
355-357 STATION ROAD, HARROW HA1 2AW	Item: 2/01 P/2367/08/GL
	Ward GREENHILL
<p>CONSTRUCTION OF ENLARGED THIRD FLOOR AND TWO ADDITIONAL FLOORS TO PROVIDE SEVEN ADDITIONAL SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)</p> <p>Applicant: Mr Ilie Claudiu Gagea</p> <p>Agent: Ronald Associates</p> <p>Statutory Expiry Date: 09-SEP-08</p>	

RECOMMENDATION

Plan Nos: 826/1A; /2A; /3D; /4D; Design and Access Statement

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

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

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

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

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 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority.

Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

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

Following implementation the works shall thereafter be retained.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

2A.9 Town Centres

3A.1 Increasing London's supply of housing

3A.2

3A.3

3A.4

3A.5 Housing choice

3D.1 Supporting town centres

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EM24 Town Centre Environment

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Accessible Homes

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

building work which involves:

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

and that work falls within the scope of the Act.

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 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.

5 INFORMATIVE:

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Principle of Development, Character and Appearance of the Area (2A.8, 3A.1, 3D.1, 4B.1, 4B.8) (D4, EM24, T6, T13, SPG, Code of Practice)
- 2)** Residential Amenity, including Lifetime Homes (3A.5) (D4, D5, SPD)
- 3)** Transport (T6, T13)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

This application has been deferred from 3 September Development Management Committee for changes to elevations.

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	410m ²
Habitable Rooms:	23
Density:	560 hrph, 195 dph
Car Parking:	Standard: 9 Justified: 0 Provided: 0
Lifetime Homes:	9
Council Interest:	None

b) Site Description

- Premises is a four-storey building at the junction of College Road and Station Road in Harrow Metropolitan Centre
- The existing third (top) floor is a slate Mansard roof set behind a prominent parapet

- The premises have commercial uses at ground first and second floors (Barclays Bank and a shop on the ground floor), with residential flats in the third floor
- To the south, along Station Road, is a three-storey with mansard terrace
- The site is bounded to the west by William Carey Way, which provides a service road to the rear of Nos. 355 to 371 Station Road and access to Harrow Baptist Church
- On the west side of William Carey way is a five-storey building used for office purposes

c) Proposal Details

- Provision of new third, fourth and fifth floors to make part five, part six-storey building
- Additional floors would be set in behind the parapet
- The proposal would provide nine flats in all
- The revised third and new fourth floors would each have two two-bedroom flats and two one-bedroom flats with a two-bedroom flat on the fifth floor
- The existing plant room would be rebuilt on the fifth floor

Revisions to Previous Application:

Following the previous application (P/1905/08/DFU) the following amendments have been made:

- Extent of fifth floor reduced. Fifth floor would previously have incorporated two two-bedroom flats
- Plant room previously proposed on third floor relocated to the fifth floor
- Third floor now has four flats instead of three flats

d) Relevant History

LBH/4928/5	Erect of 4-storey bldg. with basement, comprising shop, offices, & bank with 2 flats over (details pursuant to outline perm. Granted on Appeal Ref. APP/5016/A/77/1233 D/D 15/2/78	GRANT 29-JUN-78
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LBH/37799	Alterations to front and side elevations including new entrance door, reglazing existing windows, and new dutch awnings	GRANT 07-APR-79
P/1905/08/DFU	Construction of two additional floors to provide seven additional self-contained flats	WITHDRAWN 06-JUN-08

e) Pre Application Discussion

PAM/ENQ.3583/05/05/08

Provision of residential accommodation acceptable in principle; provision of additional floor acceptable provided the strong parapet line at second floor level was retained; fifth floor may be acceptable subject to a suitable set back; new flats would have to comply with lifetime homes

f) Applicant Statement

- Site has a good transport links and a good range of local facilities; existing parapet would be retained for townscape reasons; kitchens would have inbuilt waste disposal units; roof deck and windows to be insulated to new housing standards; Secure by Design certification would be applied for

g) Consultations:

Thames Water: No objection with regard to sewerage infrastructure

Highways Engineers: No objection provided "Resident Permit Restricted"

Waste Management: Proposal would need to provide two 1,100 litre bins for general waste and two 1,280 litre bins for recyclable materials. Applicant is advised to install under sink waste disposal units. The refuse storage arrangements would need to be separate from the commercial uses which are collected independently.

Drainage Engineers: No objection

Notifications:

Sent:
35

Replies:
0

Expiry: 07-AUG-08

Summary of Response:

N/A

APPRAISAL

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

The principle of adding an additional (fourth) floor to the building is considered acceptable, provided a strong parapet is maintained at the top of the second floor level to maintain the visual integrity of the building in its location.

Similarly, a partial fifth floor is considered acceptable, provided this additional height is set back from the Station Road frontage to reduce the appearance of bulk when viewed from Station Road.

The proposal under consideration has incorporated these comments from the Planning Advice Team.

The 6.5m set back on the proposed fifth floor from the Station Road frontage would preserve the integrity of the general building heights of adjoining properties when viewed from Station Road. The retained parapet would provide a strong visual break between the brick-built lower part and the upper additions.

The design incorporates a brick-faced third floor on the College Road and William Carey Way frontage which would partially wrap around to the Station Road frontage. However, to preserve the set back behind a prominent parapet, as recommended by the Planning Advice Team, a brick elevation at the third floor level on the Station Road frontage would not be feasible because of the set back. The use of traditional mansard materials on this third and the higher floors would reinforce the visual break between brick-built lower part and the upper additions on this frontage.

An alternative option, with a brick façade and no set back on the third floor of the Station Road elevation, was considered. However, this would have resulted

in the loss of the prominent parapet and was considered unacceptable in design terms.

The total height of the building on the College Road frontage would match the nearby six-storey office building on the other side of William Carey Way.

A condition requiring the materials to be used for the external surfaces of the development to be submitted and approved has been added to ensure that the proposal would respect the local context.

London Plan policies 2A.8 and 3D.1, as well as saved UDP policy EM24 support proposals that integrate mixed uses, including residential, as a suitable technique for preserving and enhancing the vitality of town centres. PPS3 (Housing) notes that the more intensive use of land, especially the upper parts of shops, can be an effective means of providing additional residential accommodation in areas of good public transport accessibility.

An area for the storage and collection of residential waste is indicated on the submitted drawings.

2) Residential Amenity, including Lifetime Homes

The proposed flats each have adequate room sizes and their layouts have been designed with similar uses arranged vertically to reduce the transmission of noise between the flats. The flats would provide a good standard of accommodation, and would comply with the requirements of Lifetime Homes. The central part of the building incorporates a light well. This would assist in providing adequate levels of daylighting, when combined with the three sides of the development fronting onto public highways.

The proposed flats would not be subject to overlooking and would not overlook other properties due to the separation between the proposed new floors and surrounding properties.

Four out of the total of nine flats that would result from this proposal would have balconies, but all of the flats would have access to the fifth floor roof terrace. Given the town centre location of the site, this level of amenity space provision is considered acceptable.

3) Transport

The proposal site is located in an area with high public transport accessibility levels, with Harrow on the Hill station approximately 500m away, and several bus routes nearby.

At present there is no dedicated parking for the existing residential flats. Given the location of the site in an area of high public transport accessibility, a car-free development with no off-street parking is considered acceptable. To ensure that the proposal would not result in increased parking pressure in the surrounding Controlled Parking Zone, the relevant Traffic Regulation Order will be modified to make the residential occupiers of the development ineligible for residents' parking permits.

This approach is supported by UDP policy T13, which seeks to make appropriate car parking provision. As noted above, in this case a zero provision can be justified.

4) S17 Crime & Disorder Act

The applicant has stated that the proposal would be constructed with approved doors and windows. Subject to the submission of a certificate of compliance with the principles of Secure by Design, it is considered that the proposal would comply with the principles and practices of Safer Places and Secure by Design.

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.