopted highways standards and will encourage pedestrians and vehicles to use the same space with no clearly defined roadways.
- Zones will be achieved through the use of various types of surface materials such as granite sets, coloured block paviers and bound gravel.
- Reduction in number of parking spaces to a total of 37 including 4 wheelchair accessible spaces.
- Provision of long and short term cycle parking.

f) Applicant Statement

- Scheme designed in response to the character and architectural vernacular of the area, the site's relationship to adjoining properties, the site's accessibility, and the context of policy.
- Applicant sought to purchase additional land from Harrow Council to add to mortuary site, resulting in a site of 4600m².
- 16 x 1-bed flats, 18 x 2-bed flats, 8 x 3-bed houses and 4 x 4-bed houses, with affordable units integrated within the development.
- Site represents a stand-alone site offering the potential to create its own identity in its park setting and not have to conform to an established layout.
- Development of the site will result in a positively defined visual improvement adjacent to Byron Park and at the vista of Stuart and Peel Roads.
- Proposed high quality design and contemporary style encourages visual interest and introduces a diversity of architecture to the local area.
- Proposed height responds to and respects that of the adjoining terraced properties, with a number of three-storey blocks of flats.
- Provides a mix of accommodation type and size to meet the local needs of local residents.
- Proposed development reflects and accords with the London Plan and national planning policy, which supports the development of such previously developed and accessible sites.
- Communal and private amenity space to be provided, with additional balconies and substantial landscaping.
- Car parking reduced from previous pre-application submissions to reduce amount of hardstanding on the site. Shared surface 'Home Zone' proposed to be pedestrian friendly.
- 100% provision for cycle storage.
- All units to Lifetime Homes Standards, and 4 units wheelchair standard (9%).
- Scheme meets requirements of PPS1 and PPS3 in that it makes the best, high quality use of a derelict site.

g) Consultations:

GLA (Cat 3G):

Advertisement:	Major Dwellings Departure from the UDP	Expiry: 28-MAY-08
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Notifications:

Sent:	Replies:	Expiry: 21-MAY-08
93	2	

Summary of Response:

General comments about 'ill thought' development in Harrow; letter stating concerns with scheme, then follow-up letter withdrawing concerns and supporting preliminary scheme.

APPRAISAL

1) Design and Character of the Area

The height of the proposal is moderately higher than that of the residential properties surrounding the site, but similar in height to the adjoining three-storey block of flats. As the blocks are to have flat roofs, they will not appear significantly higher than the surrounding two-storey dwellings as they have pitched roofs. Considering the derelict state of the site at present, the development could be said to offer a more visually attractive addition to the street scene than that which it would replace.

The overall design of the development makes reference to the predominantly suburban nature of the locality. The modern appearance of the building with timber cladding, coloured render and mix of glazing offers a distinct identity to the site and the area in general. The layout of the proposed development is such that it provides a large amount of separation to the existing properties, while providing the new units with good amenity space, and maintaining the semi-open nature of the area. The proposed development represents a significant redevelopment of the site and would provide a contemporary addition to the area.

The proposal is generally considered to comply with Policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2-storey dwellings with large garden areas, and a number of three-storey flatted blocks. This proposal is an isolated backland site, as such it is considered that it does not have to follow the exact form of the surrounding properties. The scheme does respect the character of the area, but provides a new, contemporary development that adds to the character and distinctiveness of the area.

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*. The proposed development provides a modern development while reflecting the character and appearance of the existing area, and is therefore considered compliant with Policy D4 of the HUDP 2004.

Each dwelling is to be provided with its own private amenity space, and the flats are to have good size patios or balconies and access to the communal amenity space. This amount of amenity space is considered adequate for a development of this nature, and provides future occupants with a good amount of private, usable amenity space.

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

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

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

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

2) Residential Amenity

The height of the blocks of flats and dwellings has been limited to three-storeys (rising to four-storeys toward the centre of the site) to reduce the impact on the surrounding properties. A separation distance of at least 25m will be retained to the rear of the properties along Byron Road. The minimum back to back distance from a proposed dwelling to the existing dwellings is 28m. Due to these distances and the layout of the proposed buildings, there is not considered to be any impact on the amenity of the surrounding properties in terms of overbearing, or loss of light. Any windows facing neighbouring properties are to be obscure glazed and/or high level windows, and an obscure screen will surround the roof terraces on Block C. This will restrict overlooking to neighbouring properties.

The location of the proposed car parking is considered to be suitably located around the proposed buildings, with the majority of car parking adjacent to a non-residential boundary or in a courtyard. Where the car parking adjoins the western boundary of the site, the adjacent property at this point is a commercial property. The site will use the existing access from Peel Road and will be a tunnel-type access, which will limit noise to surrounding properties. A 2m high fence/wall surrounding the site will also minimise the noise transference to neighbouring properties.

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

3) Housing Provision and Density

The proposal represents an additional 46 units to Harrow's housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. The scheme provides 16 x 1-bed flats, 18 x 2-bed flats, 8 x 3-bed houses and 4 x 4-bed houses. This aspect of the development is therefore supported in principle.

The proposed density would be 309 habitable rooms per hectare and 100 dwellings per hectare. These density levels are in line with those recommended by Policy 3A.3 and Table 3A.2 of the London Plan.

London Plan Policy 3A.9 requires all new build major residential developments to have 50% affordable housing with a 70% to 30% split between social rented

and intermediate housing. Although the 50% figure has not been met with this development, other benefits of the development discussed in this report justify the lower provision of affordable units provided. With regards to the social rented and intermediate housing split, the proposal would provide a 30 / 70 % split of habitable rooms, which is compliant with London Plan Policy.

The Harrow Council housing enabling team have put the developers affordable housing offer through the toolkit appraisal and are satisfied that the offer is appropriate for the development. The proposal is considered to comply with policies 3A.8, 3A.9, 3A.10 and 3A.11 of the London Plan.

4) Parking and Highway Safety

Schedule 4 of the HUDP sets a standard of a maximum of 65 car parking spaces based on the number of habitable rooms in the development. The proposal will provide 32 standard and 4 disabled car parking spaces (36 in total), which equates to just under one space per unit (a 78% provision). The proposal also provides a cycle parking space for each dwelling. The proposed parking provision is considered acceptable given the sites locality to good public transport links, namely Harrow & Wealdstone Station and a number of bus routes, and town centre amenities and services. The area around the development site is a controlled parking zone, therefore to ensure no additional pressure is placed on street parking future residents will be ineligible to apply for residents parking permits.

5) Accessible Homes

The proposed development is considered to comply with the Accessible Homes SPD (April 2006) which requires 100% of all new residential developments to be built to meet the Lifetime Homes Standards. In this case all 46 units would meet the Lifetime Homes Standards, furthermore 10% of all units would be built to meet the Wheelchair Homes Standards.

The proposed development is considered to comply with Policy 3A.5 of the London Plan and the Harrow Council SPD on Accessible Homes (April 2006).

6) S17 Crime & Disorder Act

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

Furthermore, there are no details of lighting levels, car park security or door and window security. A condition is recommended on any grant of planning permission to request that these details are submitted before the occupation of the development.

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.

**BELMONT FC, WILLIAM ELLIS SPORTS
GROUND, CAMROSE AVENUE,
EDGWARE, HA8 6ES**

**Item: 1/03
P/1412/08/DFU/AF**

Ward EDGWARE

SINGLE STOREY SPORTS FACILITY WITH ACCESS FROM CAMROSE AVENUE

Applicant: Belmont Utd Football Club

Agent: Mr Andrew Budgen

Statutory Expiry Date: 19-AUG-08

RECOMMENDATION

Plan Nos: PL 101 Location plan, 105, Site plan, 106 proposed plan with landscaping, 107, 110, 111, 120, 121, 010 3D Images & Design and Access Statement

INFORM the applicant that subject to the Environment Agency not objecting to the development or withdrawing any objection the committee resolves to

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 Notwithstanding the submitted plans, no access to or egress from the site shall be via Broomgrove Gardens except in emergency when access to Camrose Avenue is not available.

REASON: To maintain the amenities of the locality and the free flow of traffic on the local highway network.

3 Other than advertisements permitted by the Advertisement Regulations, no signs or advertisements are permitted by this planning permission.

REASON: To maintain the amenity of locality.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

Item 1/03: P/1412/08/DFU continued....

5 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.

6 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.

7 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.

8 The occupation of the building hereby permitted shall not take place until the access from Camrose Avenue, as shown in plan PL107, has been completed in accord with planning permission P/1282/07 and the conditions attached thereto.

REASON: To ensure a satisfactory form of development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

R4 Outdoor Sports Facilities

R5 Intensive Use Pitches

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:

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) Playing Fields (3D.8) (R4, R5)
- 2) Access and Parking (T6, T13)
- 3) Design (D4)
- 4) Impact on Residential Amenity (D4)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major
Site Area:	700 m ²
Car Parking:	Standard: 38 (maximum)
	Justified: 34
	Provided: 34
Council Interest:	Owns freehold of the land

b) Site Description

- A rectangular site located to the rear of the Hindu Primary School, now under construction, taking its sole access from Camrose Avenue.
- On the east, south and west sides the existing playing fields are bounded by housing.

c) Proposal Details

- To build a single storey sports facility of 383 m² to house Belmont FC.
- It should be noted that the access to the facility and playing field is via a new access being built from Camrose Avenue over which the football club have rights of access. The parking has been authorised as part of the planning permission for the primary school (see history below).
- No planning permission is sought for the playing fields of some 2.17 Ha since the use of the land has been for playing fields since the introduction of planning control.

d) Relevant History

P/1282/07/CFU Construction of one form primary school, external works, access and parking GRANT 10-MAR-08

e) Pre Application Discussion

22 March 2008 with planning policy

f) Applicant Statement

- Design and access statement
- This includes specifying the times of use of the facility by Belmont FC. A condition has been included stipulating these times.

g) Consultations:

Sport England: No response

Environment Agency: Objection; Inadequate Flood Risk Assessment

LB of Barnet: No response

Notifications:

Sent:
496

Replies:
0

Expiry: 18-JUN-08

Summary of Response:

N/A

APPRAISAL

1) Playing Fields

The playing fields remaining after the northern half of the site was permitted for a school are some 2.24 ha in area on which the changing facilities will be built adjoining the car park. This enables four pitches to be provided. These are to be supplemented by the dual use of the multi purpose games areas within the school's grounds. When the issue of playing field provision for sports was debated in conjunction with the school planning application, Sport England was satisfied with the alternative provision being made which included the retention and upgrading of the facilities on the retain playing fields.

No lighting is proposed to enable play to continue after sunset.

2) Access and Parking

In addition to the 34 spaces provided including 4 for disabled persons, by the terms of the S 106 agreement for the school development, the school parking provision will be made available to the club outside of school hours ie at weekends. This will give a total of 60 spaces

3) Design

The building ,whilst single storey, is in appearance 1.5 storeys in height for the main body of the building. The function space is fully glazed and faces south across the pitches. Otherwise the rooms are lit from the flat roof. The walls are to be primarily zinc clad and a condition has been included for materials to be submitted for approval. The new building enables a facility to be provided to

Football Foundation (FA) design guidelines.

4) Impact on Residential Amenity

The former clubhouse stood on Camrose Avenue being a prefabricated wooden building. The new building is much further away from any house. The access to it is obscured at ground level by an earth bank. The regulation and dual use of the parking within the site is intended to reduce the impact on adjoining streets.

4) S17 Crime & Disorder Act

No issue arises from this development.

5) Consultation Responses:

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

- None

CONCLUSION

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

**BENTLEY PRIORY, THE COMMON,
STANMORE PARK, HARROW**

**Item: 1/04
P/1452/08/CFU/DT2**

Ward STANMORE PARK

CHANGE OF USE FROM DEFENCE ESTABLISHMENT TO PROVIDE A MUSEUM/EDUCATION FACILITY (D1 USE CLASS) 103 DWELLING (C3 CLASS) WITH ASSOCIATED CAR PARKING, ANCILLARY SERVICE/ACCOMMODATION, ENERGY CENTRE, WORKS TO LANDSCAPE (INCLUDING OPEN SPACE PROVISION, BOUNDARY FENCING AND REMOVAL OF TREES) WITH IMPROVED MEANS OF ACCESS TO THE COMMON, AND INCLUDING ALTERATIONS AND PARTIAL DEMOLITION OF THE MANSION HOUSE, ALTERATIONS AND EXTENSION OF BUILDING 7. RELOCATION OF ENTRANCE TO THE WALLED GARDEN AND DEMOLITION OF OTHER LISTED BUILDINGS.

Applicant: VSM Estates Ltd
Agent: GVA Grimley Ltd
Statutory Expiry Date: 08-AUG-08

**BENTLEY PRIORY, THE COMMON,
STANMORE PARK, HARROW**

**Item: 1/05
P/1453/08/CLB/DT2**

Ward STANMORE PARK

LISTED BUILDING CONSENT: CHANGE OF USE FROM DEFENCE ESTABLISHMENT TO PROVIDE A MUSEUM/EDUCATION FACILITY (D1 USE CLASS) 103 DWELLING (C3 CLASS) WITH ASSOCIATED CAR PARKING, ANCILLARY SERVICE/ACCOMMODATION, ENERGY CENTRE, WORKS TO LANDSCAPE (INCLUDING OPEN SPACE PROVISION, BOUNDARY FENCING AND REMOVAL OF TREES) WITH IMPROVED MEANS OF ACCESS TO THE COMMON, AND INCLUDING ALTERATIONS AND PARTIAL DEMOLITION OF THE MANSION HOUSE, ALTERATIONS AND EXTENSION OF BUILDING 7. RELOCATION OF ENTRANCE TO THE WALLED GARDEN AND DEMOLITION OF OTHER LISTED BUILDINGS.

Applicant: VSM Estates Ltd
Agent: GVA Grimley Ltd
Statutory Expiry Date: 13-JUN-08

RECOMMENDATION

P/1452/08/CFU/DT2

Plan Nos: 5229/ S003 S005 S006/rev A 1.001 1.10 1.11 1.30 2.001 2.002
2.003 2.10 2.20 2.21 2.30 2.31 2.4 2.50 2.51 3.001 3.002 3.05
3.10 3.11 3.130 3.131 4.001 rev A 4.002 4.100 4.101 4.102 4.103
4.104 4.200 4.201 4.202 4.011 4.012 7N.101 7N.102 267.102
7.101 7.102 7.103 G001 G002 G.012 G.013 G.014 G.015 G.016
G.400 G.401 C.001 C.002 C.003 C.004 C.005 C.006 C.007 C.008
C.009 C.010 C.011 C.012 C.013 C.014 C.015 C.016 C.017 C.018
rev B C.019 C.020 110 111 112 113 114 1210 121 122 123

130 140 141 142 143 144 145 210 211 212 213 214 220 221 222 223
230.

Planning Statement, Statement of Community Engagement, Design and Access Statement, Environmental Statement, Sustainability Statement, Energy Statement, Arboricultural Statement, Conservation Management Plan, Landscape Conservation Management Plan, Surface Water Flood Risk Assessment

INFORM the applicant that:

- 1) The proposal is acceptable subject to
 - a) the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) The submission by the developer of a Business Plan for the operation and maintenance of the museum/heritage facility by a nominated operator
 - ii) The developer to contribute £200,000 to the start-up costs of the facility
 - iii) The developer to procure the improvement and refurbishment works that are necessary for the conversion of the Mansion House to a Museum. Cost of such works not to exceed £6,240,000 in total
 - iv) The developer to covenant with the Council to set up an Endowment Trust and to contribute £3,000,000 to it to fund the maintenance and operating costs of the facility
 - v) The developer to submit a scheme of landscape improvements and a landscape, ecology and woodland management plan for a period of 10 years to be implemented and maintained throughout the life of the development by the Council
 - vi) The developer to make a contribution of £100,000 towards the provision of an Ecology Centre in the Borough
 - vii) The developer to agree with the Council a means for dealing with approved business plan in the event that the operator is unable to carry it out. This will require all reasonable endeavours to be made to vary the business plan or to secure an alternative operator
 - viii) To ensure the timely delivery of the museum facility, the requirement that it be practically completed before the occupation of not more than 40% of the residential properties
 - ix) The developer to contribute £200,000 to the improvement of the access road to the site from Common Road
 - x) The developer to prepare a Travel Plan and to, implement and monitor the Plan to encourage the use of sustainable modes of travel by future occupants of the residential development. Plan to be agreed in writing by the Council prior to the occupation of any residential unit
 - xi) The developer to contribute £100,000 towards improvements to education and health facilities in the locality
 - xii) The developer to provide a recruitment and training plan for a locally recruited construction and operation workforce

- xiii) The provision of 20 affordable housing units off site of a level, type and mix to be agreed, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council
- xiv) A contribution by the developer to the management and maintenance of Bentley Priory Site of Special Scientific Interest
- xv) Developer to pay Council's legal costs and;
- xvi) To pay Planning Administration fee of £50,000.

b) The direction of the Mayor of London

2) A formal decision notice to **GRANT**, subject to planning conditions noted below will be issued upon the completion by the applicant of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office For London in accord with the development Plans and Consultation Departure direction 1999.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

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

(a) the frontage.

(b) the boundary.

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

REASON: In the interests of amenity and highway safety.

4 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general

safety along the neighbouring highway.

5 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

6 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.

7 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.

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

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

9 The development as detailed in the approved drawings shall be built to Lifetime Homes Standards and Wheelchair Standards and thereafter retained to those standards.

REASON: To ensure provision of Lifetime/Home/Wheelchair Standard housing in accordance with the policies of the London Plan.

10 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.

11 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.

12 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.

13 Development of any buildings hereby permitted shall not be commenced until surface water drainage works have been carried out in accordance with details to be 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.

Items 1/04 & 1/05: P/1452/08/CFU & P/1453/08/CLB continued....

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

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

15 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.

16 Prior to the commencement of any development a site meeting shall take place with the Council's Arboricultural Manager to agree a programme of monitoring of the tree protection measures hereby approved and to identify the location of the building contractor's site hut and storage compound for the development.

The monitoring programme of the Tree Protection Plan so agreed shall be adhered to thereafter and all works in furtherance of the plan shall be carried out to the satisfaction of the Arboricultural Manager until the development is completed'.

REASON: to ensure that the trees to be retained on site are not adversely affected and to enhance the appearance of the development.

17 Before any part of the development hereby permitted commences details of a mitigation strategy for the following protected species that have been identified in and around the site shall be submitted to and approved in writing by the Local Planning Authority: Bats,

REASON: In the interest of nature conservation.

18 Before any part of the development hereby permitted commences details of a programme of eradication of Japanese Knotweed and control of Rhododendron Ponticum that has been identified on the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of nature conservation.

Items 1/04 & 1/05: P/1452/08/CFU & P/1453/08/CLB continued....

19 No clearance of scrub, trees and tall vegetation, existing buildings, or other suitable nesting habitat shall take place in the main bird nesting season between March and August inclusive. If the development requires the clearance of scrub, trees and tall vegetation or other suitable nesting habitat (including buildings) in the main bird nesting season between March and August inclusive, a suitably qualified and experienced ecologist to confirm the absence of nesting birds should first survey the development area and adjoining areas of Bentley Priory Site of Special Scientific Interest. This survey shall be submitted to Harrow Council, prior to works commencing. If nesting birds are present the work cannot commence and will need to be re programmed. Buildings that need to be demolished during the nesting season shall be covered in suitable bird proof netting, prior to the start of the nesting season and checked by suitably qualified and experienced ecologist to confirm the absence of nesting birds, prior to demolition.

REASON: In the interest of nature conservation.

20 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.

21 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: To secure the provision of archaeological investigation and the subsequent recording of the remains in the interests of national and local heritage.

22 No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic buildings and structures, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the intrinsic archaeological interest in the historic buildings on this site is recorded and preserved.

23 Notwithstanding the details shown on the plans hereby approved revised details of elevational treatment for the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority before any part of the development commences.

REASON: In the interests of the historic architectural character of the Listed Buildings and its setting.

24 Communication Mast(s) and equipment shall be removed and the land reinstated; such works to be agreed in writing with the Local Planning Authority prior to the commencement of development and removal to take place within 12 months of the commencement of development.

REASON : To improve the amenities of the area.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2A.1 Sustainability Criteria

2A.2 The Spatial strategy for Development

2A.9 The Suburbs: Supporting Sustainable Communities

3A.1 Increasing London's supply of housing

3A.2 Borough housing targets

3A.5 Housing choice

3A.9 Affordable housing targets

3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes

3A.24 Education facilities

3A.25 Higher and further education

3C.1 Integrating transport and development

3C.19 Local transport and public realm enhancements

3D.9 Green Belt

3D.13 Children and Young People's Play and informal recreation strategies

3D.14 Biodiversity and nature conservation

3D.15 Trees and woodland

4A.4 Energy assessment

4A.7 Renewable Energy

4A.11 Living Roofs and Walls

4A.14 Sustainable drainage

4A.18 Water and sewerage infrastructure

4B.1 Design principles for a compact city

4B.2 Promoting world-class architecture and design

4B.3 Enhancing the quality of the public realm

4B.11 London's built heritage

4B.12 Heritage conservation

4B.13 Historic conservation-led regeneration

Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)

Harrow Unitary Development Plan:

S1 The Form of Development and Pattern of Land Use

EP15 Water Conservation

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings
EP26 Habitat Creation and Enhancement
EP27 Species Protection
EP28 Conserving and Enhancing Biodiversity
EP31 Areas of Special Character
EP35 Major Developed Sites in the Green Belt
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
D11 Statutorily Listed Buildings
D18 Historic Parks and Gardens
D31 Views and Landmarks
T6 The Transport Impact of Development Proposals
T13 Parking Standards
C17 Access to Leisure, Recreation, Community and Retail Facilities
Chapter 10 Implementation, Resources and Monitoring
13 - Planning Obligations
UDP - Proposals Map and Proposal Sites Schedule Proposal Sites Schedule
(PS 23 Glenthorne, Common Road)
Access For All - Supplementary Planning Document (April 2006)
Supplementary Planning Document 'Future Use and Development of Bentley Priory
(September 2007)

2 INFORMATIVE:

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

3 INFORMATIVE:

There are public sewers crossing this site. No building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Water's be required, the applicant should be advised to contact Thames Water Developer Services on 08458502777.

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. 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 and associated legislation.)

5 INFORMATIVE:

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

6 INFORMATIVE:

Building works must be carried out in strict accordance with the London Underground Limited "Special Conditions for Outside Parties Working on or near the Railway". The applicant is advised to contact London Underground Infrastructure Protection office for more information on 02070279549 (105 Victoria Street, London SW1E 6AD).

7 INFORMATIVE:

Evidence of the possibility of Badgers living in and around the site has been discovered. The applicants and their building contractors and professional/technical consultants are to be aware that under the provisions of the Protection of Badgers Act 1992 it is an offence to kill or harm badgers and their setts. Should badgers and /or their setts be identified during works that are carried out in the development of the site, it is a duty of the applicants and their contractors to notify Natural England immediately.

All construction staff should be made aware of the potential presence of reptiles, nesting birds, badger, bats and bat roost and if any are found during construction works then a suitably qualified ecologist should be contacted to provide further advice. All construction staff should be made aware of the requirement to contact Natural England if bats and/or roosts are found during the works.

8 INFORMATIVE:

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

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

RECOMENDATION

P/1453/08/CLB/DT2

Plan Nos: 5229/ S003 S005 S006/rev A 1.001 1.10 1.11 1.30 2.001 2.002
2.003 2.10 2.20 2.21 2.30 2.31 2.4 2.50 2.51 3.001 3.002 3.05
3.10 3.11 3.130 3.131 4.001 rev A 4.002 4.100 4.101 4.102 4.103
4.104 4.200 4.201 4.202 4.011 4.012 7N.101 7N.102 267.102
7.101 7.102 7.103 G001 G002 G.012 G.013 G.014 G.015 G.016
G.400 G.401 C.001 C.002 C.003 C.004 C.005 C.006 C.007 C.008
C.009 C.010 C.011 C.012 C.013 C.014 C.015 C.016 C.017 C.018
rev B C.019 C.020 110 111 112 113 114 1210 121 122 123
130 140 141 142 143 144 145 210 211 212 213 214 220 221
222 223 230.

Planning Statement, Statement of Community Engagement, Design and Access Statement, Environmental Statement, Sustainability Statement, Energy Statement, Arboricultural Statement, Conservation Management Plan, Landscape Conservation Management Plan, Surface Water Flood Risk Assessment

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

1 Demolition work shall be carried out by hand tools or by tools held in the hand, other than power driven tools.

REASON: To protect the special architectural or historic interest of the listed building.

2 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

a) detailed drawings that include sectional plans for the double glazed sash windows at first and second floor level of the Mansion House

b) a statement outlining measures for the protection of the historic iron handrails on the staircases of the building during the works for the setting out of the Museum facility and the conversion of part of the building to apartments.

REASON: To protect the special architectural or historic interest of the listed building.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 2A.1 Sustainability Criteria
 - 2A.2 The Spatial strategy for Development
 - 2A.9 The Suburbs: Supporting Sustainable Communities
 - 3A.1 Increasing London's supply of housing
 - 3A.2 Borough housing targets
 - 3A.5 Housing choice
 - 3A.9 Affordable housing targets
 - 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
 - 3A.24 Education facilities
 - 3A.25 Higher and further education
 - 3C.1 Integrating transport and development
 - 3C.19 Local transport and public realm enhancements
 - 3D.9 Green Belt
 - 3D.13 Children and Young People's Play and informal recreation strategies
 - 3D.14 Biodiversity and nature conservation
 - 3D.15 Trees and woodland
 - 4A.4 Energy assessment
 - 4A.7 Renewable Energy
 - 4A.11 Living Roofs and Walls
 - 4A.14 Sustainable drainage
 - 4A.18 Water and sewerage infrastructure
 - 4B.1 Design principles for a compact city
 - 4B.2 Promoting world-class architecture and design
 - 4B.3 Enhancing the quality of the public realm
 - 4B.11 London's built heritage
 - 4B.12 Heritage conservation
 - 4B.13 Historic conservation-led regeneration
- Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)

Harrow Unitary Development Plan:

- S1 The Form of Development and Pattern of Land Use
- EP15 Water Conservation
- EP20 Use of Previously-Developed Land
- EP21 Vacant and Disused Land and Buildings
- EP26 Habitat Creation and Enhancement
- EP27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP31 Areas of Special Character
- EP35 Major Developed Sites in the Green Belt
- 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
- D11 Statutorily Listed Buildings
- D18 Historic Parks and Gardens
- D31 Views and Landmarks
- T6 The Transport Impact of Development Proposals

T13 Parking Standards

C17 Access to Leisure, Recreation, Community and Retail Facilities

Chapter 10 Implementation, Resources and Monitoring

13 - Planning Obligations

UDP - Proposals Map and Proposal Sites Schedule Proposal Sites Schedule
(PS 23 Glenthorne, Common Road)

Access For All - Supplementary Planning Document (April 2006)

Supplementary Planning Document 'Future Use and Development of Bentley Priory
(September 2007)

2 INFORMATIVE:

Further internal works associated with the fit out of the museum may require further applications for Listed building Consent if they affect the historic character of the building.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Planning Policy Framework (4B.11) (EP20, EP31, EP33, EP35, EP37, D4, D11, D18, SPD)
- 2) The Layout and Form of The Proposal and the Appearance and Character of Area (4B.2, 4B.3) (S1, D4, D5, D7 D9, D10, D14, D29, D30, D31)
- 3) Effect on the Listed Building (4B.11) (D11, D18)
- 4) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11) (H7)
- 5) Sustainability & Renewable Energy (4A.4) (EP15, EP20, D4)
- 6) Parking & Access (3C.19) (T6, T13)
- 7) Landscaping/Trees (3D.15) (D4, D5, D9, D10)
- 8) Ecology/Biodiversity (3D.14) (EP26 EP27 EP28)
- 9) S17 Crime & Disorder Act (D4)
- 10) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major
Green Belt	Yes
Listed Building	Grade II *
Site Area:	23.2 ha
Museum	1950m ²
Dwellings:	103
Density:	4.4 dph gross; 18.39 dph net
Car Parking:	Standard: Museum 59 Residential 227
	Justified: 286 in total
	Provided: 286 in total
Lifetime Homes:	103
Wheelchair Standards:	10
Council Interest:	None

b) Site Description

- Bentley Priory is a site at the northern edge of the borough that shares a border with LB Hertsmere. It is in the Green Belt and a landmark feature in the Harrow Weald Ridge Area of Special Character. It separates the urban areas of Stanmore in the south and Bushey Heath to the north
- The site has historic interest as a former RAF Fighter Command airfield and it is also the location of a Grade II Listed Building that is set in a historic Grade II historic park and garden. The original site was a monastic priory dating from the middle ages
- The existing buildings evolve from a modest 18th century country house that was extended dramatically by the architect Sir John Soane in the 1780's as a mansion house for the 1st Marquis of Abercorn
- The parkland was introduced at this time and important additions were made when the site was acquired by a new owner, the industrialist Sir John Kelk, who oversaw extensions that were typically mid nineteenth century Italianate features such as the library, the clock tower, picture gallery and Orangery and the Tuscan portico on the southern frontage. The gardens were also extended at this time
- The site subsequently was in use as a Hotel and a Girls School before the RAF acquired it in 1926. It was the headquarters of Fighter Command from 1936 to 1968 and was where Lord Dowding conducted the RAF defence in the Battle of Britain in 1940. It then became an administrative and training centre. Operational use ceased in May of this year
- The applicants have a long leasehold interest in the site with the freehold retained by the Ministry of Defence
- The site can be divided into three zones. Zone 1, the northern part comprises open green space with large areas of hard standing, the access road off the A4140 and the site entrance and guardroom. Zone 2, the central part has an east –west axis and the southern building line is roughly in line with the rear elevation of the original Mansion House. It contains accommodation blocks that were built by the RAF on the crest of the Harrow Weald Ridge. At the eastern end of this zone is the Cold War bunker. The entrance will be retained for its historic interest when the proposed development is implemented.
- Zone 3 comprises the Italianate terraced garden, this provides the setting for the Mansion House and the southern boundary of the site. Views of Harrow and the London skyline can be observed from this area of the site

c) Proposal Details

- Permission is sought for the redevelopment of the site involving a change of use of part of the Mansion House to a museum/ educational facility (D1 Use Class) and the part conversion of the building to eight flats, the conversion of what is known as Building No 7 to three dwellings, the demolition of all of the remaining buildings and the construction of 92 flats and houses across the site. The developed area is 5.6 Ha out of the total 23.2 Ha
- New landscaping involving works to enhance the appearance of the Italian Garden, tree felling and replanting and the creation of formal and informal open space and recreation routes.

- The development also includes the construction of an energy centre towards the south eastern boundary of the site
- A new vehicular access from the existing entrance at the Common.
- Alterations to the internal road layout and the provision of a car/coach park with 59 car parking spaces and three coach parking spaces to serve the museum facility.
- Residential parking is provided at a standard of two spaces per dwelling along with visitor parking including an undercroft and a basement parking area. Garages, bin and cycle stores would also be provided.
- The proposal is part of a strategic redevelopment by MOD Defence Estates that involves the consolidation of RAF bases in an integrated core site at RAF Northolt. This will be funded through the disposal of six MOD sites at RAF West Ruislip, RAF Uxbridge, RAF Eastcote, Inglis barracks, Mill Hill, Victoria House, Woolwich and the site that is the subject of the proposal, RAF Bentley Priory.

d) Relevant Planning History

None relevant; Prior to April 2006 (when the Planning Act was amended) previous development on the site has taken place with the benefit of Crown Immunity. Since April 2006 no relevant development has taken place.

e) Pre Application Discussion

The planning and design for the redevelopment of the site has been the subject of detailed negotiations with the local planning authority over several years, including the preparation of Supplementary Planning Document (SPD).

f) Applicant Statement

- Proposal complies with national guidance and local adopted planning policies (2004 HUDP) and in particular, HUDP Policy EP 35. This Policy recognises the significance of major developed sites such as Bentley Priory, in their Green Belt location and advises that redevelopment may be permissible subject to strict criteria
- Specifically, the scheme complies with PPG2 and HUDP Policy EP35 in that the effect on the openness of the Green Belt location would be no greater than the existing development.
- The proposal respects land use policies for development in the Green Belt
- It would not exceed the height of existing buildings on the site
- The proposal also complies with the SPD for the site (LB Harrow Strategic Planning Document 'Future Use and Development of Bentley Priory')
- The existing site has a total floor space of 26,500 sqm and what were operational buildings ranging from single storey to four storey and associated communication towers and bunds. Therefore, physical development in the locality has been established in modern times
- The proposal follows the guidance in the SPD that identifies four areas of developable footprint where redevelopment could take place without the openness of the site being compromised

- These are a west gateway, occupied by a vehicle service building and hard standing and bounded by mature vegetation. This part of the site has the A409 road and housing at its north eastern boundary and housing on its south western boundary. It does not provide views of the site and the extent of hard standing would rule out an ecological use
- An east gateway, where there is little existing development apart from the former RAF guardhouse. The SPD advises that a redevelopment of the area would benefit from landscaping and planting on the southern boundary as this would restore the original woodland setting of the Priory
- An area west of the Priory that comprises old RAF accommodation blocks set in hard standing and grasscrete and bordered by mature vegetation that only permits glimpses of the adjacent parkland. This area is identified as the most suitable for the principle zone of new development, especially buildings informally laid out and on a human scale, ideally two or three storey flats
- An area east of the priory that is very well protected from outside and within the site due to its topography and the lavish vegetation that it is set in. None of the existing office accommodation has any architectural merit but building 274 could be utilised and is well screened though visible from the Priory. Building 263 is also close to the Priory This means that any replacement buildings that are proposed would need to be of a high standard of design
- The form and layout of the proposed development is set out in recognition of the SPD and PPG2. The need to maintain the openness of the land around the Mansion House is fundamental to it. Therefore, the area occupied by existing two and three storey buildings to the north west of the Mansion House, when demolished, would be left clear, enhancing views of the building from the entrance drive to the north. Likewise, the same pattern will apply to the land to the south of the Mansion House
- The design, form, bulk and massing of the proposed buildings will be much less intrusive in the Green Belt location than the existing utilitarian military accommodation blocks. The only similarity between the existing and proposed buildings will be their height. Moreover, the houses that will provide the central core of the development will not have enclosed gardens, walls and fences. This will only be the case with dwellings on the periphery of the site
- As an operational military base for eighty years public access to Bentley Priory was not possible. As such, the objectives that local and national planning policies set out for Green Belt Management are only now attainable. Therefore, the opportunity to provide better access to the countryside, better sport and recreational facilities, the enhancement of the local landscape and nature conservation, improvements to areas of urban fringe and the retention of land in agricultural and forestry use emerges
- This will mean that access by residents and the wider public to the Museum and its grounds including the enhanced Italian Gardens will be possible
- The proposal meets the criteria of the SPD, which identifies residential, museum and institutional uses as acceptable forms of development. And is also 'appropriate development' as defined in PPG2
- The proposed use of the Mansion House and the Historic Garden conforms to national and local Heritage policies

- The key factor in this is the need for the proposed use to maintain the historic fabric and special character of the building. The Business Plan has been prepared with this in mind and was central to the bid made by the applicants and the MOD for funding from the Heritage Lottery Fund
- The Business Plan has been prepared by The Princes Regeneration Trust, (a registered charity) the Bentley Priory Battle of Britain Trust and the applicants (VSM Ltd). The Trust will take a long lease on the rooms within the Listed Building that will provide the substantive Museum facility and will fulfil the objective of the SPD for the site
- The Lottery Bid will fund the interior fit out of the Mansion House and a fund raising drive by the Trust will augment this. Income will also be derived from visitor admissions and by events and exhibitions. It is anticipated that the visitor attraction will be operational in 2011
- A significant sum in the form of an endowment will also be made and will be an obligation in the S106 agreement. The income from which will support the long term viability and operational costs of the Museum facility
- The refurbishment of the historic rooms will include areas that were not envisaged in the Council's SPD, e.g. the use of the lower ground floor for ancillary uses such as the educational facility and a café for visitors. This part of the building will also provide access to the Italian Gardens and to a proposed picnic area adjacent to the Bunker
- The conversion of the remainder of the building into eight flats is also proposed. The proceeds from their sale would be used to fund the continuous maintenance and management costs of the facility. The use as flats is consonant with the preferred uses set out in the Council's SPD
- The proposed alterations to the Mansion House are set out in the Heritage chapter of the Environmental Statement and are the basis of the Conservation Management Plan (CMP) that supports the lottery-funding bid
- The alterations are proposed to restore some of the historic features of the building that were lost as a result of fire damage in 1947 and 1979 and by unsympathetic additions that were made in the 1980's by the MOD
- These alterations are also in recognition of the need for the proposed Museum and residential uses to be separated in access and servicing terms, to ensure that circulation areas are maintained and will include the provision of new lifts and ramps
- The scheme also involves the demolition of other functional buildings within the site that are statutorily listed by virtue of being attached to or within the cartilage of the Listed Building (the Mansion House). They are building no's 8, 9, 10, 11 258, 259, 262 and 267. They are all 20th century structures that were built by the MOD for operational purposes and have no architectural merit. Buildings that are better designed, sympathetic and subordinate to the principle building on the site, will replace them
- Building 7, a single storey Victorian Listed Building that was attached to the Mansion House when it was a Hotel, will be retained and three of the proposed flats will be located within its perimeter. This will involve an extension to provide an additional storey that would be set back from the existing and restored elevations and will not be visually obtrusive

- Refurbishment is also proposed for what is believed to be the gateway entrance to the walled garden. This involves its relocation to a more appropriate setting within the historic grounds to the north of the walled gardens and is consistent with the guidance in the SPD
- The landscape chapter of the Environmental statement and the CMP set out the improvements that are proposed for the Grade II Historic Park and garden, in particular the sensitive enhancement of the walled garden and the approach to it. This element of the proposal is in accordance with the advice in PPG 15 and HUDP Policy D18
- An Archaeology statement has been prepared even though there are no Statutory or local designations on the site. Nevertheless, because of the historic nature of the site and its longevity, there is the potential for archaeological features of interest. A recent ground investigation study carried out by the applicants revealed that although no archaeological features were detected, test pits that were dug discovered made ground dating from the post medieval and modern periods that could be evidence of the layout of the original gardens in the 18th century
- In the light of the long term occupation of the site as a military base and the consideration of archaeological importance as something of an unknown quantity, it has been agreed by the applicants, English Heritage and GLAAS (the Greater London Archaeological Advisory Service) that an archaeological evaluation study be undertaken through a planning condition to enable a mitigation strategy to be devised for the site
- The residential development complies with strategic London wide policies and HUDP housing targets. It will deliver a range and mix of dwellings that will be a positive re-use of vacant and previously developed land that will also enable the regeneration of a valuable historic asset. The scheme will provide affordable housing off site through a programme of open market acquisitions by a nominated RSL in a more accessible and appropriate location. A contribution will also be made to improving health and educational facilities in the locality. This approach complies with PPS 3, the London Plan and HUDP Housing policies
- The design and layout of the residential scheme meets the requirements of HUDP Design policy and strategic and national guidance. The proposed layout enhances the setting of the Mansion house by providing an attractive backdrop to it. The form, scale, bulk, massing and height of the buildings are subordinate to it and significant area of vegetation and the natural environment of the site will be retained
- Existing residential amenity is a paramount concern and is central to the design and layout of dwellings. Potentially unneighbourly uses on the site, such as the garage to the north west of the site, are to be removed
- A safe and secure development is another aim of the scheme. Access to the site will be controlled and limited to the Common, which will be gated outside Museum opening hours
- The orientation of dwellings has been made so that there is natural surveillance of public and communal areas, such as parking bays

- Traffic generation from the proposed development is anticipated to be less than the activity that was generated when the site was in operational use. All pedestrian and vehicular access will be via the existing access on the Common. Improvements to the access by the provision of a designated right hand turn lane into the site are proposed
- All streets will be based on a clear, permeable and intuitive hierarchy on the basis of a two tier street pattern reducing in importance from the minor access road to a home-zone or shared surface street and internal court
- In such circumstances, with reduced vehicle speeds, a safer environment will be provided and walking and cycling encouraged.
- Adequate parking will be provided on site that will be located sensitively to avoid key vistas. Cycle parking will also be provided within the Museum complex and the residential areas. The parking standard of two spaces per dwelling is higher than the HUDP requirement. This is to ensure that speculative parking does not result that would be harmful to the appearance and character of the historic park and garden and the Listed Building
- Furthermore, the area does not enjoy good public transport provision and has a low PTAL rating (Public Transport Accessibility Level) and car ownership rates in Stanmore are higher than average. There are bus services along The Common and Common Road and good walking and cycling routes. The Travel Plan obligation in the S106 Agreement that is proposed will also identify ways in which more sustainable forms of travel can be adopted
- THE CMP includes initiatives for the enhancement of the landscape and parkland areas of the site that will involve the removal and /or replacement of over 1,000 trees that are inappropriate to the historic landscape. In these ways views of the mansion house from Bentley Priory Open Space will be opened up, in line with the SPD
Site adjoins Bentley Priory Open Space an SSSI (Site of Special Scientific Interest) that is immediately to the south of the site and is a nature reserve area. Protected species such as Bats have been identified there and surveys have been carried out of these and other species of wildlife such as Invertebrates and Greater Crested Newts
- Loss or fragmentation of habitats has been identified as a possible consequence of the construction and operational phases of the development and mitigation measures are proposed as part of the EIA
- A tree survey of the site has been carried out that includes some 650 species, including some that are protected by TPO's. Many of those that are to be removed are of little amenity value and their removal will help to enhance the appearance of the area and the setting of the Listed Building and the Historic Park
- The Environmental Statement also includes detailed surveys of the possibility of land contamination, water quality, including a Flood Risk Assessment and a SUDS (Sustainable Urban Drainage System) appraisal. An Air Quality statement, and a Noise and Vibration Statement have also been included within the Environmental Statement

g) Consultations:

Engineering Services: Standard conditions on disposal of sewage, disposal of surface water and water storage/attenuation are recommended

Thames Water: Standard advice is given on disposal of surface water to ground, watercourses and sewers, on the need to fit petrol interceptors in all car parking, washing and repair facilities and on the requirement for catering facilities to install a fat trap and for the disposal of fats, oils and grease to be arranged with a contractor.

The Environment Agency: An objection is made to the FRA (Flood Risk Assessment) that has been submitted. I) The Assessment does not demonstrate how surface water would be managed in line with the advice in PPG25 and it does not provide calculations of how surface water run off would be managed on a 1 in 100 year storm forecasting basis II) The applicant has not shown how SUDS techniques have been maximised. III) The assessment of risks to biodiversity is inadequate.

GLA: London Plan policies relating to the green belt, housing, urban design, children's play space and recreation, climate change mitigation and adaptation, flooding, biodiversity and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

Green Belt: the scheme accords with the criteria in Annex PPG2 and therefore complies with Green Belt policy.

Housing: the scheme provides no affordable housing and does not therefore comply with London Plan policies 3A.9 and 3A.10.

Climate Change: mitigation and adaptation: The energy strategy is broadly in line with the energy hierarchy set out in London Plan energy policies but fails to adequately address the feasibility of combined heat and power. Further work is required in respect of the sustainability strategy.

Urban Design: the scale and layout of buildings are broadly compliant with the required openness of the site.

London Plan Design Policies: Site access and block typologies require further attention.

Children's Play Space and Recreation: the application is broadly compliant with London Plan policy 3D.13 subject to further information being provided.

Flooding: the application is broadly compliant with London Plan policies relating to flooding.

Biodiversity: An ecological impact assessment has been undertaken and a series of mitigation and enhancement measures are proposed. Further detail is required in respect of the bat mitigation strategy.

Transport: The application does not comply with London Plan parking policies. No cycle parking is proposed for the museum use. The application fails to address the potential need to upgrade bus stops and no travel plan has been produced.

On balance, the application does not comply with the London Plan.

The following changes might, however, remedy the above-mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan:

Housing: reconsideration of the potential for on-site or off-site affordable housing is necessary. If this is still not considered viable, the applicant must make a robust and convincing case as to justify a departure from policy.

Climate Change Mitigation and Adaptation: the applicant should reconsider the potential for combined heat and power.

Urban Design: pedestrian access should be provided into the site from the west and the east in order to improve connectivity. Block typologies should be revised to present an open and inviting appearance.

Children's Play Space and Recreation: further information should be provided to verify the estimated child occupancy figure and the sizes of the proposed play areas should be specified.

Biodiversity: further detail is required in respect of the bat mitigation strategy.

Transport: car provision should be reduced in line with the maximum standards in the London Plan. Cycle parking should be provided for the museum use.

A condition survey of nearby bus stops should be undertaken and a travel plan produced.

English Heritage: Written confirmation of 'no objection' awaited.

Hertsmere Borough: Objects – inappropriate development in Green Belt.

Advertisement:	Major Development Setting of Listed Building Departure from HUDP EIA Regulations	Expiry: 22-MAY-08
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Notifications:

Sent: 3298	Replies: 32	Expiry: 15-MAY-2008
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Summary of Response:

Development will place intolerable pressure on an overstretched infrastructure. This includes water supply, propensity for the area to flood, pressure on local shops and amenities, schools and hospitals; traffic congestion will worsen, this is evident since the BAE site and RAF Stanmore were redeveloped for housing and the Mosque and the Hindu Temple were permitted on Wood Lane; proposal is an over development of the site that is unacceptable in a Green Belt location; site is in the flood plain and overflows during periods of heavy rain results in flooding from the Priory downhill towards the Bentley Way area; proposal will result in increased traffic movement and more traffic congestion in the Stanmore area; large housing developments such as the proposed development are inappropriate so close to a building that is so historic and architecturally important as Bentley Priory and its walled garden. Effectively, the proposal results in the import of a housing estate alongside such a fine building. The effect will be disastrous to its setting; it is not only the Listed Building that should be retained. Other RAF operational buildings such as the communications tower will be lost and they helped give the site its unique identity.

The Council's SPD makes a similar point and the existing buildings should not be sacrificed purely to make way for the residential development; no pedestrian access is proposed from Area 3 to Common Road. Such a link would enable future occupiers to use the 258 Bus service, which runs between Watford and South Harrow and conversely, for people wishing to visit the Museum to arrive by bus; insufficient regard has been paid to the effect on the Bushey area of this scheme. People who live in the Bentley Priory area depend on shops and services in Bushey rather than Stanmore.

But the council tax revenues that accrue from this development will go to LB Harrow and not Hertsmere. Bushey will be penalised further because it will have the additional pressures on its amenities and roads from the new residents if the development is successful; the claim by the developer that the proposed use will generate less traffic movement than the previous military use should be treated sceptically. Nor is the provision of an additional lane to enable vehicles to make a right hand turn on to The Common likely to ease congestion on the local road network; no objection is made to the change of use to a DI facility only to the over development of the site and the adverse effect on the locality that would result if the residential scheme is permitted; too much development has already been allowed in Stanmore and the Green Belt as it is.

The increase in traffic congestion that has occurred since the large housing redevelopments of RAF Stanmore and the BAE Marconi Site and the Mosque and the Hindu Temple on Wood Lane are proof that no more development should be allowed in the area; zones 1 to 3 of the proposal seem acceptable. However, the pre application plans that were submitted for the proposed Area 4 development Zone show a green corridor along the northeastern boundary that is 10m in length. This has been omitted from the application drawings and the gardens of this terrace of eight houses adjoin the front gardens of existing houses on Priory Drive. This is unacceptable.

Furthermore, there are trees in that part of the site that are protected by TPO's. The Council should ensure that these trees are safeguarded from any development that would be harmful to their wellbeing.

APPRAISAL

1) Planning Policy Framework

The scheme accords with the advice set out in PPG2. It stresses the need to contain urban sprawl and puts great emphasis on the retention of openness in Green Belt development. The layout of the proposed development achieves this by siting the residential development in four informal groupings on the periphery of the site so that the primacy of the Mansion House and the Historic Park and Garden remains unaffected.

PPG2 and local and strategic planning policy advise that the retention of openness involves ensuring that replacement buildings do not exceed the height of existing buildings and the area of the replacement site is not larger than the original footprint. The proposal achieves this.

The SPD for the site underpins the requirement of HUDP Policy EP35. As well as meeting the advice on the scope and nature of redevelopment that is set out in PPG2, the proposal is consonant with the more detailed and specific advice for the site.

The scheme follows the development options that are set out in the SPD, which stresses that the particular characteristics of each distinct areas within the site must be acknowledged in any redevelopment. The effect on the Mansion House is not the sole consideration.

The SPD states that treatment of open space and how it relates to the Historic Park and Garden is an essential factor in the success of any development of the site.

Within this the preservation of trees and the opening up of vistas to the north of the Mansion House, involving the removal of car parking areas, hard standing and earth mounding will be crucial. This will enhance the setting of the Listed Building and any new development that is eventually provided when viewed from the drive way.

It is concluded that the scheme accords with the overall policy framework in particular Policy EP 35 and strategic and national advice for residential development of major developed sites in the Green Belt.

2) Layout and Form of the Proposal and the Appearance and Character of Area

In this regard, given the extent of the site and the preponderance of open space contained within it, the residential development can only have limited reference to the townscape of the locality.

The only housing near to the site are detached properties to the east of the site on either side of Priory Drive. To the north of the site there are even fewer buildings and this pattern is repeated to the west of the site, where there are a number of properties accessed from The Common.

The townscape of this part of Stanmore has no recognisable form or characteristic building style. The houses are very large double plot width dwellings with lavish gardens that are very individualistic in their design and appearance. With regard to the advice in HUDP Policy D4 for example, a large scale development of the sort proposed would not be able to refer or relate to any single architectural style, palette of materials or townscape form and layout. The overriding need for the proposal to respect the setting of the Listed Building and its grounds therefore remains paramount.

The residential density and layout of the scheme is exceptionally low in comparison with other developments that have been built in this area. This partly dictated by the necessity of maintaining openness. Continuing that theme, most of the flats are proposed to be located in Area 3, as this contains the walled garden and it is essential therefore, that development is low rise.

Areas 1 and 2 near to the entrance to the site are set out on both sides of the driveway and the proposed layout attempts to restore the original pattern of development and provide a sense of enclosure for the site. The original layout of this part of the estate has become unrecognisable because of the loss of the entrance lodge (an original feature), the widening of the access lodge and the removal of much of the original planting.

The seven large dwellings that are proposed seek to emulate the lavish parkland layout of the detached houses that were built in the early years of the 20th century on land on the south side of The Common that was originally part of the Priory Estate.

An eighth, smaller dwelling is proposed adjacent to the entrance on The Common in recognition of the original entrance sequence.

The replacement Lodge building at the entrance to the site is in its classical form and in design a reference to the original Soane building, although having the scale and presence of a building at the entrance to a country estate. Conceptually, it is an appropriate intervention and an enhancement of the entrance that is preferable to the current entrance lodge.

Two of the houses are sited behind the tree belt to the south of Area 2 to respect the guidance in the SPD which observes that this part of the site was wooded and this enabled views of the Mansion House at the point where the drive inclines to the south east.

This will enable that part of the site to be landscaped according to the pattern of the historic woodland survey, screening the dwellings from the access drive.

The scale of the dwellings respects the existing development to the east and west of the site. The Arts and Crafts style of their design is an appropriate architectural vernacular for the semi rural location of the development. Steeply pitched roofs and overhanging eaves, a palette of local building materials, brick and render and casement windows typify the rusticated idiom and softening the general form of the phases of the development so that they do not appear formal or rigid in their Green Belt setting.

It is concluded that the design and appearance of the proposed dwellings is in line with HUDP Policies D4, D11 and D18, London Plan policy and national guidance on the appropriateness of development in Green belt locations.

The amended plans that have been submitted for Area 4 have overcome concerns that overlooking and loss of privacy may result for the properties on Priory Drive. Distances between the principal habitable room windows of those houses and the proposed dwellings in Area 4 would now be more than 25m and this is across a road. It is concluded therefore, that no conflict with HUDP Policy D5 would arise in terms of loss of residential amenity.

The layout of this phase is also acceptable. The semi circular terrace has been superseded by a more informal arrangement of pairs of semi-detached houses. Individual garages have replaced the row of parking bays and hard standing, which softens the impact of the scheme visually. This is also more in keeping with the open Green belt setting of the location.

3) Effect on the Listed Building

The Listed Buildings that are proposed to be demolished are 19th Century toilet block, the billiard room and the kitchen block, as well as the adjacent building No 267. They are listed by virtue of their attachment to the principal Listed Building on the site, the Mansion House. None of these buildings have any outstanding architectural merit and their loss would not be harmful to the appearance or setting of the Mansion House and would actually enhance its setting and its status as the dominant architectural form, as it was intended when the estate was created.

The proposed external alterations to the Mansion House are acceptable, especially where they would restore lost parts and because they would involve the application of high quality materials creating openings using hand tools.

The proposed new glazed dome would improve the internal space as would the proposed glazed roof and is considered to be a clever and unobtrusive way of improving access through the upper floors. The proposed glazed lobby and canopies would also have a limited impact on the special character of the building.

The proposed uses of the building are in line with the guidance in the SPD. The residential element will ensure that the Mansion House is well maintained and the proposed D1 Museum use would secure the future of the building as a heritage asset. The alterations to Building 7 and the replacement Building 267 are well designed and in keeping with the Soane architectural style of the Mansion House.

The proposals have been prepared in a sensitive way that is sympathetic to the historic status of the site and demonstrates an appreciation of the importance of the historic buildings and landscape. As such, the proposal complies with the requirements of London Plan Policy 4B11, HUDP Policies D11 and D18, the objectives of the Council's SPD and national guidance in the form of PPG2.

4) Affordable Housing

The applicants have proposed an off site contribution to provide for the acquisition of 20 affordable housing units, the mix and tenure of which will be negotiated with the Council. The funding would be used for a purchase and repair programme of the units, which would then be acquired by a nominated RSL (Registered Social landlord) for sale on an open market basis.

This proposal is the subject of a Three Dragons Toolkit analysis, the findings of which will influence the negotiations of the S106 obligations.

The off site contribution is proposed in the understanding that it may not be consonant with the strategic aims of the London Plan. This has to be considered, however in the light of other factors. They are, the site specific characteristics, chiefly the semi rural nature of the locality and its remoteness in terms of access to public transport, the area has a low PTAL rating of 1a to 1b the constraints imposed on redevelopment by the Green Belt location of the site and the vital need to preserve its openness, the unique architectural and historic character of the site and lastly, the management costs that such a large site incurs set against the planning limitations imposed on its redevelopment.

In the light of these carefully considered factors, the advice in London Plan Policy 3A.8 is not regarded as an obstacle to the proposal, given the value of the off site contribution to the Council's overall housing targets and the on site enhancement of these buildings, grounds and enabling public museum and public access.

5) Sustainability & Renewable Energy

The re-use of a previously developed site and the revitalisation of a vacant Listed Building are in themselves, sustainable achievements. Indeed, the restriction of the quantum of the proposed new buildings to the footprint of the existing buildings would not be in strict conformance with local and national planning policies for housing in that the most efficient use of land should be sought.

However, this has to be balanced with the need to preserve the openness of the site in Green Belt terms and to avoid compromising the setting and character of the Listed Building and the Historic park and Gardens. It is for these reasons that the number of dwellings relative to the area of the site, is quite low.

To this end measures that are proposed for the S106 Agreement include the management of the existing woodland, retention and enhancement of the historic landscape features, creation of managed areas, including Green Corridors, for nature conservation that are consistent with the adjoining SSSI (Site of Special Scientific Interest) on the southern boundary of the site and mitigation measures for habitats and protected species.

The scheme seeks to achieve a renewable energy strategy that will produce a target of 20% carbon reduction, in line with the London Plan. This will be achieved through the use of ground source heat pump systems for the houses to the north of the site, a combined heat and power system with a CHP (Combined Heat and Power) system, biomass heating and high efficiency gas boilers for most of the development to the south of the site. Solar hot water panels and photovoltaic panels will be located discreetly on individual properties, to contribute to carbon emission reductions.

Along with a number of energy efficient measures such as the use of triple glazed windows and high efficiency U values for walls, floors and roofs in the construction of the proposed dwellings, It is concluded that these measures comply with relevant London Plan policy 4A.7.

A sustainable domestic waste management strategy has been submitted that adheres to the Council's Code of Practice.

A Flood Risk Assessment has been submitted and is being amended to meet the more stringent forecasting requirements that have recently been formulated by the Environment Agency. Further details are being provided on the Sustainable Urban Drainage Assessment that the applicants submitted.

6) Parking and Access

The parking provision for the proposed Museum use (59 spaces + 3 coach spaces) is acceptable and is set out to be as unobtrusive as possible, given its context. Spaces are provided for mobility-impaired users near to the entrance to the building.

The residential parking (227 spaces) element can be justified in site-specific terms. It is recognised that the site is a semi rural location and is not well served by public transport. 83 spaces and other facilities are being provided at basement level. The houses are designed for sale towards the higher end of the market where there is a reasonable assumption that high levels of car ownership will prevail. Given the low PTAL and need to preserve the open setting by regulating parking, the high level of off street parking is acceptable on this site.

Alternative forms of travel will be encouraged in the Travel Plan element of the S106 Agreement and the question of sustainable development generally has been more than adequately dealt with in other parts of the proposal. As such, it is concluded that conflict with HUDP Policy T13 and London Plan policy would not arise.

7) Landscaping/Trees

The overall submission is a comprehensive masterplan that has put landscaping of the site at the forefront of the proposal and quite properly has drawn heavily on the historic landscape strategy of the original estate. Given the vast scope of the masterplan and the detail contained in it some points need clarification. These have been itemised by the Council's Landscape Architect and referred to specifically by Area number.

However, these details can be addressed in the standard condition that is recommended. A similar approach can be taken with trees on site. In both instances post development monitoring will need to take place because of the scale of the undertaking and the size of the site. Nevertheless, the masterplan is a high quality document that has been the subject of thorough consultation with Council officers that meets HUDP and London Plan Policy requirements.

8) Ecology/Biodiversity

The Methodology that has been set out in the Ecology section of the Environmental Statement needs to be formulated in the overall Ecological management Plan that is recommended is S106 Obligation.

Several conditions relating to mitigation measures for individual species is also recommended. In conclusion, the proposal complies with the advice in HUDP Policy EP26.

It is also recommended that in view of the fact that the adjoining site to the south of the application site, Bentley Priory SSSI, is the most popular of all venues in Stanmore for walkers and families, has well defined paths, is easy to navigate and is also convenient for the nearby Deer Park, it is likely that future residents of the development would also wish to take advantage of the amenity.

It is recommended therefore that it would be appropriate for a contribution to be sought from the applicants for the continuous management and maintenance of the Bentley Priory SSSI, in anticipation of the increased pressures that are likely to emerge with the prospect of an increase in visitor numbers and activity.

9) S17 Crime & Disorder Act

The internal residential street layout and the siting of dwellings within it provide a permeable and coherent environment that has good natural surveillance and active frontages. The use of the existing site access provides clear and convenient linkage to the highway and the public transport/road network for drivers, pedestrians and cyclists. There is concern for the recessed doorways that are a feature of the frontages of dwellings, as they appear slightly deep. However, the particulars of this can be dealt with by the condition that is recommended.

It is concluded that the overall design and layout of the scheme broadly meets the objectives of 'Secured By Design' and 'Safer Places'.

10) Consultation Responses:

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

- Addressed in the report

CONCLUSION

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

FORMER CASE IS ALTERED PUBLIC HOUSE, 74 HIGH STREET WEALDSTONE, HA3 7AF

**Item: 1/06
P/1673/08/CFU/DC3**

Ward WEALDSTONE

REDEVELOPMENT TO PROVIDE 24 FLATS IN 3 SEPARATE BLOCKS RANGING BETWEEN 4 AND 6 STOREYS IN HEIGHT; 352 SQUARE METRES OF RETAIL FLOOR SPACE (USE CLASS A1) AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)

Applicant: Fruition Properties
Agent: Dalton Warner Davis
Statutory Expiry Date: 01-AUG-08

RECOMMENDATION

Plan Nos: D1.11, D1.12, D2.11/A, D2.12/A, D2.13/A, D2.14/A, D2.15/A, D2.16, D2.17, D2.21/A, D2.22/A, D2.23/A, D2.31
Design & Access Statement
Planning Statement
Energy Strategy Revision B
Independent Assessment of Affordable Homes
Independent Assessment of Affordable Homes Supplementary Report

INFORM the applicant that:

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

- (i) **Affordable Housing:** provision of 5 social rented dwellings and 3 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council
- (ii) **Open Space / Children's Play Space Contributions:** a contribution of £50,000, towards the provision of play facilities at Byron Recreation Ground suitable for use by young people aged 12 and over
- (iii) **Public Realm Contributions:** Preparation of an Environmental Improvement Scheme for street planting and landscape works in the vicinity of the site in accordance with a specification to be agreed with the Council (to include new paving, lighting, cycle and pedestrian routes) and to finance the cost of the work to a maximum of £40,000
- (iv) **Health & Wellbeing:** a contribution of £20,000 towards health care planning and provision and/or the study thereof, in the vicinity of the site
- (v) **Education:** a contribution of £40,000 to meet any additional educational needs and/or the study thereof, arising from the development
- (vi) **Legal Fees:** payment of the Council's reasonable costs in the preparation of the agreement
- (vii) **Planning Administration Fee:** payment of a £7,500 administration fee for the monitoring of and compliance with this agreement

2. A formal decision notice, subject to planning conditions noted below will be issued

upon the completion by the applicant 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 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.

3 The approved works shall not be occupied or used until all the works detailed in the application have been completed in accordance with the consent unless otherwise agreed in writing by the local planning authority.

REASON: To protect the special architectural or historic interest of the adjacent listed building.

4 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards and provide 3 units to be built to Wheelchair Homes Standards, and thereafter retained to those standards.

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

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 building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

Item 1/06: P/1673/08/CFU continued....

6 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

7 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of 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.

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

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

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

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

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

a: the extension / building(s) including:

Brick samples

Render samples

Timber cladding samples

Window materials / samples

Balcony materials

Roofing materials

Down pipes / drainage pipe materials

b: the ground surfacing

Item 1/06: P/1673/08/CFU continued....

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.

11 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.

12 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.

13 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.

14 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.

15 Development shall not proceed beyond ground level damp proof course until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority.

REASON: To ensure the development provides satisfactory level of renewable energy and to comply with policy 4A.7 of the consolidated London Plan.

16 The development hereby permitted shall not commence beyond ground level damp proof course until details of under sink waste disposal units to be installed in each of the 24 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.

17 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 24 units have been submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London Plan.

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.3 Maximising the potential of sites

3A.5 Housing choice

3A.9 Affordable housing targets

3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes

3A.11 Affordable housing thresholds

4A.1 Tackling climate change

4A.2 Mitigating climate change

4A.7 Renewable Energy

4A.14 Sustainable drainage

4A.16 Water supplies and resources

4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

SI 1 Implementation and Resources

SEM2 Hierarchy of Town Centres

EM7 Redevelopment of Retail Premises

EM16 Change of Use of Shops - Primary Shopping Frontages

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings

EP25 Noise

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D7 Design in Retail Areas and Town Centres

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

D11 Statutorily Listed Buildings

D29 Street Furniture

D30 Public Art and Design

T13 Parking Standards

H7 Dwelling Mix

Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)

Providing for Children and Young People's Play and Informal Recreation: The

London Plan Supplementary Planning Guidance (March 2008)
Supplementary Planning Guidance: Designing New Development (March 2003)
Accessible Homes Supplementary Planning Document (April 2006)
Access For All Supplementary Planning Document (April 2006)

2 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.

3 INFORMATIVE:

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

4 INFORMATIVE:

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

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

5 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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

6 INFORMATIVE:

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

7 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 (i.e. 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.)

8 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 / 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.

9 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

10 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 (4B.1) (S1, D4, D5, D7, D9, D10, D11, D29, D30)
- 2) Residential Amenity (EP25, D4, D5)
- 3) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11) (H7)
- 4) Sustainability & Renewable Energy (4A.1, 4A.2, 4A.7, 4A.14, 4A.16) (EP15, EP20, EP21, D4)
- 5) Access For All & Accessible Homes (3A.5) (D4)
- 6) Retail Policy (SEM2, EM7, EM16)
- 7) Landscaping & The Public Realm (4B.1) (D4, D5, D7, D9, D10, D29, D30)
- 9) Parking & Highway Safety (T13)
- 10) S17 Crime & Disorder Act (D4)
- 11) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major development, all other
Site Area:	0.11 ha
Density:	718 hrph 218 dph
Car Parking:	Standard: 36 (maximum)
	Justified: 0
	Provided: 0
Lifetime Homes:	24
Wheelchair Standards:	3
Council Interest:	Council owned land

b) Site Description

- Existing 2-storey building with habitable roof space, formerly known as The Case is Altered public house off High Street Wealdstone;
- Rectangular site bounded by High Street to the west and George Gange Way to the east;
- Building frontage off High Street set back from main shopping parade with hard surfaced forecourt to the front;
- Site is within the Wealdstone town centre, which is designated as a district centre in the HUDP;
- Case is Altered identified in HUDP as part of the primary shopping frontage;
- On the southern boundary is the Boots retail unit;
- On the northern boundary is the 2-storey Wealdstone police station, a Grade II Listed Building;
- Harrow and Wealdstone Train and Underground Station approximately 300m away;
- George Gange Way is a designated London distributor road and acts as a bypass around the town centre;
- Building most recently used as an Indian bar/restaurant (A3 use);
- Existing building is boarded up due to its relatively poor state and is in need of repair.

c) Proposal Details

- Demolition of existing vacant public house;
- Redevelopment to provide 24 flats split into 3 blocks ranging between 4-6 storeys in height;
- Creation of 352m² of retail (A1) floor space at ground floor level off High Street;
- Affordable housing provision of 5 social rent and 3 intermediate housing units making 38% provision by habitable rooms;
- Affordable units to be located above retail unit in Block 1;
- Car free scheme with ground floor cycle parking storage providing 24 cycle spaces;
- Renewable energy provision in the form of roof mounted solar collectors to provide 50% of domestic hot water requirements;
- Two enclosed communal garden areas between Blocks 1 and 2 and Blocks 2 and 3;
- Provision of 3 Wheelchair units;
- Secure illuminated entry points to the residential elements off both High Street and George Gange Way;
- Landscaping and improvement works to small area of Council owned land to George Gange Way frontage.

d) Relevant History

None

e) Pre Application Discussion

On the 7th of November 2006 and the 2nd of April 2007 pre-application proposals were presented to the Planning Advice Team (PAT). The key points highlighted by PAT were as follows:

- Careful consideration needs to be given to the character and setting of the adjoining listed building;
- Recommend a car free scheme in this location;
- Land to east of the site is Council owned and not highways land;
- Concern around spacing between blocks of only 12-14m. This can be addressed by re-arranging the rooms within the blocks;
- Size of retail unit proposed is welcomed in the district centre;
- You should consider the provision of a loading bay to the front of the unit for service deliveries;
- A comprehensive design and access statement will be required with any planning application;
- Secure by Design and Safer Places principles should be incorporated into the design of the proposal;
- The area is a controlled parking zone and any future occupants would be ineligible to apply for residents parking permits.

f) Applicant Statement

- The existing building does little to enhance the locality;
- The new retail unit would be a modern purpose built unit that meets the retailing requirements of retailers at this current time;

Item 1/06: P/1673/08/CFU continued....

- The proposed scheme will meet the 4 key strategic objectives of PPS3;
- The proposed residential element offers a mix of 1, 2 and 3 bedroom units;
- Whilst the London Plan sets out a target of 50%, the schemes proposes to provide 38% affordable housing based on scheme viability;
- The affordable housing toolkit concludes that the 'development does not have the potential for meeting the target of 50% housing';
- The proposal achieves the full and efficient use of a previously developed site whilst at the same time preserving the local character;
- Due to the stepping back of the proposed blocks the scheme sits comfortably within the context of the surrounding area;
- The building heights and scales have been designed to respect their surroundings whilst providing much need housing and commercial space in the town centre;
- The proposed scheme would meet accessibility requirements with lift access in the 2 larger Blocks and a platform lift to access Block 1;
- The design proposes to utilise as much amenity space as possible in this town centre location with 157m² provided through balconies and 376m² through the two communal garden areas;
- The development will re-establish an active frontage onto High Street and provide an active frontage to George Gange Way;
- Careful consideration has been given to the design scale and massing of the 3 Blocks would be sympathetic to the character and setting of the listed building;
- Given the high levels of public transport in the area means the site lends itself well to being a car free development;
- The development proposes 1 cycle space per dwelling and accords with Harrow Council policy;
- Renewable energy measures would result in an 11.5% reduction in the overall energy demand from the site;
- The proposal incorporates the key principles of Safer Places and Secured by Design into the design and layout of the scheme;
- Pre-application discussions with the Council have been favourable toward the redevelopment of the site for mixed retail and residential development.

g) Consultations:

Thames Water Utilities: No objection, request conditions relating to water & sewage discharges.

English Heritage: No response

Metropolitan Police: No response

Advertisement:	Major Development Setting of Listed Building	Expiry: 19-JUN-08
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Notifications:

Sent:	Replies:	Expiry: 10-JUN-08
139	0	

Summary of Response:

N/A

APPRAISAL

1) Design & Character of Area

It is considered the proposed development represents an effective and efficient development of an under used brown field site and would introduce active frontages to both High Street and George Gange Way improving the urban pattern of the surrounding area. At the same time the proposal would be sympathetic to the character and appearance of the existing Grade II Listed Building.

The proposal is considered consistent to policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The character of the surrounding area is a mixture of uses and architectural types with the retail shopping parade of the Wealdstone district centre, residential blocks of flats on George Gange Way and the police station which is a Grade II Listed Building.

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

It is considered that the design of the proposal would complement the key make up of the surrounding areas and represents a good design approach to address the mixed character of the surrounding area.

The proposal is made up of 3 separate blocks of varying heights. Block 1 on the High Street frontage would be 4 storeys in height, Block 2 would be 5 storeys and Block 3 would be 6 storeys high. This stepped approach relates to the surrounding character of the buildings which are relatively modest 2-3 storeys in height on High Street but increase in height on George Gange Way, particularly the new residential development on the corner of George Gange Way and High Street which is also 6-storeys in height.

The lower block on the High Street frontage has a suitable relationship with the 2-storey Grade II Listed Building with a similar height. The third floor of Block 1 would be set back from the parapet and a different use of timber cladding to minimise the impact of the higher element of the proposed building on the setting of the listed building. Materials have been conditioned to ensure the LPA are happy with the appearance of the development and that the materials do not detract from the character or setting the listed building.

The proposed redevelopment would result in bringing forward the building line to that of the existing shipping parade on High Street. This would fill in the

existing gap of the street frontage and complete the shopping parade and give it a continuous form. This is considered to benefit the character and appearance of the street scene. On George Gange Way the creation of the residential element with main front entrance point and habitable rooms orientated toward the street gives this part of George Gange Way an active frontage where historically there has been none.

It is considered that the proposed development represents good contemporary design and an effective use of this brown field site while maintaining the character and setting of the neighbouring listed building. It is therefore considered to comply with policies 4B.1 of The London Plan 2004, and D4, D5, D7, D9, D11, D20 and D21 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

2) Residential Amenity

Amenity provision is considered satisfactory for a high-density residential development in the town centre. The amenity space is made up from surface amenity space at ground and upper floor levels and the provision of balconies to most flats.

The proposed distances between habitable room windows within the development is between 12 and 14m which is considered to be quite close. Due to a good design approach taken by the applicant there are not considered to be issues with overlooking or loss of privacy with the development. The design approach avoids habitable rooms or balconies directly facing habitable rooms or balconies between the units and in all cases there is no direct line of site between habitable rooms. Further more the design avoids bedroom windows from one block facing bedroom windows from another and the same applies for living rooms to living rooms. The reasoning behind this approach is that bedrooms and living rooms are typically used at different times of the day so it is unlikely there will be any issues with overlooking or loss of privacy.

Informal children's play space provision will be at the two enclosed amenity areas within the development. It is considered that the onsite play space provision would be inadequate to meet the requirements set out in the London Plan SPG on Providing for Children and Young Peoples Play and Informal Recreation (March 2008). As a result a planning contribution toward off site play facilities will be required via a s.106 mechanism.

With regards to off site amenity space, the site is within 400m walking distance to the Byron Recreation Ground and around 1000m to The Kenton Recreation Ground. It is considered that future occupants will most likely use these two parks.

Internal space standards are considered appropriate and the stacking of rooms within each unit is considered well planned.

Overall the proposed development is considered to comply with policy D5 of the HUDP 2004 and SPG on Designing New Development (March 2003).

3) Affordable Housing, Housing Provision & Density

The proposal represents an additional 24 units to Harrow’s housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density would be 218 dwellings per hectare and 718 habitable rooms per hectare. These density levels are in line with those recommended by policies 3A.1, 3A.2 and 3A.3 of the Consolidated London Plan.

The applicant is offering 24 residential units, of which 8 are proposed as affordable in the following mix:

Tenure	Units	Tenure target	Unit mix target - Harrow	GLA target mix
Rent	1 x 3B6P flat @ 85.1m ²		7% 1 bed - 0% 36% 2 bed - 0%	19% 1 bed - 0% 39% 2/3 bed - 100% 42% 4 bed + 0%
63% by unit 72% by hab room	70%	0% 10% 5 bed+ - 0%		
Intermediate (Shared Ownership)	1 x 1B2P flat @46.8m ² 2 x 2B4P flats @ 62.9m ² 37% by unit 28% by hab room	30%		

The developer originally submitted a GLA Development Control Toolkit to demonstrate that the above affordable housing proposal of 33% by units (39% by habitable rooms) is not financially viable. However, the developer had not made the correct assumptions regarding grant availability. Housing’s analysis of the submitted toolkit indicated that the proposed 33% by unit is likely to be the maximum reasonable level of affordable housing deliverable with grant on this scheme. This was subsequently agreed with the developer.

The proposed affordable housing has been assessed against policies 3A.8, 3A.9, 3A.10 and 3A.11 of the London plan. The proposal meets the 70/30 split by habitable room in favour of social rented units. The proposed social rented mix is not in line with the Harrow target mix. However, as the proposal is for family sized housing, for which there is an identified need in Harrow, this is considered acceptable.

Housing supports the proposed level of affordable housing as being the likely maximum percentage deliverable with grant. A cascade mechanism is required in the S106 to govern the provision of affordable housing if grant is not available.

The proposal is considered to comply with policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11 of the Consolidated London Plan and policies and policy H7 of the HUDP 2004.

4) Sustainability & Renewable Energy

The proposed development seeks to achieve a reduction in overall energy demand of 11.5% of the total site energy demand. The proposal also seeks to reduce carbon emissions through the implementation of a range of measures such as on site renewable energy generation and energy saving design features and initiatives such as energy efficient lighting, highly insulated fabric to reduce heat transfers and loss, energy efficient lighting; energy efficient refrigeration plant & fans.

The proposal seeks to provide roof mounted solar collectors which would provide 50% of the developments domestic hot water requirements.

Given the size, form and layout of the development it is calculated that the development when complete, would produce a higher amount of Carbon Dioxide per year if it used conventional forms of energy supply such as electricity and gas. However with the proposed renewable energy provision and passive design features the development would reduce carbon emissions by over 9 tonnes per year.

The applicant has demonstrated through the Energy Strategy Report that the use of solar collectors are the most effective and efficient form of renewable energy that would achieve the greatest reduction in carbon emissions compared with other forms of renewable energy given the site circumstances.

Alternatives to solar collectors have been considered such as an on site central heating plant (CHP), biomass heating, photovoltaics, wind turbines and ground heat pumps. However due to a combination of site constraints, excessive costs, the level of power generation and carbon emissions savings these alternative options were not considered appropriate for the proposed development.

To ensure the local planning authority is satisfied with the final renewable energy provision a condition is attached to this report requiring further details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority. This will insure full compliance with London Plan policy 4A.7. The relevant conditions are also attached to this report requesting further details of water saving measures and under sink waste disposal units for the development.

The proposed development would achieve acceptable levels of on site energy generation from renewable energy sources and effectively reduce carbon emissions above Building Regulation requirements and is therefore considered to comply with policies 4A.7 and 4A.16 of the Consolidated London Plan and Supplementary Planning Guidance: Sustainable Design and Construction.

5) Access For All & Accessible Homes

The proposed development is considered to comply with the Accessible Homes SPD (April 2006) which requires 100% of all new residential developments to be built to meet the Lifetime Homes Standards. In this case all 24 units would meet the Lifetime Homes Standards, furthermore 3 of the units would be built to meet the Wheelchair Homes Standards meeting HUDP and London Plan policy requirements.

The retail unit shall also be constructed to provide a level access to accommodate the needs of disabled customers and / or employees.

The proposed development is considered to comply with policy 3A.5 of the London Plan 2004 and the Harrow Council SPDs on Accessible Homes and Access For All (April 2006).

6) Retail Policy

The proposed commercial unit at ground floor level on the High Street would be used for A1 purposes. This approach is supported in principle, as it would reinforce the retail function of the Wealdstone High Street primary shopping frontage. Currently there is an over representation of non-A1 uses in the primary shopping frontage and the proposed retail use will have a positive impact on helping redress this imbalance.

The proposal is therefore considered to comply with policies SEM2, EM7 and EM16 of the HUDP 2004.

7) Landscaping & The Public Realm

The proposed landscaping of the development site is split between two enclosed garden spaces within the development between Blocks 1 and 2 and Blocks 2 and 3 and landscaped area to the front of Block 3 off George Grange Way.

There will be a loss of several existing trees on site as a result of the development. These trees have little significance and there is no objection in principle to the loss of these trees. It is considered that any negative aspects resulting from the proposed loss of trees does not outweigh the wider benefits the scheme would bring to the borough in terms of housing targets and increasing the health and vitality of the district centre. The loss of trees will be mitigated through a s.106 contribution which will require the planting of some 20 new trees on the High Street.

Details of the maintenance & management of the on site landscaping is controlled by way of condition.

Overall the proposal is considered to comply with policies D4, D5, D7, D9, D10, D29 and D30 of the HUDP 2004.

8) Parking & Highway Safety

The proposed development is a car free scheme. The applicant proposes cycle storage to accommodate 24 cycles on a 1 to 1 basis. Give the sites location to a wide range of public transport links and with a PTAL rating of 4 it is considered that a car free scheme is appropriate in this location. To ensure the development does not result in an increase in on street parking in the immediate vicinity future occupants will be ineligible to apply for residents parking permits.

Overall the proposal is considered to comply with HUDP policy T13.

9) S17 Crime & Disorder Act

The proposed development incorporates the key principles of Safer Places and Secured by Design.

The proposed development offers good natural surveillance throughout the site with habitable room windows facing street frontages and communal areas within the development site.

The development proposes a variety of different measures with regards to boundary treatment that will ensure the site is safe and secure. Access points are controlled through audio visual entry systems.

To ensure that the Council is fully satisfied with the finer details of the proposed boundary treatment, further information is to be submitted by way of a pre-commencement condition attached to this report.

Lighting levels are proposed for the site to meet BS: 5489 meaning overall uniformity of street level lighting and no hidden dark circulation areas in the external areas of the development. Further, door & window security will be designed to meet the minimum British standards.

To ensure that these issues are satisfied in greater detail, the relevant Secured by Design conditions have been attached to this report. The proposal is considered to comply with policy 4B.1 of the Consolidated London Plan and policy D4 of the HUDP 2004.

10) 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.

**STANMORE COLLEGE, ELM PARK
STANMORE, HA7 4BQ**

**Item: 1/07
P/1659/08/COU/AF**

Ward STANMORE PARK

OUTLINE: REDEVELOPMENT TO PROVIDE NEW TWO TO FOUR STOREY BUILDING ALONG WITH INDOOR AND OUTDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING, AND ANCILLARY FACILITIES

Applicant: Stanmore College
Agent: Atisreal Consulting
Statutory Expiry Date: 06-AUG-08

RECOMMENDATION

Plan Nos: Location plan SNM D-100, Existing Site plan D 101, Proposed site plan D 102, Ground floor plan D 103, First Floor plan D 104, second Floor plan D 105, Third Floor plan D 106, Roof plan D 107, Elevations D 108, 109, 110 and 111,
Design and Access Statement
Habitat and Bat Roost Survey
Flood Risk Assessment
Transport Assessment
Statement of Community Involvement
Planning Statement
Arboricultural Report
Archaeological Assessment

INFORM the applicant that:

- 1 The proposal is acceptable subject to:
 - a) The completion of a legal agreement within 3 months (or such period as the committee may determine) of the date of the committee decision on this application relating to:-
 - b) The submission of a Travel Plan to be agreed in writing prior to the commencement of the development and to implement and monitor said plan to encourage the use of sustainable modes of travel during the construction of the building and thereafter
 - c) The funding of parking surveys before and during the first three years of the occupation of the new college and funding the cost of any increase in the hours of operation of the Controlled Parking Zone within which the college is sited if the free flow of traffic and /or access to premises are adversely effected.
 - d) To undertake to pay all the Council's legal costs arising from the preparation of the legal agreement and
 - e) To pay the Planning Administration fee of £500.

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

Item 1/07: P/1659/08/COU continued....

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

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

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

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

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

3 Prior to 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.

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

The boundary treatment shall be completed:

- a: before the use hereby permitted is commenced
- b: before the building(s) is/are occupied
- c: in accordance with a timetable agreed in writing with the local planning authority

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

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

Item 1/07: P/1659/08/COU continued....

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

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

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

REASON: In the interests of amenity and highway safety.

6 The 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.

7 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 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, schedules of plants noting species, plant sizes, and proposed numbers / densities, replacement tree planting, landscaping of the refuse storage area, and tree planting and/or hedging to the southern boundary of the car parking area.

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

8 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 1/07: P/1659/08/COU continued....

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

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

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

10 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.

11 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.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

13 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.

Item 1/07: P/1659/08/COU continued....

14 No construction machinery shall be operated on the premises before 08:00am on weekdays and 09:00am on Saturdays, nor at any time on Sundays, or Bank/Public Holidays.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

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

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

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

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

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

a: the design and appearance of the refuse storage area

b: the storage and disposal of refuse/waste

c: 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.

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

Item 1/07: P/1659/08/COU continued....

21 The development hereby permitted shall not commence until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable and low carbon resources has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall thereafter be 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.

22 The development hereby permitted shall not be occupied until details of how the scheme will meet the standards set out in Harrow Council's "Access for All" SPD have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

23 Uses on the site outside normal college hours shall not operate outside the following hours:

a: 0800 hours to 2200 hours, Monday to Friday inclusive,

b: 0900 hours to 2100 hours, Saturdays, Sundays and Bank/Public Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

24 Any increase in the total number of pupils and/or staff over and above that resulting from the development hereby permitted shall not take place until such time as a revised 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.

25 Details of the design and finish of all external light fittings, poles, lighting equipment, hours of use and the maximum light intensity shall be submitted to and approved by the local planning authority in writing prior to the first taxable occupation of any part of the development.

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

26 Prior to the commencement of construction, the recommendations of the applicant's ecology report dated April 2008 shall be actioned and the results given in writing to the Local Planning Authority.

REASON: To preserve wildlife and habitats protected by the Wildlife and Countryside Act 1981 (as amended) and to accord with HUPD Policies EP26 and EP27.

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.18 Protection and enhancement of social infrastructure and community facilities
- 3A.24 Education facilities
- 3D.6 The Olympic and Paralympic Games and sports facilities
- 3D.8 Realising the value of open space and green infrastructure
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.7 Renewable Energy
- 4A.12 Flooding
- 4B.1 Design principles for a compact city
- 4B.3 Enhancing the quality of the public realm
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, Security and fire prevention and protection

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D10 Trees and New Development#
- EP12 Control of Surface Water Run-Off
- EP25 Noise
- EP47 Open Space
- SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities
- R4 Outdoor Sports Facilities
- R5 Intensive Use Pitches
- R13 Leisure Facilities
- T6 The Transport Impact of Development Proposals
- T10 Cycling
- T13 Parking Standards
- C2 Provision of Social and Community Facilities
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces
- C17 Access to Leisure, Recreation, Community and Retail Facilities

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

4 INFORMATIVE:

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

Tel:- 08459 200800.

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 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.

7 INFORMATIVE:

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

8 INFORMATIVE:

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

Item 1/07: P/1659/08/COU continued....

- 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.

9 INFORMATIVE:

In the event that protected wildlife or habitats are effected by the development the applicant is reminded that the grant of planning permission does not relieve him of the need to obtain such statutory approval(s) as provided for by the Wildlife and Countryside Act 1981 (as amended).

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Principle of Development (3A.18, 3A.24, 3D.6, 3D.8) (EP47, C2, C7, R13)
- 2) Design and Character of the Area (4A.1, 4A.2, 4A.3, 4A.4, 4A.7, 4B.1, 4B.3, 4B.5, 4B.6) (D4, D10, EP12)
- 3) Residential Amenity (EP25)
- 4) Access for All (4B.5, C16, C17)
- 5) Parking and Highway Safety (T6, T13)
- 6) Ecology
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major development, all other
Site Area: 1.47 hectares
Proposed Floor Area 11,422 m² GIA
Car Parking: Existing 135
Proposed: 124 inc 6 disabled spaces
Council Interest: None

b) Site Description

- In a clockwise order the site is bounded by Manor House Estate, Elm Park, The Ridgeway and Old Church Lane
- The site is treed and currently occupied by college buildings, car parks and ancillary buildings
- The application site is adjacent to a conservation area at its north west corner

c) Proposal Details

- Application for redevelopment of site to provide a new college. One existing building, Beech, is to be retained in the SW corner of the site
- Appearance, landscaping, layout and scale are reserved matters
- Four storey building to the east of the site incorporating classrooms, library, kitchen and dining facilities, linked to main hall, sports hall, and a fitness centre. The roof of the sports hall provides a five a side football pitch with an all weather surface
- Expansion of the college student numbers proposed from 1200 full time equivalents to 1400 FTE
- Service access plus 31 parking spaces is to be from Old Church Lane. The main vehicle entrance to be from Elm Park opposite Nos 14/18 The Ridgeway. The pedestrian and cycle access will also be in Elm Park opposite No 81

d) Relevant History

Planning records indicate that a sixth form college has been on site since 1969, permission having been given in 1967 to change from a junior college.

e) Pre Application Discussion

- None with Council
- Applicant engaged with local people before submitting application, including a local exhibition for which 564 invitation letters were distributed.

f) Applicant Statement

- Redevelopment comprises a well oriented and appropriate building which makes good use of the site in accordance with government guidance
- Scheme provides an inclusive design that will benefit the community
- Redevelopment carefully considered incorporating design and access, protecting the amenities of local residents, and other people using the area.
- Final layout and design a result of aims of the college and consultation with the local community
- Access to the site and car parking carefully considered and raises no issues in terms of highway safety. Site in a sustainable location given its proximity to local transport
- Continued growth and expansion of the college has resulted in the existing buildings looking very outdated
- Opportunity to modernise the facilities and to improve the quality of the internal and external space, as well as to reorganise the layout to enhance the usability and management of the facilities
- Site inefficient in its use of space, and concentration of built-form will allow for increasing the openness of the site
- Opportunities for the redevelopment are a sustainable location, a good level of existing landscaping, a level site, possible improvements to the visual appearance of the site and wider area, possible improvements to the local economy and community, and the potential to increase the energy efficiency of the existing school and provide renewable energy

- Constraints to development identified as location of adjoining buildings and uses, the visibility of the site, this site's location and access to the site
- Important considerations were a modern design, a preference for grouping of uses, including education and community facilities, and the enhancement of sports facilities
- Proposal to be fully accessible and compliant with Part M

g) Consultations:

Environment Agency: No response

Thames Water: No objection

Advertisement: | Major Development | Expiry: 12-JUN-08

Notifications:

Sent:
450

Replies:
11

Expiry: 03-JUN-08

Summary of Response:

Residential Amenity including roof top five a side, inadequate transport assessment, no increase in student roll, increase in highway dangers.

APPRAISAL

1) Principle of Development

As the site is already in use as a college the principle of a redevelopment of the college is considered acceptable. The redevelopment and enhancement of the facilities is considered to benefit the surrounding area both socially and economically. The condition of the existing buildings on the site requires redevelopment to meet the College's teaching needs and to reduce the impact of the college.. The proposal results in the concentration of the buildings on the site to the west and allows for the site, visually, to be opened up.

2) Design & Character of the Area

The proposal represents a contemporary addition to area, replacing the existing 2/3 storey school buildings. It is a two and four storey structure with, indicatively, a predominantly glazed façade, with areas of aluminium cladding and render. In terms of design, the proposal is considered to make a positive contribution to the character of the area, and provides a feature building on the site. The external appearance is however, a reserved matter, and will be assessed at a later stage.

The proposal aims to create an integrated college site by creating a new feature building for the area. The new building has been designed to be modern, but also sympathetic to its context in a residential area. The singular form, as opposed to the existing 'collection' of buildings, would tie the whole site together, and will positively contribute to the character of the area. The new building will provide a new, well-defined entrance point to the college. The proposal has the appearance of a public building which fits in context on a college site. As such, it is considered that the new building will relate appropriately to the surroundings.

The design of the proposed building, although indicative, 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).

A dominant character of the existing site is the landscaping. A high quality landscape scheme will be essential to protect and enhance this quality. Landscaping will need to be carefully considered to maximise the use of external space. New and replacement trees will need to have maximum impact where there is space on the frontage, and the refuse store will need to be screened as it is near to the boundary of the site. Some form of planting should also be used to mitigate the amount of hard-standing in the car parking area to the south-western corner of the site. A condition is recommended to address these issues. Landscaping is a reserved matter.

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 commencement of works.

In terms of design, the proposed college is considered to make a positive contribution to the character and appearance of the area and would act as a feature building.

3) Residential Amenity

The proposed building is located to the centre of the site, with an arm extending to the south. At this point it is 17 metres from the boundary, and 30 metres from the rear of the nearest residential dwelling. Existing houses nearest to the existing main block have car parking along the northern boundary. This parking area is to be reduced and more landscaping introduced.

The college has established an adult learning centre in partnership with Council and Glebe First and Middle Schools. Clearly these activities are located off site but in anticipation of the college becoming further engaged with the local community on completion of building works conditions are imposed in the draft decision notice to control usage outside of usual college hours.

A further condition is included to address external lighting : its location, intensity and hours of use.

4) Access for All

The scheme has been designed to make it as accessible as possible. The building will be required to comply with Part M of the Building Regulations, and Council's 'Access for All' SPD. From the information provided with the application it appears that the building has been designed in accordance with the relevant standards. As many details are required compliance with these documents will be clarified in the submission of the four reserved matters.

5) Parking and Highway Safety

The HUDP sets a standard of one car parking space per 300m² - 600m² of gross internal area. As such, the standard for this site would be 19 - 34 car parking spaces. The 124 car parking spaces exceeds this requirement. But is a decrease to the current provision, which reflects the decrease of parking provision required by PPS13 and the maximum standards of the HUDP being lower than the previous plan.

A Travel Plan is a requirement of the legal agreement. The college aims to promote walking, the use of cycles, and public transport. The site is also relatively well linked in terms of public transport. The Travel Plan needs to be revised should pupil or staff numbers further increase, to ensure the development does not cause an adverse effect on traffic movement and highway safety,

At first glance there is a case to remove the existing access from Old Church Lane. However its retention enables all service vehicles to be kept out of residential streets, gives a fire track on the northern boundary and the accident record on this part of the network does not give cause for concern.

6) Ecology

The applicant has commissioned a habitat and bat roost survey report. Whilst no conclusions are drawn the report does suggest further survey work in the summer months to enable firm conclusions to be reached as to whether the buildings or habitat to be lost has an adverse nature conservation impact. This is addressed by condition.

7) S17 Crime & Disorder Act

The proposed design and layout offers good natural surveillance of the area around the college buildings. The site is likely to be secured when not in use, which will restrict access to the site when it is vacant. The application appears to take into account some of the aspects of Secured By Design, and a condition has been attached to this report to request that these details are submitted before commencement of works.

8) Consultation Responses:

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

- Increase in Student Roll based on inaccurate figures. The existing and proposed student numbers have been provided by the College
- Parking during construction. This is to be addressed as part of the travel plan.
- Poor data used in the Transport Assessment. These points have been put to the agent for the applicant. Officers are satisfied as to the quality of the data used and conclusions drawn.

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.

**NORTH SIDE CAR PARK, GREENHILL
WAY, HARROW, HA1**

**Item: 1/08
P/1721/08/CFU/RP1**

Ward GREENHILL

REDEVELOPMENT OF FORMER CAR PARK TO PROVIDE BLOCK OF 37 FLATS
WITH ASSOCIATED PARKING (RESIDENT PERMIT RESTRICTED)

Applicant: Shiv Properties
Agent: Preston Bennett
Statutory Expiry Date: 13-AUG-08

RECOMMENDATION

Plan Nos: (PL)001, 002, 100, 101, 102, 103, 104, 105, 201, 301, 302, 303, 304,
305, 900
Design & Access Statement
Planning Statement
Sustainability and Energy Strategy
Affordable Housing Statement
Transport Statement
Sunlight and Daylight Report

INFORM the applicant that:

- 1) The proposal is acceptable subject to:
 - a) the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - b) **Affordable Housing:** provision of 3 social rented dwellings and 6 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council
 - c) **Legal Fees:** payment of the Council's reasonable costs in the preparation of the agreement.
 - d) **Planning Administration Fee:** payment of an administration fee for the monitoring of and compliance with this agreement of £500.
- 2) A formal decision notice, subject to planning conditions noted below will be issued upon the completion by the applicant of the aforementioned legal agreement.

Item 1/08: P/1721/08/CFU continued....

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 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.

3 The development hereby permitted shall not commence until details of all 37 homes within this scheme, built to 'Lifetime Home' and 10% of these to 'Wheelchair' standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' and 'Wheelchair' Standards, the development complies with the policies of the Consolidated London Plan.

4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed: before the building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

Item 1/08: P/1721/08/CFU continued....

5 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

6 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.

7 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.

8 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)

brick samples; render samples; timber cladding samples; window materials/samples; balcony materials; roofing materials; downpipes/drainage pipe materials.

b: the ground surfacing

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.

9 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.

Item 1/08: P/1721/08/CFU continued....

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 Development shall not proceed beyond ground level damp proof course until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority.

REASON: To ensure the development provides satisfactory level of renewable energy and to comply with policy 4A.7 of the consolidated London Plan.

14 The development hereby permitted shall not commence beyond ground level damp proof course until details of under sink waste disposal units to be installed in each of the 37 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.

15 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 37 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London Plan.

16 All windows in the south western wall of the approved development facing the property at 59 Greenhill Road shall be glazed in obscure glass and shall thereafter be retained in that form.

REASON: To safeguard the privacy of both neighbouring residents and future occupants.

17 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

18 The development hereby permitted shall not commence until the car parking, turning and loading area(s) shown on the approved plan number: (PL) 100 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

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

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.3 Maximising the potential of sites

3A.5 Housing choice

3A.9 Affordable housing targets

3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes

3A.11 Affordable housing thresholds

4A.1 Tackling climate change

4A.2 Mitigating climate change

4A.7 Renewable Energy

4A.14 Sustainable drainage

4A.16 Water supplies and resources

4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

S1 The Form of Development and Pattern of Land Use

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings

EP25 Noise

Item 1/08: P/1721/08/CFU continued....

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D7 Design in Retail Areas and Town Centres
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- T13 Parking Standards
- H7 Dwelling Mix

Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)

Providing for Children and Young People's Play and Informal Recreation: The London Plan Supplementary Planning Guidance (March 2008)

Harrow Town Centre Development Strategy July 2005

Supplementary Planning Guidance: Designing New Development (March 2003)

Accessible Homes Supplementary Planning Document (April 2006)

Access For All Supplementary Planning Document (April 2006)

2 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.

3 INFORMATIVE:

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

4 INFORMATIVE:

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

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

5 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

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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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

6 INFORMATIVE:

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

7 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 (i.e. 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.)

8 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 / 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.

9 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

10 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 (4B.1) (S1, D4, D5, D7, D9, D10, D11, D29, D30)
- 2) Residential Amenity (EP25, D4, D5)
- 3) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11) (H7)
- 4) Sustainability & Renewable Energy (4A.1, 4A.2, 4A.7, 4A.14, 4A.16) (EP15, EP20, EP21, D4)
- 5) Access For All & Accessible Homes (3A.5) (D4)
- 6) Parking & Highway Safety (T13)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.19 ha
Density:	447 hrph 195 dph
Car Parking:	Standard: 48 (maximum)
	Justified: 7
	Provided: 7
Lifetime Homes:	37
Wheelchair Standards:	3
Council Interest:	Part owned Council site

b) Site Description

- Existing pay and display car park accommodating 42 parking spaces off Greenhill Way, formerly owned by the Council;
- Irregular shaped plot with large advertisement hoardings facing Greenhill Way;
- Site is located within the Harrow Town Centre as identified as an opportunity site in the Town Centre Development Strategy 2005;
- Site within 400m of Harrow on the Hill Underground and Train Station;

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- Site within 200m of the town centre shops and services;
- On northern boundary the site backs onto the rear gardens of the 2-storey terrace houses on Fairholme Road;
- On western boundary the site faces the side elevations of 2-storey semi-detached dwellings on Greenhill Road;
- On southern boundary is Greenhill Way and the Council owned car park and the rear of Debenhams;
- On eastern boundary is the rear of the 3-storey office building 221-225 Station Road.

c) Proposal Details

- Redevelopment to provide 37 flats in one single block ranging between 3 –5 storeys in height;
- Affordable housing provision of 3 social rent and 6 intermediate housing units making 36% provision by habitable rooms;
- Provision of 7 car parking spaces including 4 disabled spaces;
- Cycle storage for 37 cycle spaces;
- existing access off Greenhill Road retained with no new access off Greenhill Way

d) Relevant History

None Relevant

e) Pre Application Discussion

On the 29th of October a pre-application proposal was presented to the Planning Advice Team (PAT). The key points highlighted by PAT were as follows:

- A comprehensive design and access statement will be required with any planning application;
- Secure by Design and Safer Places principles should be incorporated into the design of the proposal;
- The area is a controlled parking zone and any future occupants would be ineligible to apply for residents parking permits

f) Applicant Statement

- The existing car park does little to enhance the locality;
- Whilst the London Plan sets out a target of 50%, the schemes proposes to provide 36% affordable housing based on scheme viability;
- The affordable housing toolkit concludes that the 'development does not have the potential for meeting the target of 50% housing';
- The proposal achieves the full and efficient use of a brown field site whilst at the same time preserving the local character;
- The scheme sits comfortably within the context of the surrounding area;
- The building heights and scales have been designed to respect their surroundings whilst providing much needed housing;
- The proposed scheme would meet accessibility requirements;
- The development will re-establish an active frontage onto Greenhill Way;
- Careful consideration has been given to the design scale and massing of the development;

- The development proposes 1 cycle space per dwelling and accords with Harrow Council policy;
- Renewable energy measures would result in an 14% reduction in the overall CO2 emissions from the site and provide 10% of the total energy demand;
- The proposal incorporates the key principles of Safer Places and Secured by Design into the design and layout of the scheme;
- Pre-application discussions with the Council have been favourable toward the redevelopment of the site for mixed retail and residential development;

g) Consultations:

Thames Water Utilities: No objection

Metropolitan Police: No response

Advertisement:	Major Development Development on a Right of Way	Expiry: 05-JUN-08
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Notifications:

Sent:

41

Replies:

4

Expiry: 05-JUN-08

Summary of Response:

Scheme overwhelming when compared to current housing; proposal overbearing on properties on its northern boundary; loss of privacy to gardens and windows; loss of sunlight and daylight, design out of character with surrounding area; consultation claims are false and misleading; building will enclose neighbouring residential properties; scheme is not appropriate for this location.

APPRAISAL

1) Design & Character of Area

It is considered the proposed development represents an effective and efficient development of an under used brown field site and would introduce an active frontage to Greenhill Way improving the urban pattern of the surrounding area.

The proposal is considered consistent to policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*.

This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The character of the surrounding area is a mixture of uses and architectural types with the Debenhams and Council Car Parks, the rear of retail shopping parade on Station Road, an office block and two storey semi-detached houses.

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

It is considered that the design of the proposal would compliment the key make up of the surrounding areas and represents a good design approach to address the mixed character of the surrounding area.

The proposed redevelopment would result in creating a new building line to this part of Greenhill Way and would appear as a continuation of the houses on Greenhill Road and to a lesser extent the 3-storey office building at 221/225 Station Road. The building line would take a curved shape to reflect the bend in the road. This would create vitality and activity to what is otherwise a dead and non-descript part of Greenhill Way shopping parade. This is considered to benefit the character and appearance of the street scene.

It is considered that the proposed development represents good contemporary design and an effective use of this brown field site while maintaining the character and setting of the neighbouring building. It is therefore considered to comply with policies 4B.1 of The London Plan 2004, and D4, D5, D7, D9, D11, D20 and D21 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

2) Residential Amenity

Privacy and overlooking are not considered to be issues with distances of at least 23m to the nearest neighbouring habitable room windows. Privacy to neighbouring gardens can be addressed via landscaping and planting on the boundary, details of which have been requested by way of condition to this report.

Windows on the south western flank elevation will be obscure glazed. This requirement is conditioned to this report in the interests of preserving amenity for the occupants of number 59 Greenhill Road.

The applicant has demonstrated through a daylight and sunlight report that the proposed development would not result in an adverse effect on neighbouring properties. The level of sunlight & daylight they enjoy will still remain above the minimum British Research Establishment (BRE) Standards.

Outlook for future residents is considered to be acceptable. Outlook of neighbouring residents is not considered to be adversely affected by the proposed development. The existing outlook for neighbouring properties on Fairholme Road looks directly out toward an unsightly car park and the back of advertisement hoardings.

Given the minimal amount of car parking proposed noise disturbance and associate activity is not considered to be an issue with the proposal and may be less than currently experienced.

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Amenity provision is considered satisfactory for a high-density residential development on the edge of the Harrow town centre. The amenity space is made up from surface amenity space at ground floor level (859m²) and the provision of balconies to most flats (235m²).

The GLA's SPG on children's play space provision requires a minimum of 10m² of amenity space provision per child. Given the amenity provision the development is considered to adequately provide for children and young people. With regards to off site amenity space, the site is within 300m walking distance to the Harrow Recreation Ground.

Internal space standards are considered appropriate and the stacking of rooms within each unit is considered well planned.

Overall the proposed development is considered to comply with policy D5 of the HUDP 2004 and SPG on Designing New Development (March 2003).

3) Affordable Housing, Housing Provision & Density

The applicant is offering 37 residential units, of which 9 are proposed as affordable in the following mix:

Tenure	Units	Tenure Target	Unit mix target – Harrow	GLA target mix
Rent	2 x 3b5p <i>wheelchair</i> flats @ 91 and 96 m ² 1 x 4b7p <i>wheelchair</i> flat @ 116m ² 33% by unit 48% by hab room	70%	7% 1 bed 36% 2 bed 30% 3 bed 67% 17% 4 bed 33% 10% 5 bed	19% 1 bed 39% 2/3 bed 67% 42% 4 bed + 33%
Shared Ownership	2 x 1b2p flats @ 48m ² 4 x 2b4p flats @ 68m ² 67% by unit 52% by hab room	30%		

The developer has submitted a GLA Development Control Toolkit to demonstrate that the above 24% affordable housing by units (36% by habitable rooms and 40% by persons) is the maximum viable proportion. Housing's analysis of the submitted toolkit indicates that this is likely to be the maximum

reasonable level of affordable housing deliverable on this scheme.

The proposed affordable housing has been assessed against policies 3A.8, 3A.9, 3A.10 and 3A.11 of the London plan. The proposal does not meet the target 70/30 split in favour of social rented units, being 48/52% by habitable room. However, toolkit analysis indicates that an increase in the number of social rented units is not viable. The proposed social rented mix is acceptable, as larger family units are offered, for which there is an identified need in Harrow.

Housing supports the proposed level of affordable housing as being the likely maximum reasonable percentage deliverable. Housing supports the affordable housing mix, in that larger family sized social housing units are proposed.

The proposal is considered to comply with policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11 of the Consolidated London Plan and policies and policy H7 of the HUDP 2004.

4) Sustainability & Renewable Energy

The proposed development seeks to achieve a reduction in overall energy demand of 10% of the total site energy demand. The proposal also seeks to reduce carbon emissions by approximately 14% through the implementation of a range of measures such as on site renewable energy generation and energy saving design features and initiatives such as energy efficient lighting, highly insulated fabric to reduce heat transfers and loss, energy efficient lighting; energy efficient refrigeration plant & fans.

The applicant has demonstrated through the Energy Strategy Report that the use of solar collectors are the most effective and efficient form of renewable energy that would achieve the greatest reduction in carbon emissions compared with other forms of renewable energy given the site circumstances

Alternatives to solar water heating have been considered such as an on site central heating plant (CHP), biomass heating, photovoltaics, wind turbines and ground heat pumps. However due to a combination of site constraints, excessive costs, the level of power generation and carbon emissions savings these alternative options were not considered appropriate for the proposed development.

To ensure the local planning authority is satisfied with the final renewable energy provision a condition is attached to this report requiring further details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable and low carbon resources have been submitted to and approved in writing by the local planning authority. This will insure full compliance with London Plan policy 4A.7. The relevant conditions are also attached to this report requesting further details of water saving measures and under sink waste disposal units for the development.

The proposed development would achieve acceptable levels of on site energy generation from renewable energy sources and effectively reduce carbon emissions above Building Regulation requirements and is therefore considered to comply with policies 4A.7 and 4A.16 of the Consolidated London Plan and Supplementary Planning Guidance: Sustainable Design and Construction.

5) Access For All & Accessible Homes

The proposed development is considered to generally comply with the Accessible Homes SPD (April 2006) which requires 100% of all new residential developments to be built to meet the Lifetime Homes Standards and 10% of units to be built to Wheelchair Homes Standards. In this case it is proposed that all 37 units would meet the Lifetime Homes Standards, furthermore 3 of the units would be built to meet the Wheelchair Homes Standards meeting HUDP and London Plan policy requirements.

The proposed development is considered to comply with policy 3A.5 of the London Plan 2004 and the Harrow Council SPDs on Accessible Homes and Access For All (April 2006).

6) Parking & Highway Safety

The proposed development would provide 7 car parking spaces of which 4 will be for disabled users. Access would be off Greenhill Road, which currently gives access to 42 parking spaces.

The applicant proposes cycle storage to accommodate 37 cycles on a 1 to 1 basis in accordance with Harrow Council policy.

Given the site's location to a town centre shops and services and a wide range of public transport links and with a PTAL rating of 3-4 it is considered that a car free scheme is appropriate in this location. To ensure the development does not result in an increase in on street parking in the immediate vicinity future occupants will be ineligible to apply for residents parking permits.

Overall the proposal is considered to comply with HUDP policy T13.

7) S17 Crime & Disorder Act

The proposed development incorporates the key principles of Safer Places and Secured by Design.

The proposed development offers good natural surveillance throughout the site with habitable room windows facing street frontage and communal areas within the development site.

The development proposes a variety of different measures with regards to boundary treatment that will ensure the site is safe and secure.

To ensure that the Council is fully satisfied with the finer details of the proposed boundary treatment, further information is to be submitted by way of a pre-commencement condition attached to this report.

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To ensure that these issues are satisfied in greater detail, the relevant Secured by Design conditions have been attached to this report. The proposal is considered to comply with policy 4B.1 of the Consolidated London Plan and policy D4 of the HUDP 2004.

8) Consultation Responses:

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

- None

CONCLUSION

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

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
ROOKS HEATH HIGH SCHOOL, P/1678/08/CFU/MRE
EASTCOTE LANE, HARROW, HA2 9AG
Ward ROXBOURNE

SINGLE STOREY UNIT ADJACENT TO FRONT SITE BOUNDARY FOR TEMPORARY TWO-YEAR PERIOD AND TWO-STOREY UNIT ADJACENT TO EASTERLY SITE BOUNDARY FOR TEMPORARY FIVE-YEAR PERIOD

Applicant: Harrow Council
Agent: MHK Fairbairn
Statutory Expiry Date: 04-AUG-08

RECOMMENDATION

Plan Nos: 2549T- 01 Rev A, 2549T- 02, EG06057 –101 Rev A, EG06057 –111 Rev C (mhkf), Design and Access Statement, Travel Plan, Site Plan

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

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

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

2 The single storey modular classroom building hereby permitted shall be removed and the land restored to its former condition within two years 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

3 The two storey modular classroom building hereby permitted shall be removed and the land restored to its former condition within five years 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.

4 The teaching units shall be for school use only, unless otherwise agreed by the Local Planning Authority.

REASON: To prevent an over intensive use of the site.

5 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) colour samples-walls/facia

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Council Interest: Freehold Owner of site

b) Site Description

- Subject site comprises Rooks Heath High School on the easterly side, with Roxeth Manor First and Middle School being situated on the same grounds on the westerly side, accommodating approximately 900 students and an expanding sixth form (Post 16)
- The site comprises a series of two-storey blocks of varying architectural styles
- Site affronts Eastcote Lane and is surrounded on all other sides by the rear boundaries of dwellings with Hamilton Crescent to the east, Minehead Road to the north and Tithe Farm Avenue to the west

c) Proposal Details

- Temporary permission is sought for 2 modular units, a single and two-storey unit
- A single storey unit is proposed situated adjacent to the front boundary of the site with Eastcote Lane and would accommodate a temporary main entrance, reception, meeting room and staff offices for the duration of the remodelling works and extensions to Block B of the main building
- The single storey unit would be to a width of 18.67m, a depth of 9.96m and a height of 4.70m to a flat roof, and have one ramped entrance
- The two-storey unit would be situated adjacent to the easterly boundary of the site and would accommodate classrooms and two sixth form common rooms and it is envisaged that the unit will be retained for up to 5 years to allow additional accommodation for Year 7 intake, prior to a longer term proposal for permanent accommodation
- The two-storey unit would be to a width of 31.12m, a depth of 12.36m and a height of 6.80m to a flat roof, and have one ramped access

d) Relevant History

P/1589/05/CLA	Part single/part two storey building with glazed link at Eastcote Lane frontage of site	GRANT 11-OCT-05
P/4052/07/CFU	Single and two-storey extension fronting Eastcote Lane and external alterations to provide post 16 (sixth form) educational facilities	GRANT 28-JAN-08

e) Pre Application Discussion

None

f) Applicant Statement

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

g) Consultations:

Notifications:

Sent:	Replies:	Expiry:
23	0	01/07/2008

Summary of Response:

None

APPRAISAL

1) Standard of Design and Layout / Accessibility

The proposed design of the temporary units is considered to be appropriate for building of such use, and sufficient provision is made for access with an external ramp serving the unit.

Only the single storey unit would be visible from the public domain with its proposed siting being adjacent to the front boundary of the site with Eastcote Lane. The unit would be positioned in front of the two-storey performing arts block and would be partially screened by trees running along the front boundary. It is considered that both blocks would not be harmful to the character and appearance of the area and are of a satisfactory standard of design and layout.

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

2) Neighbouring Residential Amenity

The proposed two-storey unit would be spaced 6m from the easterly boundary of the site, shared with the rear gardens of dwellings at No's. 22, 24 and 26 Hamilton Crescent. The principal rear wall of these dwellings would be spaced 31.5m from the new unit. The main two-storey block of the school would be situated directly behind the proposed unit and at the given distances to the dwellings on Hamilton Crescent it is considered that no significant impact would be incurred by the nearby residential occupiers in terms of visual impact and overshadowing beyond that of the existing school block. The facing first-floor of the unit would have no glazing and it is therefore considered that no overlooking issues would arise.

The proposed single storey unit would be sited away from any shared boundaries with residential dwellings and would have no detrimental impact in this respect.

It is therefore considered that both proposed units would not have an adverse effect on neighbouring amenity.

3) Parking Standards / Transport Impact

The proposed temporary units would facilitate the remodelling building works of permanent blocks within the site and in themselves would not significantly increase capacity.

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

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- None

CONCLUSION

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

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

Item: 2/02

P/1824/08/DFU/GL

Ward HARROW WEALD

DEVELOPMENT OF 8 RESIDENTIAL APARTMENTS WITH ASSOCIATED PARKING AND LANDSCAPING

Applicant: Stablewood Ltd
Agent: GUG Architects
Statutory Expiry Date: 16-JUL-08

RECOMMENDATION

Plan Nos: Site Plan; Design and Access Statement; Transport Statement; GUG/2008/589/101; GUG/2008/589/102; GUG/2008/589/103; GUG/2008/589/104; GUG/2008/589/HW/104; GUG/2008/589/HW/105 & Landscape plan

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

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

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

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

REASON: To ensure a satisfactory form of development.

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

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

4 The development hereby permitted shall not commence until details of a scheme to provide 1 car parking space have been submitted to and approved in writing by the Local Planning Authority. Such space shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

Item 2/02: P/1824/08/DFU continued....

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

5 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.

6 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.

7 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.

8 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.

9 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) GUG2008/589/104 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out

Item 2/02: P/1824/08/DFU continued....

and used for no other purpose, at any time, without the written permission of the local planning authority.

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

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

14 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 4A.33 of the London Plan 2008 and Policy EP22 of the Harrow Unitary Development Plan 2004.

15 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

16 Notwithstanding the submitted plans, prior to the installation of any external lighting, the design of all poles, fittings and lights shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory form of development and to preserve residential amenity.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

3A.1, 3A.3, 3A.5

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

Item 2/02: P/1824/08/DFU continued....

- D5 New Residential Development - Amenity Space and Privacy
 - T11 Cycle and Motor Cycle Parking in Public Places
 - T13 Parking Standards
 - H3 New Housing Provision - Land Identified for Housing and Vacant Sites
- Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Existing derelict brown-field site, formally known as The Old Coach Works
- Irregular-shaped, land-locked site behind Whitefriars Drive and High Road, with access via the service road off Whitefriars Drive

Item 2/02: P/1824/08/DFU continued....

- The site is bounded to the south and the west by the rear gardens of the semi-detached houses in Whitefriars Drive
- The east of the site includes the service road and a series of two storey buildings at 207–227 High Road. These buildings are predominately commercial/retail uses on the ground floor with flats on the first
- To the north east of the site is a four-storey residential care home
- The north of the site is bounded by the rear gardens of Enderly Close, which comprises six semidetached houses

c) Proposal Details

- A single block of eight self-contained flats (1 x 1bed & 7 x 2bed)
- Three flats would be located on the ground and three on the first floor and two in the roof space
- Provision of a cycle store for 10 bikes and 10 car parking spaces are proposed
- Access to the site would be via the service road from Whitefriars Drive

Revisions to Previous Application:

Following the grant of permission (P/4054/07/DFU) the following amendments have been made:

West elevation extended by 2.4m

Seven two-bedroom units and one one-bedroom unit proposed rather than three two-bedroom and five one-bedroom units

d) Relevant History

LBH/5719	Erection of single storey building	GRANT 10-NOV-70
EAST/111/97/FUL	Demolition of Existing Buildings & Construction of 6 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT 04-DEC-98
EAST/945/99/TEM	Construction of 6 - 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT NOV-99
P/232/06/CFU	Demolition of Works and Erection of 6 Dwellings and Associated Parking	WITHDRAWN 08-MAY-06
P/2459/06/CFU	Construction of block of 10 flats with parking and landscaping	WITHDRAWN 27-OCT-06
P/3381/06/CFU	Three-storey block of 10 flats with associated parking and landscaping	WITHDRAWN 02-FEB-07
P/4054/07/DFU	THREE STOREY BLOCK OF 8 FLATS WITH ASSOCIATED PARKING AND LANDSCAPING	GRANTED 04-May-08

e) Pre Application Discussion

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

Item 2/02: P/1824/08/DFU continued....

- A reduction in the number of units has helped address some of the negative aspects of previous applications, in terms of bulk and massing of the building
- Through discussions with the Highways Engineers, issues relating to vehicular and pedestrian access to and from site have now been resolved
- Lifetime Homes standards have now been met
- Recommendations relating to crime prevention, such as lighting and CCTV have now been incorporated into the development

f) Applicant Statement

- See attached Transport and Design and Access Statement

g) Consultations:

Highways: No objection

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

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

Site Notice: | General Notification | Expiry: 17-JUN-2008

Notifications:

Sent: 70 Replies: 0 Expiry: 17-JUN-2008

Summary of Response:

N/A

APPRAISAL

1) Design and Amenity

The principle of the development has been previously approved in application P/4054/07/DFU, granted on 04 April 2008.

The surrounding area is characterised by two story semi detached houses to the north and south. Directly west of the development are the rear gardens of the houses on Whitefriars Drive and Enderly Road. The east of the site is bounded by a service road, which provides access to the parade of shops at 207–227 High Road. These are mainly two storey buildings that have predominately A1 (retail) & A3 (restaurant) uses on the ground floor and residential flats on the first floor. Towards the northeast corner of the site is Durrant Court, a three-storey care home. The development would be sympathetic and have an appearance that would be consistent with the surrounding semi detached houses. It is proposed to construct the building using similar materials to the surrounding residential houses, which is mostly traditional brick. The proposed building would effectively be a two-storey building with rooms in the roof and the height of the proposed building would not exceed that of the properties at 1-5 Whitefriars Drive and Enderly Close by more than 2m. The roof incorporates hip ends, which relate well to the surrounding residential units to the north and south of the site. The footprint of the proposed building would be smaller than that of Durrant Court and the development would provide generous amenity space surrounding the building, and would provide a good setting for residential development. The location of

the building would be approximately 27m from the rear 1- 5 Whitefriars Drive and 24m from the rear of 5 Enderly Close which is deemed a reasonable distance between residential accommodation. The main windows from habitable rooms are focussed towards the west where there are no residential buildings or to the eastern end of the building. This would minimise any detrimental impact caused by overlooking. The additional depth of the building towards the west by 2.4m would bring this elevation closer to the rear garden of No. 9 Whitefriars Drive. However, it is considered that this extra depth would have no additional impact on the residential amenities of nearby occupiers.

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

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

2) Access and Parking

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

3) Lifetime Homes

All eight units within the development have achieved 15 Lifetime Homes Standards as set out in the Harrow SPD. Though the development has not included a lift, the development is relatively small and it is considered that a lift or chairlift could be added at a later stage. The development is therefore in accordance with London Plan policy 3A.5, UDP policy D4 and the Harrow 'Accessible Homes' SPD 2006.

4) Provision of Housing and Density

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

5) S17 Crime & Disorder Act

The applicant has successfully addressed a number of safety and security concerns that were evident in previous applications. The proposal includes a CCTV recording facility, which would overlook six of the car parking spaces to the south of the building. This should act as a deterrent and help reduce car

crime. It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime and could actually help reduce crime, particularly when compared to the existing derelict use.

6) Consultation Responses:

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

- None

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None