

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01
1-16 CHALLINER COURT; 1-12 FERN P/2843/08/DC3
COURT; 1-12 PRICE COURT; 1-12 HINES
COURT, RICHARDS CLOSE, HARROW

Ward GREENHILL
DEMOLITION OF 55 DWELLINGS AND CONSTRUCTION OF 47 UNIT 'EXTRA
CARE' SCHEME AND 29 FLATS, LANDSCAPING AND WORKS

DEFERRED FROM DEVELOPMENT MANAGEMENT COMMITTEE ON
19TH NOVEMBER 2008 AND REPORT WILL BE SUPPLIED ON
A SUPPLEMENTAL AGENDA

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01

**THE PRINCESS ALEXANDRA HOME, 40 P/3206/08/DC3
COMMON ROAD, STANMORE**

Ward STANMORE PARK

OUTLINE: REPLACEMENT NURSING & CARE HOME WITH ASSOCIATED DAY CENTRE

Applicant: Jewish Care

Agent: Savills - Mrs Caroline Hummell

Statutory Expiry Date: | 22-DEC-08

RECOMMENDATION

Plan Nos: 1331/1, 1331/2 Rev.A, 1331/6, 1331/8 Rev.D, 1331/12 Rev.A, 1331/13, 1331/14, 1331/20 Rev.A
Design & Access Statement
Planning Supporting Statement
Framework Travel Plan
Transport Statement
Flood Risk Assessment
Ecological Impact Assessment
Landscape Impact Report
Arboricultural Survey
Arboricultural 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 offer to the Council of a lease to enable the provision of public access over that part of the site which is bounded by Bentley Priory Open Space, to include a timescale and specification of works to be carried out to the land and a sum to be donated to the Council for subsequent maintenance.
- ii) the provision of an Action Plan in respect of the transfer during the construction period of residents to alternative facilities of their choice consistent with the wishes and needs of their family carers. The Plan shall include timescales for the transfer of residents and shall be approved by the local planning authority prior to its implementation and commencement of the development hereby permitted.

b) The direction of the Mayor of London.

c) The direction of the Government Office for London.

2. A formal decision notice 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 and resolution of 1b) and 1c) above:

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 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.

5 The development hereby permitted shall not commence until details of a scheme to provide 7 car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

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

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

The boundary treatment shall be completed:

a: before the 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.

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

(a) the frontage.

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.

8 The development hereby permitted shall not be constructed above ground level dpc until visibility is provided to the public highway in accordance with dimensions to be first agreed in writing by the local planning authority. The visibility splays thereby provided shall thereafter be retained in that form.

REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

9 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.

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

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

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

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

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

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

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

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

14 The number of bedspaces available shall not exceed 122.

REASON: (b) In the interests of highway safety.

15 The number of persons cared for, at any one time in the day care centre, shall not exceed 60.

REASON: (b) In the interests of highway safety.

16 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.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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.

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21 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 extra care units and ancillary facilities 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 London Plan 2008.

22 The development hereby permitted shall not commence until a scheme for reducing carbon dioxide emissions from the development by 20% from on-site renewable energy sources (which can include sources of decentralised energy) 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 remain operational for the lifetime of the development.

REASON: To ensure a sustainable form of development and consistency with London Plan 2008 policies 4A.3 and 4A.7.

23 Any trees felled as part of this development shall be replaced with another tree. If the tree felled is native, a tree of the same species shall be planted. If it is not a native species it shall be replaced with a native species.

REASON: To preserve the natural character of the area and mitigate for loss of habitat.

24 Notwithstanding the submitted plans, trees T762 and T763 (Macedonia Pines) shall be retained.

REASON : To maintain the amenity of the location and because the removal of these preserved trees is not necessary to enable the development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan: 3A.5, 3A.24, 3D.9, 4B.1

Harrow Unitary Development Plan:

S1, EP25, EP26, EP27, EP28, EP29, EP30, EP31, EP32, EP34, D4, D5, D9, D10, D18, T6, T13, H13, H14, C2, C11

Supplementary Planning Guidance: Designing New Development (March 2003)

Supplementary Planning Guidance: Extensions: A Householders Guide (March 2008)

Access For All Supplementary Planning Document (April 2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

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:

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.

6 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).

7 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.

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:

Please note that guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on the Green Belt (3D.9 & S1, EP32, EP34)
- 2) Character of Area (4B.1 & S1, EP31, D4, D9, D10, D18)
- 3) Residential & Community Institutions (3A.24 & H13, H14, C2, C11)
- 4) Traffic and Parking (T6, T13)
- 5) Residential Amenity (D5, EP25)
- 6) Nature Conservation (EP26, EP27, EP28, EP29, EP30)
- 7) Access for All (3A.5 & D4)
- 8) S17 Crime & Disorder Act (4B.1 & D4)
- 9) Consultation Responses

INFORMATION

a) Summary

| | |
|------------------------|--|
| Statutory Return Type: | Smallscale Major Other |
| Green Belt: | Yes |
| Site Area: | 6.7ha |
| Car Parking: | Standard: Assessed on a case by case basis |
| | Justified: 74 |
| | Provided: 74 |
| Council Interest: | None |

b) Site Description

- East side of Common Road within Green Belt, located in designated Area of Special Character and Site of Nature Conservation Importance;
- Occupied by sprawling mostly 2-storey building with single storey elements and outbuildings in use as nursing and residential care homes providing 72 bedrooms;
- Site well wooded with large pond, open garden land behind building;
- Access from Common Road close to where road bends to the south towards junction with Brookshill/Clamp Hill/Old Redding;
- One way vehicle circulation within site;
- Existing provision of 74 car parking spaces on-site;
- Glenthorn Cottage and Council owned land at Glenthorn to the north, with public footpath adjacent to most of northern boundary;
- Residential property in large grounds 'The Old Barn' to the south;
- Bentley Priory open space adjacent to the rear of the site;
- Harrow Weald Common on opposite side of Common Road.

c) Proposal Details

- Outline Application, layout and access to be considered;
- Demolition of existing building and outbuildings;
- Provision of 3-storey building to provide new nursing and residential care home with day care centre;
- 122 bedrooms on ground first and second floor, ancillary facilities such as lounge, dining area, synagogue and day care centre on single aspect lower ground floor formed by reducing garden level at rear;
- Proposed building sited within overall width of existing building;
- Existing access and 74 parking spaces distributed around site unchanged;
- Public access offered into part of the site which intrudes into Bentley Priory Open Space.

d) Relevant History

| | | |
|---------------|--|----------------------|
| P/2979/03/COU | Outline: Redevelopment to provide replacement nursing and care home with day care centre | GRANTED 26-JAN-06 |
|---------------|--|----------------------|

e) Applicant Statement

- The submission of this application follows the approval of outline permission P/2979/03/COU.
- The applicant is currently in the process of assessing the most appropriate form of redevelopment to ensure the highest standards of care facilities for existing and future residents whilst minimising any disruption to residents during construction. Due the sensitive nature of the residents currently in the home this assessment has taken longer than anticipated.
- As the existing outline permission is due to expire in January 2009, the applicant is now seeking to in effect 'renew' the existing outline permission by applying for a new outline permission for the same development scheme, whilst continuing to finalise plans to take the redevelopment of the site forward;
- The existing building does not meet current care standards and contain a number of deficiencies;
- Proposed care home will provide new state of the art facility which address these deficiencies;
- For economics and sustainability reasons the number of rooms will increase from 72 to 122;
- The existing building has a total floor space of 3512m² with a footprint of 2156m²
- The proposed building would have a total floor space of 11,728m² and a footprint of 2842m² which is the same as the previous application approved by the Council;
- The new building would be designed as one unit and would retain the openness and character of the greenbelt;
- The proposed ground floor would accommodate 33 bedrooms with the first and second floors accommodating 41 bedrooms each;
- The proposed increase in number of bedrooms will result in an associated increase in staff numbers from 100 to 148. This increase will not result in an material impact as the existing level of vehicle activity to and from the site is low with around 85% of staff using public transport to get to and from work.
- The existing access is to remain the same as are the level of car parking on site;
- The proposed building would be no greater than 3-storeys in height;
- The proposed building would not in an adverse effect on the green belt as the total site area is 6.75ha;
- The existing outline permission was granted subject to a S106 agreement. The applicants agree to the same heads of terms for the s.106 agreement in relation to this outline application.

f) Consultations:

Greater London Authority: No Response at time of writing report

Environment Agency: Objection

Thames Water: Suggest condition for surface water to be attenuated.

Crime Prevention Design Advisor: No Response at time of writing report

Stanmore Society: No Response at time of writing report

Advertisement: | Major Development | Expiry: 24-OCT-2008

Notifications:

Sent: 16

Replies: 0

Expiry: 27-OCT-2008

Summary of Responses:

- None.

APPRAISAL

1) Impact on the Green Belt

It is considered that the proposed development would comply with the relevant London Plan and HUDP greenbelt policies.

The footprint and floor area of the existing building are 2156m² and 3512m² respectively. This compares with a proposed footprint and floor area of 2842m² and 11,728m², representing increases of 32% and 234% respectively. While the increase in footprint is considered acceptable in Green Belt terms, the proposed increase in floor area may appear excessive. However, this is a large site which would remain substantially open and underdeveloped.

The existing building consists of substantial extensions to the original building which have given rise to a sprawling irregular form of development with little co-ordination or overall appeal. The proposed development provides the opportunity for a high quality new building which would potentially benefit the character of the Green Belt. The final design and appearance of the building would form part of the reserved matters application which would also control landscaping and scale.

The submitted tree assessment shows that the proposed development including the reduced rear garden area, would result in the direct loss of approximately 11 trees. This is considered to be a minimal loss in the context of the wooded character of the site. In addition scope would exist for tree replacement given that only a modest increase in building footprint is proposed. This would be dealt with as part of the landscaping reserved matters.

No change would result to the overall use of the site. The proposed provision of public access across the rear of the site would introduce an appropriate Green Belt function.

The proposed building would be visible from the public open space against a wooded backdrop and, at 3-storeys in height, would not give rise to an adverse visual impact on the skyline. As discussed later in this report, the proposal would provide the opportunity for a new building with a consistent built form with a better design and symmetry than the existing building which has an ad-hoc sprawling appearance.

Overall the proposed development is considered to comply with policy 3D.9 of the London Plan 2008 and policies S1, EP32, EP34 of the HUDP 2004.

2) Character of the Area

The proposal is considered to comply with the key criteria as set down in policy EP31 of the HUDP 2004.

The proposal would not result in any damage to any of the architectural historic or structural features which contribute to the Area of Special Character.

As discussed above it is considered that the development would not harm any views or skylines in the surrounding area.

Overall it is considered that the proposal would result in an improvement in the character and appearance of the area and would comply with policies 4B.1 of the London Plan 2008 and policies S1, EP31, D4, D18 of the HUDP 2004.

3) Residential & Community Institutions

There is a general shortage of care home facilities in the borough and the improvement and upgrading of the proposal site is considered acceptable in principle.

The proposal is considered to comply with policies H13 and H14 of the HUDP. Given the sites relative isolation there would be no significant adverse effects on surrounding properties or the character of the locality.

As discussed later in this report there would be sufficient off street parking provision and the public transport accessibility to the site is considered adequate for the use of the site.

As part of the improvement works the applicant seeks to address the existing deficiencies in terms of accessibility and aims to meet the Disability Discrimination Act requirements.

The proposal is considered to comply with policy 3A.24 of the London Plan & policies H13, H14, C2 and C11 of the HUDP 2004.

4) Traffic and Parking

The applicant estimates that vehicle movements during the morning peak hour (08.00-09.00) would increase from 6 to 11 as a result of the proposals, and from 14 to 25 during the evening peak (17.00 – 18.00). The anticipated increases still represent low levels of vehicle activity which can be accommodated by the existing access, subject to a condition to ensure satisfactory sight lines.

The level of formal provision of parking spaces is considered appropriate, notwithstanding the relatively low public transport accessibility of this site. Informal parking for additional vehicles along the access road would also be possible.

5) Residential Amenity

The proposed building would be separated from neighbouring residents by thick belts of woodland. Additional activity generated as a result from the increase in scale and intensity of use of the site would not be to such an extent that would result in a noticeable impact on neighbouring amenity.

The proposal is therefore considered to comply with policies EP25 and D5 of the HUDP 2004.

6) Nature Conservation

As the proposed development would be positioned on the existing positioning and general footprint of the current buildings, it is considered that the proposed development would not adversely affect nature conservation in the area.

7) Access for All

As part of the improvement works the applicant seeks to address the existing deficiencies in terms of accessibility and aims to meet the Disability Discrimination Act requirements.

Being a care home with ancillary uses the Lifetime Homes Standards do not apply. The applicant should demonstrate however how they propose to meet the DDA requirements and make the building fully accessible and useable by disabled persons.

8) S17 Crime & Disorder Act

The layout of the proposed building would improve the security of the site by providing greater areas of natural surveillance and reducing the amount recessed areas that are present in the existing buildings.

To ensure the finer points of Safer Places and Secured by Design are fully met a suitable condition is attached to this report.

9) Consultation Responses:

None.

CONCLUSION

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

3A NEPTUNE ROAD, HARROW

Item: 2/02

P/3316/08/RH

Ward HEADSTONE SOUTH

RETENTION OF CHANGE OF USE FROM CLASS B2 (GENERAL INDUSTRY) TO STORAGE ANCILLARY TO RETAIL CLUB

Applicant: Premier Wholesale Ltd

Agent: Mann Associates

Statutory Expiry Date: | 02-JAN-09

RECOMMENDATION

Plan Nos: 01A and 02A dated 3rd October 2008.

GRANT permission for the development described in the application and submitted plans for the following conditions:

1 The development 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 use hereby permitted of units 2A and 3A shall not operate or be open to customers outside the following times:-

a: 07:00 hours to 19:00 hours, Monday to Friday inclusive,

b: 08:00 hours to 17:00 hours on Saturdays,

c: 10:00 hours to 14:00 hours, Sundays or Bank Holidays,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The storage use of the warehouse unit no. 3A hereby approved, shall remain ancillary to the retail warehouse club use of unit 2A. No sales, retail or otherwise, shall be permitted from the warehouse unit.

REASON: To safeguard the employment use of the site.

4 The development hereby permitted shall cease six months after the date of the permission unless details of the disabled toilet shown on drawing no. 02A, has been submitted to and approved in writing by the Local Planning Authority and the works completed in accordance with the approved details.

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

INFORMATIVES

INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan: 4B.1, 4B.5, 4B.6
Harrow Unitary Development Plan:
D4, EM14, EP25, T6, T13

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Development (EM14)
- 2) Design and Layout, and (4B.1, 4B.5, D4)
- 3) Neighbourhood Amenity (EP25)
- 4) Parking and Highway Safety (T6, T13)
- 5) Crime & Disorder Act (4B.1, 4B.6, D4)

INFORMATION

a) Summary

Statutory Return Type: Major development, all other (change of use)
Site Area: 12,250m²
Floor Area: 12,250m²
Council Interest: None

b) Site Description

- Located in Neptune Trading Estate.
- Existing estate mix of B8 and B1 uses. Access Storage Solutions adjoins the site to the west and Magnet Building Supplies to the east. Commercial properties are located directly to the north of the site and railway lines to the south.
- Shared access through the estate to Travis Perkins Building Supplies at the eastern end of the Neptune Trading estate.
- Existing access, parking and loading/unloading areas to remain.
- Twenty five car parking spaces located to the front and rear of the building
- Twenty communal parking spaces are located along the railway site boundary.
- Site designated as Industrial & Business Use Area.
- Site operating as wholesale foods cash and carry (retail club) since at least July 1998 according to rating records.

c) Proposal Details

- Retrospective permission for the change of use from B2 (General Industry) to storage ancillary to retail club
- Unit 3A has been amalgamated into unit 2A, Premier Wholesale Ltd cash and carry and delivery business supplying independent retailers a range of groceries (includes cold and chilled), health and beauty, alcohol and supplies for the catering trade (member only group)
- The common wall between units 2A and 3A has been altered to provide two openings to link the two units.
- No external changes are proposed.

d) Relevant History

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| LBH/4852/2 | Development of land by erection of warehousing units, telephone engineering centre & car parking revised - Outline | GRANT 27-AUG-70 |
| LBH/4852/3 | Development of land by erection of warehousing units, telephone engineering centre & car parking -- outline | GRANT 24-SEP-70 |
| LBH/4852/4 | Erection of warehousing units, telephone engineering centre and car parking (details to comply with outline permission dated 27/08/70) | GRANT 24-NOV-70 |
| LBH/4852/7 | Erection of warehousing units and parking areas | GRANT 09-DEC-71 |
| P/0420/08DFU | Change of use from class B2 (General Industry) to Class B8 (warehousing) | REFUSED 13-MAY-08 |

Reasons for Refusal:

1. Insufficient information has been provided regarding the proposed scheme to enable a full assessment of the impact of the proposal on the amenity of neighbouring occupiers or on the safety of the highway, contrary to Policies 4B.1 and 4B.5 of the London Plan and Policies D4, EP25, T6, and T13 of the Harrow Unitary Development Plan.
2. The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to Policy 3A.5 of the London Plan and Supplementary Planning Document: "Access for All".
3. The proposed development, by way of insufficient information on design and layout, could fail to meet the key principles of Secured by Design and Safer Places and could create opportunities for crime contrary to Policy D4 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Designing New Development".

e) Applicant Statement

- The warehouse unit has been amalgamated into unit 2A Premier Wholesale Ltd to increase the floor space to provide additional storage area
- Twenty five allocated parking spaces between the two units 2A and 3A
- Twenty unallocated parking spaces along the southern estate boundary
- 8 new staff have been employed as result of the amalgamating the two units, total of 38 staff members.
- Approximately 10 staff drive to work the remaining 20 use public transport, train or bus
- Opening hours of the previous warehouse use, Cosmos Motor Products, Mon 8am-6pm, Sun 8am-2pm
- The unit will operate under the existing opening hours of Premium Wholesales (UK) Ltd Mon - Fri 7am-7pm, Sat 8-5pm, Sun 10am – 2pm
- Receive 7 deliveries by 26 tonne articulated lorry daily

- 50 – 55 vehicles cars/vans visit the site a day
- Two 7.5 tonne vehicles (vans) that make deliveries – vans are loaded in the morning and gone for the day
- Fewer deliveries to the site as a result of the increased floor area (storage space) now able to store a larger amount of stock and a wider range of produce offering a wider selection to existing clients.
- No changes proposed to the current refuse storage and collection. Cardboard and plastic is compacted on site and picked up by private contractor, food waste is stored in the blue plastic bins and collected by clean-a-way. The bins, refuse and pallets are stored along the northern site boundary and picked up by weekly.

f) Consultations:

Advertisement General Notification Expiry: 04-NOV-08

Notifications:

Sent: Replies: Expiry: 04-NOV-08
17 0

APPRAISAL

1) Principle of Development

The site is located within a designated industrial and business use area in the Harrow Unitary Development Plan. Policy EM14 of the Harrow Unitary Development Plan seeks to protect all of the sites in designated areas in B1, B2 or B8 use from being developed for other uses. In order to provide flexibility in future employment-generating developments, on these sites, any B Class use (B1, B2 or B8), or combination of these B Class uses, would normally be acceptable, except where neighbour amenity or highway considerations would dictate a restriction of use.

The application seeks to formalise the storage use of unit 3A from B2 (General Industry). Unit 3A is currently being used as ancillary storage for the adjoining (member only) retail club, unit 2A. Alterations have been made to link the two units internally.

The retail club, Premier Wholesales (UK) Ltd is operated from unit 2A Neptune Road. Parking is provided to the front and rear of the warehouse building and twenty unallocated car parking spaces are provided along the southern site boundary of the Neptune Industrial Estate. Servicing is provided to the front of the units 2A and 3A Neptune Road.

As a result of the amalgamation of units 3A and 2A eight additional staff members have been employed bringing the total number of staff to 38 across the two units. The applicant has advised that the additional storage area within unit 3A enables stock to be delivered in bulk in one articulated truck in place of several van loads previously required to continually restock the unit.

The development has effectively reduced deliveries to Unit 2A and removed separate deliveries to unit 3A.

The storage use would be acceptable use within the industrial estate and would not harm neighbour amenity or the highway network accordingly the application complies with the employment objectives of policy EM 14.

2) Design and Layout

No external alterations are proposed as part of the development. Two openings have been made between the common wall of units 2A and 3A linking the two units.

The storage use of the site requires that access into the site and the internal layout can accommodate large trolleys and forklifts to transport the produce within the warehouse. The site benefits from level entrance access, wide openings and aisles making it accessible environment for all users in accordance with policies 4B.1 and 4B.5 of the London Plan and Harrow Council's Supplementary Guidance: Access for All. An accessible toilet is located at the rear of unit 3A and is available for staff and customers. The layout of the disabled w.c. is not detailed on the plans accordingly a condition to this effect is recommended to ensure that the layout of the w.c. complies with accessibility standards.

No changes are proposed to the existing refuse storage or collection. The bins are stored along the northern site boundary. Cardboard boxes and plastics are compacted on site and picked up by a private contractor.

3) Neighbourhood Amenity

Policy EP25 of the Harrow Unitary Development Plan seeks to minimise noise disturbance, development proposals that would lead to unacceptable level of noise, vibration or disturbance will be refused.

The site backs onto the railway to the south and commercial buildings directly to the north. The access road and parking area to the north of the warehouse buildings separate the Neptune Industrial Estate from development to the south of the site. Residential properties are located to the north west of the site, mature trees and domestic garages located along the rear of the residential properties largely screen the properties from the Neptune industrial estate.

As a result of the amalgamation of unit 3A into unit 2A the number of deliveries to the site has been reduced as larger orders are now able to be purchased and stored on site thereby reducing traffic coming to the site.

The hours of operation are within the existing opening hours of unit 2A (07:00 – 19:00 Mon–Fri, 08:00-17:00 Sat, and 10:00 -14:00 Sun) and are similar to the operating hours of the previous use of unit 3A. A condition is recommended to secure the hours of operation to safeguard neighbour amenity.

The proposed development is not considered to be harmful to the living conditions of neighbouring residential properties in accordance with policy EM25.

4) Parking and Highway Safety

The Neptune industrial estate is accessed from Neptune Road. Neptune Road extends along the western and southern site boundary. Twenty-five car parking spaces are provided to the front and rear of the unit and an additional 20 unallocated car parking spaces are located along the southern site boundary. Approximately 20 car parking spaces are available to each separate unit within estate.

The applicant has advised as a result of combining both units 2A and 3A that the increased floor area has enabled the storage of more goods on site. As a result of this the number of deliveries to the site has decreased as one large order can be placed and delivered in a single load by articulated lorries. Previously several smaller trucks or vans delivered the same amount of stock in smaller orders, making numerous deliveries to the site during the course of a week.

The site has good transport links and is within walking distance of Harrow Town centre. The 8 new staff members are not considered excessive in relation to the floor area of unit 3A and would not be harmful to the road network. The applicant has advised that of the 38 members of staff approximately 10 drive to work and the remaining 30 use public transport. Sufficient car parking is provided on site to accommodate staff and customer parking.

The proposed vehicular movement to and from the site would be similar to if not less than the previous use and would therefore be unlikely to cause any discernable effect on the highway network accordingly no objection has been raised on transport grounds. The proposed development complies with policies T6 and T13 of Harrow Unitary Development Plan.

5) S17 Crime & Disorder Act

Policy D4 of the Harrow Unitary Development Plan 2004 advises crime prevention should be integral to the initial design process of a scheme. Policies 4B.1 and 4B.6 of the London Plan (consolidated with alterations since 2004) seeks to ensure that developments should address security issues and provide safe and secure environments.

The industrial site has a mix of brick walls and palisade fencing along sections of the northern, southern and eastern site boundaries to secure the site. The shared pedestrian and vehicular access runs around the warehouse buildings and provides access to the building merchant (Travis Perkins) to the east of the site providing continual traffic along the front and rear of the site.

The subject unit has four surveillance cameras located along the front elevation of the building and two cameras to the rear. It was noted on site that the adjoining unit to the west, Access Storage Solutions also had a number of surveillance cameras to the front and rear of the building. The site also benefits from natural surveillance from the residential and commercial properties to the north, south and east of the site.

It is concluded therefore that the development would not result in new opportunities for crime or create conditions for harm to personal safety, in accordance with Policy D4 of Harrow Unitary Plan and policies 4B.1 and 4B.6 of the London Plan

CONCLUSION

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

24-28 CHURCH ROAD, STANMORE

Item: 2/03

P/3809/07/NR

Ward STANMORE PARK

THIRD FLOOR EXTENSION TO PROVIDE OFFICES (CLASS B1), CHANGE OF USE OF NO.24 FROM RETAIL TO RESTAURANT/CAFE (CLASS A1 TO A3), EXTRACT DUCT AT REAR

DEFERRED FROM DEVELOPMENT MANAGEMENT COMMITTEE ON
19TH NOVEMBER 2008 AND REPORT WILL BE SUPPLIED ON
A SUPPLEMENTAL AGENDA

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS