

## SECTION 1 - MAJOR APPLICATIONS

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**GREEK ORTHODOX CHURCH, 660 KENTON ROAD, KENTON** **1/01**  
**P/336/04/COU/TEM**  
Ward: KENTON EAST

OUTLINE: REPLACEMENT CHURCH BUILDING WITH BASEMENT, COMMUNITY HALL, PLAYGROUP, PARKING ACCESS (REVISED)

KOUPPARIS ASSOCIATES for ST PANTELEIMON GREEK ORTHODOX COMM

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### RECOMMENDATION

Plan Nos: 1:1250 Location Plan, 914/97/1B, 99, 100A, 101, 102A, 103A, 104A

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

- 1 Time Limit - Outline Permission
- 2 Outline - Reserved Matters (Landscaping)
- 3 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 surfacingThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the 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:  
b: before the building(s) is/are occupied  
The development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 5 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 914/97/99 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.
- 6 Landscaping to be Approved
- 7 Landscaping to be Implemented
- 8 Landscaping - Existing Trees to be Retained
- 9 Trees - Underground Works to be Approved

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- 10 Noise Details - Buildings - Insulation - 1
- 11 Fume Extraction - External Appearance - Buildings
- 12 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.
- 13 The use of the building hereby approved shall only be operated in accordance with the covering letter and attached 'Schedule of Activities' dated 06-DEC-02. There shall be no change to these operating arrangements without the prior written agreement of the Local Planning Authority being obtained.  
REASON: To prevent overintensive use of the building.
- 14 The applicant shall comply with the provisions of the approved Travel Plan which shall be reviewed annually to the satisfaction of the Local Planning Authority.  
REASON: To ensure the provision of satisfactory modes of transport to the site, and the reduction of reliance on the private motor car.
- 15 Disabled Access - Buildings
- 16 The window(s) in the western flank wall(s) of the proposed development shall:  
(a) be of purpose-made obscure glass in accordance with details which have been agreed beforehand with the Local Planning Authority.  
(b) be permanently fixed closed and shall thereafter be retained in that form  
REASON: To safeguard the amenity of neighbouring residents.
- 17 Noise from Music and Amplified Sound
- INFORMATIVES:
- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall etc. Act 1996
- 4 Standard Informative 35 – CDM Regulations 1994
- 5 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 Harrow Unitary Development Plans 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:  
E6 High Standard of Design  
E29 Trees - New Development  
E46 Quality of Development - Design and Layout of Non-Residential Development  
E47 Height of Buildings  
T13 Car Parking Standards  
C11 Community Halls and Places of Worship  
A4 People with Disabilities - Parking and External Access Needs  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design

continued/

- SC1 Provision of Community Services
  - D4 Standard of Design and Layout
  - D11 Trees and New Development
  - T13 Parking Standards
  - C13 Doctors' Surgeries
  - C21 Access to Leisure, Recreation, Community and Retail Facilities
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### **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Appearance of Area (E6, E29, E46, E47) (SD1, D4, D11)
  - 2) Neighbouring Amenity (E6, E46) (SD1, D4)
  - 3) Activity (C11) (SC1, C13)
  - 4) Accessibility (A4) (C21)
  - 5) Parking and Traffic (T13) (T13)
  - 6) Consultation Responses
- 

### **INFORMATION**

#### **a) Summary**

Car Parking	Standard:	)
	Justified:	) See Report
	Provided:	)
Site Area:	0.25ha	
Floorspace:	1685m <sup>2</sup>	
Council Interest:	None	

#### **b) Site Description**

- north side of Kenton Road near junction with Winckley Close
- occupied by L-shaped single storey church building facing frontage and boundary with 656 Kenton Road to west
- green open space behind church with large white poplar tree
- house of parish priest towards north east corner of site, with garden next to Winckley Close, planting along boundary
- 2 crossovers onto Kenton Road
- 12 parking spaces along front boundary, plus 3 in front of house
- residential premises adjacent to western boundary, scouts building and residential abut northern boundary, Winckley Close and office building next to eastern boundary

#### **c) Proposal Details**

- outline application: siting, means of access, design and appearance to be determined at outline stage, landscaping as reserved matter
- revised proposal for demolition of existing church, construction of Byzantine style replacement church on western side of site
- depth of some 31m, width 16.5m at front, bell tower in south east corner, front side and rear gable features, dome feature above building and bell tower

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- 11.2m height to top of main roof, 16.5m to top of bell tower, 17.1m to top of main dome
  - fairfaced brickwork and portland stone walls, tiled main roof and copper roof to domes
  - worship area on ground floor, gallery above front element of church, records store/kitchen/community hall in basement
  - detached single storey building behind church containing rooms for play group
  - 15 parking spaces shown along eastern boundary with offices at 666 Kenton Road
  - access and egress at front, 3 spaces in between
  - Travel Plan accompanies application with following objectives:-
    - to reduce church members' reliance on using their vehicles to attend the church
    - to promote regular use of alternative forms of travel
    - to reduce number of vehicles brought to the church
- targets in the travel plan state that:
- the church will aim to reduce car use by 15%, through the promotion of car sharing, cycling, walking and public transport
  - the church will aim to encourage 5% of church members who regularly use their car to car share by 2005
  - the church will aim to encourage 5% of members to walk to church each week by 2005
  - the church will provide a travel plan noticeboard with travel information in the foyer of the church, write quarterly articles on the travel plan in the church magazine and produce leaflets to distribute to parishioners
  - the travel plan initiatives will be incorporated into sermons and the Priest will make announcements regarding these on a regular basis
  - the church will participate in National Travel Awareness events and Car Free Days each year to promote sustainable transport to church members
  - the church will manage the car park by implementing a vehicle entry system and by recruiting a Car Park Marshall
  - the church trustees also intend to nominate members to take on the responsibility of travel plan co-ordinator and liaison officer

**d) Relevant History**

EAST/331/00/OUT	Outline: Two storey community cultural and educational building on Winckley Close frontage	WITHDRAWN 07-JUN-00
EAST/117/02/OUT	Outline: Replacement church building including basement for Greek Orthodox Church, playgroup and community hall with parking	GRANTED 14-FEB-03

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**e) Applicant's Statement**

Schedule of existing activities as follows:

<b>DAY</b>	<b>FUNCTION</b>	<b>STARTING</b>	<b>FINISHING</b>	<b>ROOMS USED</b>	<b>NUMBERS ATTENDING</b>
SUNDAYS	Morning Worship	9.30	12.30	Church, Church Hall, Toilets	150-200 adults
	Sunday School	12.00	12.30	Church Hall	15 children 2 adults
	Church Committee Meeting (1st Sunday of the month)	13.00	15.00	Church Hall	15 adults
MONDAYS	Playgroup	9.30	12.30	Church Hall, Kitchen, Toilets	26 children (2.5-4 years) 5 adults
TUESDAYS	Playgroup	9.30	12.30	Church Hall, Kitchen, Toilets	26 children (2.5 -4 years) 5 adults
	Parents & Toddlers Group	12.45	14.30	Church Hall, Kitchen, Toilets	10 children (0.5-2.5 years) 12 adults
	Greek Music Group	17.00	21.30	Church Hall, Toilets	2 children 7 youths 1 adult
WEDNES- DAYS	Playgroup	9.30	12.30	Church Hall, Kitchen, Toilets	26 children (2.5-4 years) 5 adults
	Parent & Toddlers Group	12.45	14.00	Church Hall, Kitchen, Toilets	15 children (0.5-4 years) 17 adults
	Greek Dancing Groups	19.00	21.30	Church Hall, Toilets	25 adults
	Playgroup	9.30	12.30	Church Hall, Kitchen, Toilets	26 children (2.5-4 years) 4 adults
THURSDAYS	Youth Club	18.00	21.00	Church Hall, Kitchen, Toilets	25 youths 4 adults

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<b>DAY</b>	<b>FUNCTION</b>	<b>STARTING</b>	<b>FINISHING</b>	<b>ROOMS USED</b>	<b>NUMBERS ATTENDING</b>
<b>FRIDAYS</b>	Playgroup	9.30	12.30	Church Hall, Kitchen, Toilets	26 children (2.5-4 years) 5 adults
	Greek Language Classes	18.00	21.00	Church, Church Hall, Kitchen, Toilets	55 children (11-18 years) 8 adults
<b>SATURDAYS</b>	Greek Language Classes	10.00	12.45	Church, Church Hall, Kitchen, Toilets	54 children (6-12 years) 8 adults
	Greek Dancing	13.00	14.00	Church Hall, Toilets	15 children (8-12 years) 2 adults
	Greek Language Classes	14.00	17.00	Church, Church Hall, Kitchen, Toilets	57 children (4-10 years) 9 adults
	Evening Prayers	18.00	19.00	Church, Toilets	10 adults
<b>OCCASION- ALLY</b>	10 Funerals a year	Weekdays morning/ afternoon	Weekdays morning/ afternoon	Church, Toilets	10-200 children/adults
	30 Baptisms a year	Sundays 15.00	Sundays 16.30	Church Toilets	10-200 children/adults
	2-5 Weddings a year	Sundays 15.00	Sundays 16.30	Church, Toilets	10-200 children/adults
	Various Weekday Church Services	Morning or Evening	Morning or Evening	Church, Toilets	10-200 children/adults
	Social Functions - Parties	Saturday/ Sunday Evening	Saturday/ Sunday 23.00	Church Hall, Kitchen, Toilets	40-80 children/adults

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**f) Consultations**

TWU: No objections  
EA: No comments  
L.B. Brent: No objections

**Advertisement** Major Development Expiry  
22-APR-04

**Notifications** Sent Replies Expiry  
49 45 13-APR-04

**Summary of Responses:** No objections, noise and disturbance, large and incongruous structure, on-street parking, inadequate on-site parking, excessive scale, loss of trees, impact of foundations on neighbouring properties.

**APPRAISAL**

**1) Appearance and Character of Area**

This application proposes revisions to the design of the Church which was granted permission last year. The main detailed changes are that curved instead of angled gable features are shown, the main dome is squatter than approved and the bell tower is slightly wider. Overall the building would be about 1m lower than approved. This revised proposal would again provide a striking landmark building of high quality, giving rise to an improvement in the townscape and appearance of the area in comparison with the existing Church building which is undistinguished. The siting of the rear element of the building is unchanged and, as before, would enable retention of a large adjacent White Poplar tree which is of significant amenity value.

**2) Neighbouring Amenity**

In granting permission for the previous scheme, Committee accepted that the detriment to neighbouring houses in terms of loss of outlook caused by the greater height, bulk and closer siting of the new Church in comparison with the existing building would be outweighed by the resultant improvement to the appearance of the area.

This revised application proposes a building which would be sited no closer to the boundary than the approval. Alterations to the adjacent gable feature at the upper level would project it some 900mm nearer to the boundary than approved, but this alteration, in the context of the scale of the building, is not considered objectionable.

The provision of the gallery at first floor level would not give rise to overlooking as facing windows would be of stained, obscure glass, and also would be fixed closed. Noise conditions are suggested to protect neighbouring amenity.

Overall it is considered that the impact of the proposals on neighbouring amenity would equate to the approved scheme.

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**3) Activity**

As in the approved scheme, activity would be controlled by a condition whereby the applicant would be required to comply with the submitted schedule of activities, unless otherwise agreed by the Local Planning Authority.

**4) Accessibility**

An acceptable form of ramped access would be provided into the Church and playgroup elements, and a lift would enable disabled access into the basement community hall area. Parking is shown to be allocated for disabled badge holders.

**5) Parking and Traffic**

12 parking spaces are currently provided on-site and this is proposed to be increased to 18. This was previously considered acceptable in conjunction with the approved Travel Plan, compliance with which plus annual monitoring is required by condition. Identical access arrangements to the existing situation and the previous approval are shown.

**6) Consultation Responses**

Impact of foundations on neighbouring properties - covered by other legislation  
Other issues discussed in report

**CONCLUSION**

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



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**CLOISTERS WOOD COUNTRY CLUB, WOOD LANE,  
STANMORE**

**1/02**  
**P/2716/03/CFU/TEM**  
Ward: CANONS

REFURBISHMENT OF GARDEN COTTAGE AS DWELLING, DEMOLITION OF ALL OTHER BUILDINGS, 3 X 3 STOREY BUILDINGS TO PROVIDE 15 FLATS, BASEMENT PARKING, DETACHED DWELLING, 2 DETACHED GARAGES, ALTERATIONS TO BOUNDARY WALL

KENNETH W REED & ASSOCIATES for SIR BERNARD SCHREIER

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**CLOISTERS WOOD COUNTRY CLUB, WOOD LANE,  
STANMORE**

**1/03**  
**P/2715/03/CLB/AB**  
Ward: CANONS

LISTED BUILDING CONSENT: INTERNAL & EXTERNAL ALTERATIONS TO GARDEN COTTAGE & DEMOLITION OF CURTILAGE LISTED STRUCTURES

KENNETH W REED & ASSOCIATES for SIR BERNARD SCHREIER

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**CLOISTERS WOOD, COUNTRY CLUB, WOOD LANE,  
STANMORE**

**1/04**  
**P/2714/03/CCA/TEM**  
Ward: CANONS

DEMOLITION OF ALL BUILDINGS APART FROM LISTED BUILDING, 'GARDEN COTTAGE'.

KENNETH W REED & ASSOCIATES for SIR BERNARD SCHREIER

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**P/2716/03/CFU**

## **RECOMMENDATION**

Plan Nos: 1339/11, 12D, 21A, 22, 31A, 32A, 33, 34, 35, 41, 42, 43, 44, 45, 46A, 47, 48, 49, 50, 51, 52, 53, 54A

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

- 1 The proposed development is inappropriate development in the Green Belt and very special circumstances to justify it being allowed in the Green Belt have not been demonstrated to the satisfaction of the Local Planning Authority.
- 2 The proposed development, by virtue of its size, design and layout, would provide excessive bulk and hardsurfacing, result in an excessive loss of openness, and be visually obtrusive and overbearing, to the detriment of the streetscene, the character of the Green Belt, the Area of Special Character and the Little Common Conservation Area, and the setting of listed buildings on the site.

continued/

- 3 The proposed demolition of listed buildings would result in the loss of historic buildings which make a positive contribution to the character and setting of the principal listed building, and that of the wider conservation area, to the detriment of its special architectural and historic character.
- 4 The proposed alterations to the listed boundary wall would result if an unacceptable loss of historic fabric and would harm the wider streetscene, to the detriment of the character of the listed building.
- 5 No information has been provided to justify the loss of recreational facilities which the proposals would bring about.
- 6 The proposals fail to provide for affordable housing which is required by virtue of the area of the site, contrary to Circular 6/98.
- 7 An excessive number of on-site parking spaces is proposed, contrary to RHUDP Policy T13, and contrary to PPG13 advice to reduce reliance on the private motor car.
- 8 No information has been provided to enable an assessment of the impact of the proposals on the Site of Nature Conservation Interest within which the blocks of flats would be partly sited.

**INFORMATIVES:**

- 1 Standard Informative 36 – Measurements from Submitted Plans
  - 2 Standard Informative 41 – UDP & Replacement UDP Policies and Proposals (E4, E5, E6, E8, E9, E10, E13, E26, E29, E34, E38, E45, E58, T13, R1, R10) (SEP5, SEP6, SD1, SD2, EP13, EP26, EP31, EP32, EP33, D4, D5, D11, D12, D16, D17, T13, H6, R5)
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**P/2715/03/CLB**

**RECOMMENDATION**

Plan Nos: 1339/11, 12D, 21A, 22, 31A, 32A, 33, 34, 35, 41, 42, 43, 44, 45, 46A, 47, 48, 49, 50, 51, 52, 53, 54A

**REFUSE** Listed Building Consent for the works described in the application and submitted plans for the following reason(s):

- 1 The proposed demolition of listed buildings would result in the loss of historic buildings which make a positive contribution to the character and setting of the principal listed building, and that of the wider conservation area, to the detriment of its special architectural and historic character.
- 2 The proposed new blocks and roads would result in a loss of garden and openness around the listed building, to the detriment of its special architectural and historic character.
- 3 The proposed new blocks, by virtue of their size, design and siting, would be overbearing and dominating, visually obtrusive and out of character with the listed building, to the detriment of its special architectural or historic character.
- 4 The proposed alterations to the listed boundary wall would result in an unacceptable loss of historic fabric and would harm the wider streetscene, to the detriment of the character of the listed building.

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**INFORMATIVES:**

- 1 Standard Informative 36 – Measurements from Submitted Plans
  - 2 Standard Informative 41 – UDP & Replacement UDP Policies and Proposals (E34, E37, E38, E39) (D12, D15, D16, D17, D18)
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**P/2714/03/CCA**

**RECOMMENDATION**

Plan Nos: 1339/11, 12D, 41, 52, 53

**REFUSE** Conservation Area Consent for the works described in the application and submitted plans for the following reason(s):

- 1 Refusal - Conservation - Demolition

**INFORMATIVES:**

- 1 Standard Informative 36 – Measurements from Submitted Plans
  - 2 Standard Informative 41 –UDP & Replacement UDP Policies and Proposals (E38) ED16)
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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Green Belt Impact (E4,E9,E10,E13) (SEP5, SEP6, EP32, EP33)
  - 2) Character of Area of Special Character (E4,E8) (SEP5, SEP6, EP31)
  - 3) Character of Conservation Area and Appearance of Area (E5,E6,E29,E38,E45) (SD1, SD2, D4, D5, D11,D16,D17)
  - 4) Impact on the Character and Setting of the Listed Buildings (E34) (SD2, D12)
  - 5) Impact on Site of Nature Conservation Interest (E26) (SEP6, EP26)
  - 6) Loss of Recreational Facilities (R1, R10) (R5)
  - 7) Affordable Housing Policy (H9) (H6)
  - 8) Parking and Traffic (T13) (T13)
  - 9) Consultation Responses
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**P/2716/03/CFU**

**INFORMATION**

**a) Summary**

Area of Special Character:

Grade II Listed Building

Conservation Area: Stanmore Little Common

Green Belt

Car Parking

Standard:	36	(32)
Justified:	36	(32)
Provided:	51	

Site Area: 6.6 ha.

Habitable Rooms: 95

No. of Residential Units: 18

Density: 3 dph 14hrph

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**P/2715/03/CLB**

**INFORMATION**

**a) Summary**

Area of Special Character:

Grade II Listed Building

Conservation Area: Stanmore Little Common

Green Belt

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**P/2714/03/CCA**

**INFORMATION**

**a) Summary**

Area of Special Character:

Grade II Listed Building

Conservation Area: Stanmore Little Common

Green Belt

Site Area: 6.6 ha.

Council Interest: None

**b) Site Description**

- large site on south side of Wood Lane close to junction with Warren Lane, grounds extending to Dennis Lane to the west
- within Harrow Weald Ridge Area of Special Character
- northern part within Little Common Conservation Area
- southern part within Site of Nature Conservation Interest
- occupied by leisure and fitness club, vacant for several years
- buildings concentrated along Wood Lane frontage
- comprise squash courts/restaurant building (2-storeys) plus single storey changing accommodation, gymnasium, restaurant, open air pool
- Garden Cottage within grounds is Grade II listed
- other buildings listed by virtue of attachment or location within curtilage
- main car park adjacent to Wood Lane, with overspill parking at rear at lower level
- access from Wood Lane through gap in Grade II listed wall
- open-air tennis courts, landscaped grounds plus woodland and open land beyond buildings
- land within Wood Farm to east
- Stanmore Country Park to south
- religious centre to west

continued/

**bb) Listed Building Description**

Garden Cottage:

circa 1840, faces away from road

- long 2-storey, 5 casement windows, fourth in gabled projecting wing
- round-headed
- door in second bay with blind window over
- band at first storey
- slate roof

Boundary Wall:

- mid C19
- yellow stock brick wall, 11ft high, stone coping, about 360ft. long

**c) Proposal Details**

- demolition of all buildings on site apart from Garden Cottage
- development of a row of 3 x 3 storey blocks of flats across site to provide 15 flats in total, 5 per block
- top floor set away from main side wall
- all flats with terraces
- underground car park beneath each block containing 10 spaces and store areas
- conversion of Garden Cottage to dwellinghouse with new detached double garage to south-west
- provision of new 2-storey house to east of Garden Cottage, adjacent to Wood Lane, similar design to Garden Cottage, with new detached double garage to south-east
- provision of new 2-storey 'gatehouse' dwelling near north-west corner of site with new detached double garage to south-west
- vehicle access via modified existing entrance into site
- hardsurfaced entrance court with 12 parking spaces beyond entrance
- new roadway crosses site from east to west between the 3 individual houses and the 3 blocks of flats giving access to basement car parks and double garages
- 2 new openings formed in Wood Lane boundary wall to provide pedestrian accesses
- additional pedestrian access proposed in north-east corner of site

**d) Relevant History**

LBH/4249/1	Use of land as Sports Club with erection of 7 squash courts and ancillary accommodation, demolition and reconstruction of part of boundary wall to provide new vehicle access to Wood Lane and construction of car parking	GRANTED 21-OCT-77
LBH/4249/2	Details pursuant to planning permission LBH/4249/1	GRANTED 06-JAN-78

continued/

LBH/38355                      Alterations, new covered swimming pool,                      GRANTED  
covered link, first floor covered patio,                      17-AUG-89  
reform entrance steps and use of squash  
court for staff accommodation and  
ancillary purposes (Partly Implemented)

LBH/44981                      Leisure Development – golf course,                      REFUSED  
stables, hotel and extensions to existing                      09-MAR-93  
club, car parking, country park and visitor  
centre (including Wood Farm)

Reasons for refusal:

- “1. The proposals would represent an overintensive use of the site resulting in overdevelopment within the Green Belt.
2. The proposed hotel is inappropriate development in the Green Belt and very special circumstances to justify it being allowed in the Green Belt have not been demonstrated to the satisfaction of the Local Planning Authority.
3. The hotel building and associated car parking would be of excessive scale, contrary to the Council’s policies and detrimental to the Area of Special Character, the Green Belt and the Conservation Area.
4. The proposed hotel would have an adverse impact on the setting of Garden Cottage, a listed building.”

LBH/44980                      Listed Building Consent: Alterations/                      REFUSED  
extensions for ancillary facilities for club,                      09-MAR-93  
new hotel and golf course

Reason for refusal:

“The proposed covered way would be premature in the absence of acceptable associated redevelopment proposals.”

**e) Applicant’s Statement**

- Cloisters Wood Club closed for several years, buildings generally in poor state of repair
- listed building to be returned to residential use
- setting widened by demolition of existing buildings
- style of new surrounding buildings sympathetic
- further enhancements secured by a) removal of unattractive leisure buildings, swimming pool, one set of tennis courts and large areas of hardstanding, b) reinstatement of natural landscape structure, c) reduction in traffic levels, d) enhancement to the access and entrance to the site and e) implementation of a landscape management plan
- would consider discussions with arranging public access into southern end of site which abuts Country Park
- architectural style respects listed building on the site and is subservient to Warren House
- 3 blocks in stepped form opens up views through site and gives better scale to existing listed building
- scheme significantly preserves and enhances Conservation Area

continued/

**P/2716/03/CFU**

**f) Consultations**

CAAC: Object – overdevelopment which intrudes on open space and is of an inappropriate style and scale (too high etc). This is out of keeping with the semi-rural character of the Conservation Area. Will be detrimental to views into the site and would involve a lot of new inappropriate hardsurfacing and new access points. Fails to preserve or enhance the character or appearance of the Conservation Area and will be detrimental to the openness of the Green Belt.

EH: Conservation Excessive height, inappropriate design

TWU: No objections

EA: Conditions suggested

<b>Advertisement</b>	Major Development	)	
	Alteration/extension of Listed Building	)	Expiry
	Setting of Listed Building	)	15-APR-04
	Character of Conservation Area	)	

<b>Notifications</b>	Sent	Replies	Expiry
	14	6	06-APR-04

**Summary of Responses:** Adverse impact on area, Environmental Impact report required, excessive height and scale, loss of trees, inappropriate development in Green Belt, detrimental to character of Green Belt, Metropolitan Open Land and site of Nature Conservation Importance, obtrusive, overbearing, loss of space and openness, excessive hardsurfacing, unsatisfactory design, loss of leisure facility, loss of views, not sustainable development, would generate private car usage, harm to wildlife

**P/2715/03/CLB**

**Consultations**

EH: Welcome refurbishment of Garden Cottage but concern at unjustified demolition of curtilage structures and unspecified alterations to Garden Cottage

<b>Advertisement</b>	Extension of Listed Building		Expiry
			15-APR-04

<b>Notifications</b>	Sent	Replies	Expiry
	14	3	06-APR-04

**Summary of Responses:** Overdevelopment of site, destruction of listed building, too high and would detrimentally affect views, loss of trees, loss of openness, too much hardsurfacing, inappropriate development

continued/

**P/2714/03/CCA**

**Consultations**

CAAC: Object – single storey outbuildings are attractive and are of a low scale vernacular type which is appropriate to the character of the area

EH: Conservation Object

**Advertisement** Demolition in Conservation Area Expiry  
15-APR-04

**Notifications** Sent Replies Expiry  
14 3 06-APR-04

**Summary of Response:** Detrimental to character of Green Belt, the area and views, inappropriate development

**APPRAISAL**

**1) Green Belt Impact**

Residential development is an inappropriate use within the Green Belt. It is considered therefore that the acceptability of the proposals in Green Belt terms hinges on whether there are very special circumstances that justify the inappropriateness of the development.

In terms of data, the existing footprint of buildings on the site (including the partly implemented permission for a covered swimming pool) is 2132m<sup>2</sup>. The footprint of proposed buildings is 2242m<sup>2</sup>, an increase of 5%. However, the proposed buildings would provide greater height and bulk than existing, replacing the main 2-storey squash/restaurant building which has a footprint of 776m<sup>2</sup>, with 3 x 3-storey buildings with a combined footprint of almost 1800m<sup>2</sup>. This would give rise to a significant loss of openness on the site, exacerbated by the 2 new 2-storey houses which are proposed. In addition, the flat blocks encroach into existing green and landscaped areas, to the detriment of Green Belt character.

While the removal of the existing large car parking areas is welcomed, the scheme still proposes excessively large areas of hardsurfacing in terms of the entrance court, access roads and pedestrian entrances into the site.

Although adjacent planting is shown, it is considered that these hardsurfaced areas should be reduced to improve the impact on the Green Belt. Overall, it is considered that the character of the Green Belt would not benefit from the proposals, and there are no very special circumstances to justify the inappropriateness of the proposed development.

continued/



**2) Character of Area of Special Character**

The proposed 3-storey buildings would be sited at about the same level as Wood Lane, above the lower level of land to the south. They would be visible from the lane, and would be seen as dominating and obtrusive structures against the skyline, to the detriment of the character of the Area of Special Character.

**3) Character of Conservation Area and Appearance of Area**

In assessing the character of the site, it is useful to establish a brief history of the site and its local context.

The site is part of the former Warren House Estate, now known as Springbok House, and the estate's home farm was located where the health club is now. The land was originally owned by the Duke of Chandos but was sold to James Forbes, along with the Stanmore Hall site, in 1780. He created ornate gardens in the grounds. Clara Bischofsheim owned the house and estate in the late 1800s. She was a keen gardener particularly of orchids, carnations and shrubs and she employed a Head Gardener, Mr. Michael Gleeson, who lived at Garden Cottage between 1893-1903. Michael Gleeson was an expert in Jersey cattle and developed the Warren House Farm's stock. A model farm was set up by Gleeson. Model Farms were designed to use new machinery and new understanding of farming methods to have the best production and more healthy and hygienic farms. They were laid out in a courtyard plan which was considered the ideal. The 1896 Ordnance Survey extract shows the arrangement of Garden Cottage and its attached long narrow building, the adjacent long narrow building fronting Wood Lane and the narrow building forming the southern side of the courtyard.

After Clara Bischofsheim's death in 1922, her estate passed to Sir John Fitzgerald, her grandson. He too was a keen agriculturalist and he set up a herd of Kerry cows. The Warren House farm was one of the largest dairy farms in Middlesex and was prized for its modern farming methods. A quote in the local paper from the 1920s from Sir John describes how the milk was not touched by hand from the cow to the bottle.

This history has shaped the built form and therefore the character of the conservation area. The very high walls around the site reflect its ties to the main house as part of the estate. In addition, the site reflects a common trend in the conservation area of a few, very large estate houses, such as Stanmore Hall and Hill House, which were surrounded by smaller separate cottages where the workers within the houses lived. The older buildings on the site still reflect the dual role of this site as both a home farm to the main house, and as the gardeners quarters. Garden Cottage is an attractive house, built to be close to the gardens and agricultural buildings on the site. It forms a pleasant group. The other older buildings are still grouped around the courtyard and are single storey, simple agricultural buildings. Although much altered as a result of their current use, they still retain their low key agricultural character. The conservation area has a semi-rural character, with the open common lands by the ponds and open fields further along Wood Lane. Although the high wall to the site means that open views are not afforded from the street, the openness within the site and low level buildings is still very much part of the character of the area. continued/

The squash club building is considered not to make a positive contribution to the character of the area or to the setting of the listed buildings.

Turning to the proposals, these are considered incompatible with this established character of the area. The demolition of all the original agricultural buildings on the site would result in the loss of evidence of the original role and function of the area, and of its gradual development. The buildings add to the semi-rural character of the area by virtue of their agricultural style and this too would be lost. The interesting form of the courtyard, making a pleasant group would also be lost. In addition, the link between the Gardener's Cottage and its subservient agricultural outbuildings would be lost. There is a presumption against the demolition of buildings in conservation areas which make a positive contribution to the character of the area, and these buildings are considered to make a positive contribution.

The applicants however say that these buildings are either purpose built for the gym complex or have been so altered in their conversion to gym use that their original character and appearance has been lost, that their demolition would improve the setting of Garden Cottage and that in order to have an economically viable use for the site, the demolition of redundant buildings is required. It is not considered that sufficient thought has been given to the retention of these original buildings and although they have been altered, their scale and form is consistent with their original use. The demolition of the inappropriate squash building would represent an enhancement of the conservation area, but this is not considered to outweigh the harm caused by the remainder of the proposals.

The three new blocks of flats would fail to preserve or enhance the character of the conservation area. In terms of their size and scale they seek to emulate the large estate houses in the area, rather than the simple, vernacular servants' cottages. The other large estate houses in the area vary considerably in their styles, from Victorian Gothic to understated Georgian, but they are similar in having traditional architecture and the highest standards of design. The proposed blocks are not traditional, having flat roofs, large balconies, large modern floor plates and a stepped form. Furthermore, they have been designed to be modern flats, and are not a modern interpretation of an individual estate house, even if that were considered to be an appropriate approach. The buildings are considered to be overly bulky and squat in appearance with unfortunate detailing like the balustrades, which does not fit in with the semi-rural location. In addition, because the blocks sprawl across the width of the site, the site would feel much less open than it does now. This sense of openness, looking out across the lower lying parkland would be lost, to the detriment of the area. In addition, whilst there is hard surfacing at present, this situation would be worsened in these proposals by it being much more visible from the street.

continued/

**4) Impact on the Character and Setting of the Listed Buildings**

The individually listed buildings on the site are Garden Cottage and the boundary wall but any building which is physically attached to a listed building, regardless of age, is regarded as being listed too, so both the long structures fronting Wood Lane are listed by attachment to Garden Cottage or the wall. Any structure within the curtilage of an individually listed building which forms part of the land and has done so since before 1st July 1948 is regarded as a listed building. Therefore, the buildings which pre-date 1948 are considered to be curtilage listed.

The demolition of the agricultural buildings has been discussed above, but their curtilage listed status means that there is also a strong presumption against their total demolition. The applicant has not made a sufficient case, based on advice at paragraph 3.9 of PPG15 to justify the demolition of these structures.

The works to convert Garden Cottage to residential use are not objectionable in principle but more information on the exact nature of repairs and alterations would be necessary in order to ensure that the proposed works are appropriate.

The setting of Garden Cottage is also key. At present the Cottage's setting has been damaged by the squash building but is still surrounded by the low key agricultural courtyard to the east, so it is the dominant structure. In addition, it looks out over an enclosed large formal garden space and beyond that, out over the large open space. The proposals would damage this setting because Garden Cottage would no longer be the principal building and would be overwhelmed by the size and scale of the new blocks of flats. The demolition of the courtyard buildings would leave the listed building isolated. The garden and view of the open space would be curtailed by the large blocks of flats, new road and hedging, so the openness and interconnection of the estate cottage and its former estate would be lost, to the detriment of the building. The style of the new blocks does not relate to the architecture of Garden Cottage and would be at odds with it, again detrimentally affecting its setting.

The other new houses, whilst more vernacular and smaller in scale would still dominate so that the original building would be left as the smallest and least significant building on the site, which would be at odds with its original form and function.

The additional breaks in the listed wall are considered to be an unnecessary loss of historic fabric and would weaken the visual strength of this attractive feature in the streetscene, to the detriment of both the listed building and the wider conservation area.

**5) Impact on Site of Nature Conservation Interest**

The eastern and central blocks are partly sited within the designated site of Nature Conservation Interest on an area of landscaped garden. However, no information has been provided by the applicant in relation to the impact of the proposals on nature conservation to enable an assessment of this issue. continued/

**6) Loss of Recreational Facilities**

The thrust of recreational policy in the HUDP and RHUDP is that existing facilities should be retained, and proved not to be viable before considering a loss of facilities. In this case it is acknowledged that the premises have been vacant for some 3-4 years. However, no evidence has been provided of marketing for continued recreational use, or of the non-viability of such use.

**7) Affordable Housing Policy**

Circular 6/98 applies to these proposals by virtue of the site area. However, no proposals for affordable housing have been made by the applicant either in the form of on-site provision or by a financial contribution. The proposals are therefore deficient in affordable housing terms.

**8) Parking and Traffic**

It is not considered, given the existing use of the site and the extent of potential levels of activity, that traffic generation from the scheme would be detrimental to highway conditions in Wood Lane and surrounding roads.

The application site is not well served by public transport and it is considered that a level of parking in accordance with the maximum standard can be accepted. However, the scheme shows formal parking considerably in excess of the maximum standard, and the layout would permit additional informal parking, contrary to RHUDP policy T13 and Government guidance.

**9) Consultation Responses**

Detrimental to character of Metropolitan Open Land - the site is not within MOL  
Other issues discussed in report.

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**45-51 SOUTHFIELD PARK, NORTH HARROW**

**1/05**

**P/624/04/COU/GM**

Ward: HEADSTONE SOUTH

OUTLINE: REDEVELOPMENT, 3 STOREY  
BLOCK OF 17 FLATS, 2 BUNGALOWS AND  
GARAGES AT REAR.

ERIC ATHERTON for MSSRS MCGREGOR/DEW/MARSDEN

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## **RECOMMENDATION**

Plan Nos: 001, 002

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

- 1 The proposed block of flats, by reason of its excessive size, bulk and rearward projection, would not respect the scale and massing of adjacent properties, and would be detrimental to the visual amenities of neighbouring residents and the character of the area.
- 2 The proposed development, by reason of excessive density, amount of site coverage by building and hardsurfacing and shortage of usable rear amenity space, would result in an overintensive use and amount to overdevelopment of the site to the detriment of neighbouring residents and the character of the area.
- 3 The proposed block of flats, by reason of its size, bulk and siting would give rise to overlooking of the rear of the new bungalows with a resultant loss of privacy and amenity for the occupiers thereof.
- 4 The proposed access road, rear parking area and bin store, by reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties, and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties, the new bungalows and the character of the area.
- 5 The proposed layout would involve an unacceptable form of backland development out of character with the locality and detrimental to the amenities of neighbouring occupiers.
- 6 Refusal - Parking Insufficient
- 7 The proposed vehicular access to the parking spaces at the site frontage would be of excessive width and the access road to the rear of the site too narrow. Both would be likely to give rise to conditions prejudicial to safety and the free flow of traffic on the adjoining highway.
- 8 Refusal - Tree Loss - General

## **INFORMATIVES**

- 1 Standard Informative 36 – Measurements from Submitted Plans
- 2 Standard Informative 41 – UDP & Replacement Draft UDP Policies & Proposals (E6, E45, E51, T13, H1, H8), (SD1, SH1, EP25, D4, D5, D11, T13)

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continued/

**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Visual and Residential Amenity (E6, E45, E51) (SD1, EP25, D4, D5)
  - 2) Housing Policy (H1, H8) (SH1)
  - 3) Parking and Highway Issues (T13), (T13)
  - 4) Trees/Wildlife ( - ) (D11)
  - 5) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Car Parking	Standard:	26 (24)
	Justified:	26 (24)
	Provided:	19
Site Area:	0.20 ha.	
No. of Residential Units:	19	
Density:	95 dph	
Council Interest:	None	

**b) Site Description**

- site contains a pair of semi-detached houses and a detached house on the southern side of Southfield Park
- rear garden depths of some 40m with the rear garden of no.45 wrapping around the far rear of nos. 41 and 43
- rear gardens of residential properties on Hooking Green abut far rear of site
- Southfield Park comprises in the main pairs of 2 storey semi-detached houses and 2 storey detached houses

**c) Proposal Details**

- outline application with only siting and means of access to be determined
- demolition of existing houses and redevelopment comprising 3 storey block of 17 flats and 2 bungalows
- block of flats sited at front with 2 parking bays accessed directly off Southfield Park
- access road adjacent to western boundary abutting 43 Southfield Park with further 2 parking bays to front of block of flats
- 2 bungalows to be sited to far rear of site with communal garden area of flats and 5 parking bays between block of flats and bungalows
- bungalows orientated at 90° to flats and to have rear garden depths of 13.5m, rear gardens abutting flank boundary of no.53 Southfield Park
- area of 9 lock-up garages and 1 parking bay in front of bungalows
- communal garden area of flats 270m<sup>2</sup> plus 4 private gardens totalling further 84m<sup>2</sup>

continued/

**d) Relevant History**

None

**e) Applicant's Statement**

- proposal reduced in scale from informal proposal discussed with Council Officers
- design, external appearance and landscaping would be dealt with under a subsequent application after outline consent granted

**f) Consultations**

EA: No constraints  
TWU: Informative requested as public sewers cross site.

**Advertisement** Major Development Expiry  
22-APR-04

**Notifications** Sent Replies Expiry  
82 52 07-APR-04

**Summary of Responses:** Overall bulk of development appears gross and overdominant; crown roof out of character in road; lack of amenities for flats; potential for noise nuisance, more rubbish and pollution; inadequate refuse arrangements; local covenant prevents flats on site; insufficient parking; additional traffic congestion would hinder emergency services; poor effect on local environment; overlooking; loss of light; loss of privacy; lock-up garages may lead to vandalism/anti-social behaviour; 3 storey block out of character in all respects in road of semi-detached and detached 2 storey buildings; loss of green space and trees detrimental to wildlife; would lead to increased crime/loss of security due to layout; bungalows constitute backland development; overdevelopment/excessive density; would affect neighbours foundations; no pavement along access - dangerous for pedestrians; illustrative elevations required; concern at terracing effect; high risk of localised flooding; would affect local services; excessive percentage of flats to houses in road would result; will set precedent for area; contrary to local agenda 21; loss of family houses.

**APPRAISAL**

**1) Visual and Residential Amenity**

The proposed 3 storey block of flats would have a frontage width of some 24m and a maximum depth of 19m excluding a front porch. It would have a crown roof over as indicated on the submitted layout plan. This would be completely out of character with adjoining properties which are 2 storey houses with a maximum width of some 14m for pairs of semi-detached properties.

continued/

Although complying with 45° sightlines from both adjoining properties the block of flats would appear visually obtrusive due to its overall scale and bulk when viewed from both the street and from the rear gardens to either side. The siting of refuse bins adjacent to no.53 and the access road and parking on the boundary with no.43 would be unneighbourly and likely to give rise to disturbance due to the scale of development proposed. There would be no buffer zone on the boundary with no.43.

With regard to the rear bungalows, these would face the far rear of the garden of no.43 and be set off the boundary. Their rear garden depth, whilst not fully complying with the Council's Supplementary Planning Guidance, would not be entirely out of character with the locality. Their siting however to the rear of the frontage development would be unusual. Yew Tree Close, accessed off Southfield Park and to the west of the site was a planned more comprehensive development.

The amenity of future occupiers of the bungalows would be limited, due to overlooking from the new flats, which would be only 16m from the flank boundary of the bungalows, and the siting of the lock-up garages. The amenity space provision for the flats themselves would be deficient with no direct access other than across parking bays or around the side of the new building adjacent to no.53.

Overall it is considered that the proposal would constitute a cramped form of overdevelopment, out of character with its surroundings, detrimental to the amenities of neighbours and future occupiers of the development itself.

**2) Housing Policy**

The proposal would be sited on previously developed land, would provide a number of smaller units but would have an excessive density and be detrimental to the amenities of neighbours and the character of the locality. As such it would not comply with the Council's housing policies.

**3) Parking and Highways Issues**

The proposal would have an overall deficiency in parking spaces and would include lock-up garages which are often not utilised for parking on a day to day basis. The carriage crossing at the front to the parking bays would be of excessive width and detrimental to pedestrian safety. The access road to the rear bungalows would be too narrow to safely accommodate the required traffic, including refuse vehicles.

**4) Tree/Wildlife**

An area TPO is being made for the site. The proposal would result in the loss of trees and no justification has been made for the loss of amenity value.

**5) Consultation Responses**

These are largely dealt with above. Local covenants do not prevent the granting of planning permission and are private matters. Foundations are a matter for building regulations. Shared accessways are acceptable subject to detailed design criteria. Applicants are not required to submit elevations for outline applications where only siting and means of access are to be determined. Flooding has not been raised as a concern by the relevant authorities.

continued/



Item 1/05 - P/624/04/COU continued.....

**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 refusal.

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**YOUTH CENTRE, LIBRARY, CAR PARKS, GRANT  
ROAD/GEORGE GANGE WAY, WEALDSTONE**

**1/06  
P/3020/03/CFU/TEM  
Ward: MARLBOROUGH**

10 HOUSES AND 87 FLATS IN 2-6 STOREY BUILDINGS,  
ACCESS, BASEMENT AND GROUND LEVEL PARKING,  
LANDSCAPING (RESIDENT PERMIT RESTRICTED)

THE HALPERN PARTNERSHIP LTD for ACTON HOUSING ASSOCIATION

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## **RECOMMENDATION**

Plan Nos: 5468-D110-Rev.00, D201-Rev.01, D202-Rev.01, D203-Rev.01, D204-Rev.01, D205-Rev.01, D206-Rev.01, D208-Rev.01, D210-Rev.01, D250-Rev.01, D251-Rev.01, D252-Rev.01, D253-Rev.02, D260-Rev.00, D261-Rev.00, D262-Rev.01, D263-Rev.00, D264-Rev.00, D269-Rev.00

Inform the applicant that:

- 1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - i) submission to and approval by the Local Planning Authority of a scheme which:
    - a) provides a minimum of 71 units of social rented accommodation to current housing corporation scheme design standards (for future management by an RSL)
    - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.

- ii) Developer shall fund all costs of public consultation, analysis, reporting and implementation of an extension and changes to the adjacent Controlled Parking Zone, at any time within 3 years of occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £10,000 index linked.
- iii) Development shall not commence until replacement community facilities are available for use to the satisfaction of the Local Planning Authority.

continued/

Item 1/06 - P/3020/03/CFU continued.....

- 2) A formal Decision Notice subject to the planning conditions noted below, will be issued only upon the completion by the developer of the aforementioned legal agreement.

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)
  - (b) the ground surfacingThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
  - (b) the boundariesof the site are 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 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:  
b: before the building(s) is/are occupied  
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Landscaping - Existing Trees to be Retained
- 8 Trees - Underground Works to be Approved
- 9 Trees - No Lopping, Topping or Felling
- 10 Levels to be Approved
- 11 Highway - Closing of Access(es)
- 12 Highway - Approval of Construction
- 13 Before the approved development is occupied, the central median between the carriageways in George Gange Way shall be altered in accordance with details to be submitted to and approved by the local planning authority  
REASON: To ensure the satisfactory passage of vehicles out of the site, and in the interests of highway safety.

continued/

14 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans 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.

15 The development hereby approved shall not be commenced until details of the cycle parking facilities have been submitted to and approved by the local planning authority. The facilities shall be provided as approved before occupation of the development.

REASON: To ensure the provision of satisfactory cycle facilities

16 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.

17 PD Restriction - Classes A to E

18 Disabled Access - Buildings

19 Water Storage Works

#### INFORMATIVES

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 Standard Informative 27 – Access for All

3 Standard Informative 32 – The Party Wall etc Act 1996

4 Standard Informative 33 – Residents Parking Permits

5 Standard Informative 35 – CDM Regulations 1994

6 Standard Informative 36 – Measurements from Submitted Plans

#### 7 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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

E45 Quality of Development – Design and Layout of Residential Development

E47 Height of Buildings

H1 Housing Provision - Safeguarding of Amenity

H8 Residential Density

H9 Provision of Affordable Housing

T13 Car Parking Standards

A4 People with Disabilities - Parking and External Access Needs

A5 People with Disabilities - Housing to Mobility Standards

R20 Arts, Culture and Entertainment - Enhancement - Loss of Facilities cont'd/

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D11 Trees and New Development

T13 Parking Standards

T14 New Development and On-Street Parking

H5 Residential Density

H6 Affordable Housing

R12 Protecting Arts, Culture, Entertainment and Leisure Facilities

C2 Provision of Social and Community Facilities

C20 Access to Buildings and Public Spaces

Proposal Site 42

- 9 The proposed works are shown to be built over/adjacent to a piped watercourse. The applicant should check the integrity of the pipe prior to any works being committed and ensure that no loading is imposed on the pipe, and should contact the Main Drainage system on 020-8424-1791 at the earliest opportunity to check the possible impact on the land drainage system.

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Character and Appearance of Area (E6, E45, E47, H1) (SD1, SH1, D4, D5, D11)
  - 2) Scale of Development (H8) (H5)
  - 3) Neighbouring Amenity (E6, E45) (SD1, D4, D5)
  - 4) Affordable Housing (H9) (H6)
  - 5) Community Facilities (R20) (R12, C2, Proposal Site 42)
  - 6) Parking and Access (T13) (T13, T14)
  - 7) Public Car Parking (T13) (T13)
  - 8) Accessibility (A4, A5) (C20)
  - 9) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Town Centre	Wealdstone		
Car Parking	Standard:	141	(133)
	Justified:	See Report	
	Provided:	37	
Site Area:	0.58 ha		
Habitable Rooms:	280		
No. of Residential Units:	97		
Density:	167 dph	483 hrph	
Council Interest:	Owner of site		

continued/

**b) Site Description**

- eastern fringe of Wealdstone District Centre
- roughly triangular shaped site between George Gange Way and Grant Road
- comprises Youth and Community Centre and adjacent library, both fronting onto Grant Road, public car park on corner of George Gange Way/Grant Road (18 spaces), and public car park behind Youth Centre, accessed from George Gange Way (64 spaces)
- terraced houses, supermarket, and a few commercial uses on opposite side of Grant Road
- residential properties in Grant Road and Canning Road adjacent to eastern boundary
- rear of police station, "Case is Altered" Public House and commercial premises on opposite side of George Gange Way
- Residents Parking Zone and No Parking controls surround site apart from northern end of Stirling Road

**c) Proposal Details**

- demolition of Youth and Community Centre and Library
- development of 10 x 2/3 storey houses, and 87 x 3/4/5/6 storey flats
- new access road across site from Grant Road opposite Thomson Road, joining George Gange Way about 30m north of Canning Road
- one-way from north to south, gated entrance into Home Zone area
- new 2 storey house between new road and 1 Grant Road
- row of 5 x 3-storey houses, 2 x storey houses, 11 flats in 4-storey building, 2 x 2-storey houses and 8 flats in 3-storey building on east side of access road
- 16 flats in 5-storey building at southern end of western side of access
- 27 flats in 3-storey block on north-western side of access, wrapping around corner into Grant Road
- 26 private flats in 6-storey building on corner of Grant Road and High Street
- all other units (71) for affordable housing comprising 34 flats, 3 wheelchair houses and 7 lifetime houses for rent, plus 27 shared ownership flats
- buff coloured brick and white rendered elevations with black metal balustrading to balconies, profiled metal sheet roofing with contemporary eaves detail to roofs which are flat in appearance
- all houses provided with individual gardens
- communal open space behind flat block on east side of access road, with communal courtyard adjacent to George Gange Way for flats on western side of access and southern side of Grant Road
- flats provided with recessed or Juliet style balconies
- basement car park beneath courtyard, accessed from Grant Road, providing 26 spaces for private flats, including 3 for disabled badge holders
- 11 other spaces to serve proposed houses

continued/

Item 1/06 - P/3020/03/CFU continued.....

- 97 cycle spaces also shown, primarily in covered cycle park in courtyard, backing onto George Gange Way
- scheme Resident Permit Restricted
- donation towards costs of expanding CPZ if required

**d) Relevant History**

EAST/1268/02/LA3	Outline: 11 x 2/3 storey houses and 5 x 3/4/5 storey flats access from Grant Road (Resident Permit Restricted)	GRANTED 13-JUN-03
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**e) Applicants Statement**

- development makes important contribution to regeneration of Wealdstone through introduction of new homes and restoration of street pattern following construction of George Gange Way
- much consideration given to housing mix and layout of scheme throughout design process
- high level of landscaping incorporated
- site falls within High Accessibility and Urban category where higher densities can be permitted
- affordable housing provision at 74% and mix reflects local housing need
- site well located in terms of local services and public transport, 30% parking provision therefore proposed
- application accompanied by Urban Design Strategy and Design Statement
- Urban Design Strategy contains Site Analysis , Scheme Proposals and Notional Capacity Sections
- Design Statement describes key elements of scheme as follows:-
  - family housing located on eastern side of site to continue existing housing layout along Grant Road and Canning Road, so that houses of appropriate scale are next to houses, with back gardens next to gardens
  - new street based on home zone principles to provide pedestrian friendly environment, scale and proportions of new street reflects historic street pattern of existing neighbourhood
  - apartments to west of home zone. Balconies on south side of apartments to take advantage of sunny aspect and views across communal gardens, scale of apartments reflects scale of location with increased massing adjacent to George Gange Way and High Street
  - large communal garden adjacent to George Gange Way creates buffer between noisy road and new development, also provides south facing amenity space and secure cycle parking, further communal gardens to east of home zone creates buffer between new development and existing buildings

continued/

**f) Consultations**

EA: No comments  
TWU: No objections

**1st Advertisement** Major Development Expiry  
13-FEB-04

**2nd Advertisement** Major Development Expiry  
20-MAY-04

**1st Notification** Sent Replies Expiry  
256 41 04-FEB-04

**2nd Notification** 298 Awaited 06-MAY-04

**Summary of Responses:**

**1st Notification:** Traffic and parking congestion, inadequate on-site parking, loss of public parking, loss of community facilities, increased pressure on schools and surgeries, overdevelopment, overbearing, incongruous and out of scale, out of character, excessive parking, harm to local heritage, existing library and youth centre should not be demolished, noise and disturbance, overlooking, loss of sunlight, excessive height, eyesore, overintensive.

**APPRAISAL**

**1) Character and Appearance of Area**

Demolition of the Youth and Community Centre and library has been accepted in the current housing permission for this site. The remainder of the site which comprises unattractive car parking areas represents an under-utilisation of land in a key position in relation to the centre, and the loss of a major opportunity in terms of townscape.

The current permission which establishes siting and means of access follows the existing street layout by providing houses in Grant Road, and blocks of flats fronting onto George Gange Way. This scheme introduces a new street across the site in the form of a gated home zone. The 2 and 3-storey houses and flats on the east side of the road would generally respect the neighbouring height of adjacent housing by virtue of the use of flat roofs. The 4-storey block, although higher than neighbouring buildings, would provide variety and visual interest.

A more intensive form of development is proposed on the west side of the zone which relates more to the commercial buildings within the High Street. Higher structures can be accepted in this location, and the 5 and 6-storey buildings at each end of the courtyard would provide positive visual statements within the Town Centre. The courtyard would provide some openness along the George Gange Way frontage with the cycle store being set away from the boundary.

continued/



A co-ordinated design theme runs through the proposals which with the use of good quality materials and detailing would give rise to an acceptable appearance, albeit different from neighbouring development.

The proposed layout would enable the retention of some mature trees at the rear of the site, and overall the proposed development would comply with RHUDP Proposal 42 by making a significant contribution to the streetscene and the appearance of the area.

**2) Scale of Development**

Higher densities can be accepted on sites such as this by virtue of its proximity to the Town Centre and the high public transport accessibility. The restraint based parking approach which is proposed also enables the provision of a higher density. In terms of amenity space, each house is provided with its own rear garden. While these vary in size they do comprise a private area for family accommodation.

The flatted blocks are served by communal areas, the largest being the courtyard on the south-west side of the scheme. These would be secure areas for use of the residents only and are acceptable in a town centre context. These areas are supplemented by balconies in accordance with RHUDP Policy D5.

**3) Neighbouring Amenity**

The proposals have been revised to meet the 45° code in relation to adjacent dwellings. In addition, first floor windows facing the rear gardens of 1 Grant Road and Canning Road have been amended so that none look over the garden area directly behind each neighbouring house. A minimum separation distance of 9.5m is shown some 9m beyond the rear wall of the house.

While the distances are less than the previous standard of 15m, they are considered acceptable on balance given the urban setting of the site and the fact that the gardens are currently overlooked by neighbouring properties.

Original 2nd floor windows to rooms which face the adjacent gardens have been deleted.

**4) Affordable Housing**

The proposed 74% level of affordable housing provision comfortably complies with the requirements of RHUDP Policy H6, and would be secured by legal agreement.

**5) Community Facilities**

Both adopted and replacement HUDP's resist the loss of community facilities unless an appropriate alternative facility is provided.

continued/

In this case, replacement library and youth centre facilities will be provided in Premier House to the south in the High Street. It is currently anticipated that they will be available in Autumn 2004. In order to ensure continued use it is suggested that the commencement of these proposals be delayed until the replacement facilities are available for use, secured by S.106 agreement.

**6) Parking and Access**

In accordance with Proposal 42, the scheme would be Resident Permit Restricted.

In addition, given that the CPZ currently does not include all roads in the vicinity of the site, any permission would be subject to a S.106 agreement requiring a contribution of £10,000 towards a possible future extension of the CPZ should it be desired by neighbouring residents, in accordance with Replacement Policy T14.

The proposed point of access in Grant Road is acceptable in highway safety terms, and the proposed shared-surface home zone across the site would both enable satisfactory servicing and pedestrian movement.

Works to the central median in George Gange Way to prevent traffic turning right when leaving the site can be secured by condition.

Adequate cycle parking facilities are proposed in terms of overall provision to serve all parts of the development. Details are required by condition.

**7) Public Car Parking**

The 2 public car parks involved in this application are laid out on sites which were acquired for the provision of the Wealdstone by-pass but were ultimately not required for that purpose. The car parks were not intended to be permanent, and the 82 spaces which would be lost as a result of these proposals are more than compensated for by 117 spaces which have since been provided in the extension to Peel House multi-storey car park.

**8) Accessibility**

An appropriate condition is suggested.

**9) Consultation Responses**

Increased pressure on schools and surgeries - not a planning consideration  
Other issues discussed in report

**CONCLUSION**

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

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**ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, BROCKLEY HILL, STANMORE**

**1/07**

**P/715/04/CFU/TW**

Ward: CANONS

TWO STOREY DETACHED BUILDING TO PROVIDE MEDICAL FACILITIES, CAR PARK AND HARDSURFACING

ATKINS CONSULTANTS for OR INTERNATIONAL

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## **RECOMMENDATION**

Plan Nos: 5014404/AR/RN/1003.

**INFORM** the applicant that:-

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:-
  - i) the production of a Travel Plan for staff.
2. A formal decision notice, subject to the planning conditions noted below will be issued only upon the completion by the applicant of the aforementioned legal agreement.

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)
  - (b) the ground surfacing
  - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Trees - Underground Works to be Approved
- 6 Trees - Protective Fencing

Continued/.....

**INFORMATIVES**

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 35 – CDM Regulations 1994

3 **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 Harrow Unitary Development Plans 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:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
- E2 Protection of Green Belt and Metropolitan Open Land
- E3 Protection of Nature Conservation Value
- E6 High Standard of Design
- E9 Green Belt -Acceptable Land Uses
- E10 Green Belt - Criteria for Development
- E29 Trees - New Development
- T13 Car Parking Standards
- C9 Health Care and Social Services

Replacement Harrow Unitary Development Plan:

- EP27 Species Protection
- EP32 Green Belt-Acceptable Land Uses
- EP33 Development in the Green Belt
- SD1 Quality of Design
- D4 Standard of Design and Layout
- T13 Parking Standards
- C12 Health Care and Social Services

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Green Belt
  - 2) Car Parking/Sustainability
  - 3) Nature Conservation
  - 4) Trees
  - 5) Consultation Responses
- 

Continued/.....

## **INFORMATION**

### **a) Summary**

Area of Special Character

TPO

Green Belt

Car Parking

Standard: 30 - 45 (Max 10)

Justified: 30 - 45

Provided: 85

Floorspace: 3,656m<sup>2</sup>

Council Interest: None

### **b) Site Description**

- Application relates to the 'Zachary Merton' building which is located within the north western part of this substantial hospital site
- The existing building is part single storey and part 2 storey, is vacant and derelict, and has a floorspace of 1,500m<sup>2</sup>
- A car parking area of approximately 40 spaces exists along the frontage of the site

### **c) Proposal Details**

- Demolish the existing building and construct a two storey building to provide an 'independent sector treatment centre'
- The proposed building would have a floorspace of 3,600m<sup>2</sup>
- The proposed car park would have 85 spaces
- The building would provide 4 operating theatres and 30 beds

### **d) Relevant History**

The Hospital site has been the subject of numerous planning applications, none of which relate directly to this part of the site.

### **e) Applicant's Statement**

- The applicants have submitted a lengthy statement in support of the application which contains the following:-
  - 1) Planning Statement
  - 2) Ecological Assessment
  - 3) Transport Assessment
  - 4) Arboricultural Assessment

Continued/.....

**f) Consultations**

GLA: Awaited

**Advertisement** Major Development Expiry  
24-APR-04

**Notifications** Sent Replies Expiry  
1 0 20-APR-04

**APPRAISAL**

**1) Green Belt**

The Hospital site is identified in the UDP as a Major Developed Sited. PPG2 'Green Belts' acknowledges that complete or partial redevelopment of such sites can be acceptable. It also advises that such sites should be seen as a whole whether or not all buildings are to be redeveloped. As part of the assessment of a redevelopment the aggregate ground floor area (footprint) of the existing buildings should not normally be exceeded by new buildings. The current proposal can be seen within the context of the redevelopment for the whole site which is being progressed by the Health Authority. Thus the additional footprint (compared with the existing building) could be subtracted from that to be permitted for the redevelopment of the remainder of the site.

With regard to the character of the site, this area already contains a building and parking area and is served by an access road. Additionally, the redevelopment would have the environmental benefit of the removal of this partly derelict building.

**2) Car Parking**

In terms of traffic generation, taking into account the scale of the existing Hospital and the fact that the existing building could be brought back into use, it is considered that the additional flow of vehicles would not have any undue effects on the capacity of surrounding roads or the Hospital entrance junction.

The Council's car parking standards for such a proposal in the revised UDP would, under normal circumstances, require up to a maximum of 10 spaces. The proposal is for 85 spaces. The Council's car parking standards do state, however "where a developer seeks a greater than normally permitted provision of car parking, the Council will require the need for such additional car parking spaces to be fully justified." The applicants have submitted a substantial study which seeks to justify the proposal. The applicants state that the spaces will be essential for staff, for workers and patients who may be disabled, subject to unsocial hours or an out – all exceptions allowed for by the Council's standards. Additionally the applicants propose a Travel Plan in order to seek

Continued/.....

a reduction in car usage. The likely outcome of an insufficient provision for this particular development would be that the number of cars visiting the site would not be affected, but that car parking would take place along the roadways, in servicing and delivery areas and on landscaped areas, which would be undesirable in terms of the safe and efficient functioning of the site, and the character of the Green Belt.

**3) Nature Conservation**

Part of the site is part of an area of Nature Conservation Interest. The applicants have commissioned a detailed survey of the site which concludes that no species of significance are found to have their habitat within the application site.

**4) Trees**

Those trees of significance on the site are to the south of the building and on the perimeter of the site. Some trees of a minor nature would be lost as a result of the proposal. It is considered that the proposal is acceptable in this respect.

**5) 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.

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**HARROW HOSPITAL, ROXETH HILL, HARROW**

**1/08**

**P/1137/04/CFU/TW**

Ward: HARROW ON THE HILL

CONVERSION AND EXTENSION TO SIDDONS HOUSE AND COTTAGE HOSPITAL FOR 20 FLATS, 5 TERRACED HOUSES, 3 BLOCKS TO PROVIDE 71 FLATS, HOSTEL AND PARKING

SCOTT WILSON for BARRATT NORTH LONDON

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**HARROW HOSPITAL, ROXETH HILL, HARROW**

**1/09**

**P/1139/04/CLB/AB**

Ward: HARROW ON THE HILL

LISTED BUILDING CONSENT: DEMOLITION, INTERNAL AND EXTERNAL ALTERATIONS ASSOCIATED WITH CONVERSION TO 15 NO. RESIDENTIAL UNITS

SCOTT WILSON for BARRATT NORTH LONDON

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**HARROW HOSPITAL, ROXETH HILL, HARROW**

**1/10**

**P/1138/04/CCA/TW**

Ward: HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF SYDNEY WALTON NURSES HOME, ERIC SHORT HOUSE, MORTUARY, EXTENSIONS TO COTTAGE HOSPITAL AND OUTBUILDINGS

SCOTT WILSON for BARRATT NORTH LONDON

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**P/1137/04/CFU**

## **RECOMMENDATION**

Subject to receipt of no additional objections raising additional material matters with the notification response period.

Plan Nos:

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
  - i) retention of the adjacent bus stop
  - ii) financial contribution to HERS £25,000
  - iii) if required, a financial contribution to increased parking restrictions on neighbouring highway(s)

Continued/.....



- iv) the applicant will provide affordable housing in the form of a 45 bedroom YMCA Home. The building shall be completed by no later than the 70th occupation of the private units.
2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement
- 1 Time Limit - Full Permission
  - 2 Materials to be Approved
  - 3 Fencing to be Approved
  - 4 Fencing during Construction
  - 5 Highway - Closing of Access(es)
  - 6 Highway - Approval of Construction
  - 7 Highway - Visibility - 3
  - 8 Landscaping to be Approved
  - 9 Landscaping to be Implemented
  - 10 Landscaping - Existing Trees to be Retained
  - 11 Trees - Underground Works to be Approved
  - 12 Trees - Protective Fencing
  - 13 Landscape Management Plan
  - 14 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to, and approved by, the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.  
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
  - 15 Levels to be Approved
  - 16 Refuse Arrangements - Buildings
  - 17 Water Storage Works

#### INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994

Continued/.....

4 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 Harrow Unitary Development Plans 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:

- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E35 Locally Listed Buildings - Retention and Maintenance
- E36 Locally Listed Buildings - Replacement Design and Scale
- E37 Use of Statutorily and Locally Listed Buildings
- E38 Conservation Areas - Character
- E39 Conservation Areas - Priority over other Policies
- E45 Quality of Development - Design and Layout of Residential Development
- H8 Residential Density
- H9 Provision of Affordable Housing
- T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

- SEP5 Structural Features
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SD3 Mixed-Use Development
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D12 Statutorily Listed Buildings
- D16 Conservation Areas
- D18 Conservation Area Priority
- T13 Parking Standards
- H5 Residential Density
- H6 Affordable Housing

Continued/.....

**P/1139/04/CLB**

Plan Nos:

- 1 Time Limit - Listed Buildings
- 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) all proposed new materials and finishes
  - b) A repair methodology for existing joinery including windows, doors, skirtings, architraves and cornices and details of any removal or replacement of such joinery.
  - c) rainwater goods
  - d) A repair methodology and schedule for structural timber repairs or replacement
  - e) Full information relating to any strengthening of roofs or floors
  - f) New windows and doors
  - g) Full details of damp treatments
  - h) Details of any necessary works in connection with fire proofing
  - i) Details of bulkheads
  - j) Landscaping treatment between the Cottage Hospital and Roxeth Hill, and between the Cottage Hospital and the access roadThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To protect the special architectural or historic interest of the listed building.
- 3 All works of making good to the retained fabric, whether internal or external, shall be finished to match adjacent original work with regard to the methods used, and to materials, colour, texture and profile.
- 4 Listed Building - Services and Fittings
- 5 Listed Building - Protection of Interior

1 **INFORMATIVE**

**SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT:**

The decision to grant listed building consent has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans 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:

- E34 Statutorily listed buildings
- E37 Use of Statutorily and Locally Listed Buildings
- E38 Conservation Areas - Character
- E39 Conservation Areas - Priority over other Policies

Replacement Harrow Unitary Development Plan:

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D12 Statutorily Listed Buildings
- D16 Conservation Areas
- D18 Conservation Area Priority

Continued/.....

Plan Nos: 973/01, 973/02, 973/03J, 973/05B, 973/07, 973/10/C, 973/11/C, 973/20/D, 973/21/E, 973/22/E, 973/23/E, 973/24/E, 973/27/G, 973/30/C, 973/32/C, 973/40/F, 973/41/F, 973/42/F, 973/50, 973/51, 973/52/A, 973/53, 973/54, 973/55/A, 973/60, 973/61/A, 973/62, 973/63/A, 973/71, 973/74/D, 973/75/D, 973/76/D, 973/77/D, 973/78/D

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract provides  
REASON: To protect the appearance of the:-
  - (a) area
  - (b) listed building
  - (c) conservation area

#### INFORMATIVES

- 1 SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:  
The decision to grant Listed Building or Conservation Area Consent has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans 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:  
E34 Statutorily Listed Building  
E37 Use of Statutorily and Locally Listed Buildings  
Replacement Harrow Unitary Development Plan:  
D12 Statutorily Listed Buildings  
D15 The Use of Statutorily and Locally Listed Buildings

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#### **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Character and Appearance of the Conservation Area
  - 2) Character and Setting of Listed Building
  - 3) Amenity of Neighbours
  - 4) Access/Highway Safety/Car Parking
  - 5) Affordable Housing
  - 6) Consultation Responses
- 

Continued/.....

## INFORMATION

### a) Summary

Area of Special Character			
Listed Building:	Grade II		
Conservation Area:	Roxeth Hill		
Car Parking	Standard:	142	(120) max
	Justified:	98	(98)
	Provided:	100	
Site Area:	1.49 ha		
No. of Residential Units:	98		
Council Interest:	None		

### b) Site Description

the site is located on the southern side of Roxeth Hill, close to its junction with London Road

- the site is within the Roxeth Hill Conservation Area and the Harrow Hill Area of Special Character
  - the site has a frontage to Roxeth Hill of approximately 220m, interrupted by no. 66 Roxeth Hill, which is a small residence associated with Christ Church
  - there are significant level differences within the site, which drops away from the Roxeth Hill frontage to the south, and also from the boundary with 'Sheridans' towards the west. The difference in level is some 14m at the maximum
  - there are several buildings on the site and, since the healthcare use ceased, some buildings were demolished
- the original hospital building fronting onto the road is an attractive largely two storey building of brick with stone dressings, incorporating gables and dormers, dating from 1906, with additions dating from 1916 and 1925, this main building is Listed Grade II.
- to the rear the building has been substantially added to by a series of two, three and four storey extensions which reflect little of the older buildings intrinsic character and quality, these later additions have little architectural merit
    - the main hospital building is included on the English Heritage Register of Buildings at Risk
  - Siddons House, at the higher part of the site frontage, is a two/three storey building dating from 1905, the building is rendered and has a hipped, tiled roof with tall chimneys and locally listed. To the rear is an extensive lawned area
  - The area to the rear of the main hospital building and its extensions forms the deepest part of the site (110m) and accommodates areas formerly used for car parking
  - the remainder of the site, to the west of Christ Church accommodates the Sydney Walton Nurses hostel, which has been substantially extended to the west and includes a modern single storey hall, with tennis courts to the rear

Continued/.....

- access to the main site is gained from Roxeth Hill via two separate driveways both to the west of the main hospital building
- the Sydney Walton Hostel does not benefit from vehicular access to Roxeth Hill
- the site boundaries are characterised by mature trees and shrubs which provide effective screening from the surrounding area
- to the north the site fronts Roxeth Hill, on the opposite side of which are a number of dwellings and the larger flatted developments of Glasfryn Court and House
- to the east it adjoins a number of dwellings and a modern flat development of six or seven stories in height (Elmfield Close)
- to the south the site adjoins the rear gardens of properties on Georgian Way
- the site has an extensive boundary with the Grade II Listed Christ Church and its graveyard

**bb) Listed Building Description**

- The building is a Cottage Hospital and was designed in 1906 by Arnold Mitchell, then extended to the west in 1915 for war use, and further extended to the south west in 1925. Both these extensions are possibly by the same architect. The further extensions to east and south of mid-late twentieth century are not of special interest. The building is of red brick, laid in English bond, and with bands of artificial stone and with machine tile clay roofs. It is of an Arts and Crafts style and in two parallel ranges.
- EXTERIOR: symmetrical north elevation. One-storey and dormer attic; 6-window range. Central entrance consisting of double-leaf half glazed doors set within eared artificial stone surround with keyblocks and in the frieze is the inscription 'Harrow Hospital'. All ground floor windows are framed by banded brick and stone. There are  
3 ridge stacks, symmetrically placed. 2-storey hipped pavillion set back to west, added 1916. Two-storey hipped pavilion set further back to west of last, added 1925. Rear, south, elevation with 5 gables to attic fitted with various replacement casements of mid to late C20. Ground floor obscured by mid to late C20 extensions.
- INTERIOR: front block has long east-west corridor with double swing doors at intervals. Central large niche, dogleg staircase with oak handrail and square corner posts, central stained glass window with swags and portrait of Jesus, round-headed arch and bronze plaque commemorating VAD during the Great War.

Cottage Hospital:

- Demolition of rear 20<sup>th</sup> century ranges
- Conversion of Cottage Hospital to residential use to provide 14 2 bed units.
- Replacement of 20<sup>th</sup> century corridor link with two storey flat roofed wing
- Three storey double gabled extension to the rear of the 1925 block, replacing 2 storey flat roofed 1950s extension

Continued/.....

Siddons House:

- minor infill extensions at the rear ground floor projecting wings and conversion to provide five flats (3 x 1 bedroom and 2 x 2 bedroom)

'Block C':

- construction of a part 2/part 3 storey terrace of five houses
- the block would be sited at the rear of the lawned area behind Siddons House
- the proposed block would contain many design elements to reflect the 'Arts and Crafts' inspired Siddons House

'Block A':

- a block of mainly 2 and 3 storeys, to provide 14 x 2 bed flats
- the block would be sited adjacent to no. 66 Roxeth Hill, on the Roxeth Hill frontage
- the building would be stepped to take account of the fall in ground levels
- the proposed design is 'Arts and Crafts' inspired

Hostel:

- proposed mainly 2 storey and part 3 storey building
- the proposal shows a YMCA building with 42 rooms of accommodation and community facilities in the form of a crèche and a studio/hall
- the building would replace the existing Sydney Walton Nurses Home, on the Roxeth Hill frontage
- its design would contain elements of the Arts and Crafts movement
- to the rear of this part of the site and behind the Vicarage, a car park of 19 spaces is proposed for shared use between the Church and the proposed YMCA

'Block B'

- a block varying from 3 storeys to 4 storeys in height – with accommodation in the roof and would contain 36 flats (10 x 1 bedroom and 26 x 2 bedroom)
- the block would measure a maximum of 38m in width and 23m in depth
- the building would contain traditional fixtures, pitched and tiled roof, bay windows, dormer and gable roofs

'Block D':

- would be sited at the rear of the site
- at its deepest part it would be 3 storeys in height with an additional floor of accommodation within the roof
- the block would measure a maximum of 32m in width and 15m in depth and would accommodate 21 flats (12 x 1 bed and 9 x 2 bed)
- the block would be sited between 10m and 12.5m from the rear boundary of the site

Continued/.....

Car Parking:

- for the main part of the site 98 car parking spaces are proposed, 59 of which are underground (Blocks B & D), two are in the form of undercroft parking at Block C, the remaining 37 are surface spaces
- the proposed hostel site contains provision for 19 spaces to be shared with the Church

**d) Relevant History**

WEST/833/02/FUL	Conv. & Ext To Siddons Hse & Cottage Hosp.For 20 Flats Newbuild 5 Houses & 73 Flats Hostel & Parking	REFUSED 24-MAR-03 APPEAL DISMISSED 07-NOV-03
WEST/837/02/FUL	Conv.& Ext To Siddons Hse & Cottage Hosp.For 20 Flts New Build 5 Houses & 71 Flats, Hostel & Parking	REFUSED 24-MAR-03 APPEAL DISMISSED 07-NOV-03
WEST/835/02/LBC	Listed building consent: demolition, internal and external alterations associated with conversion to 15 no. Residential units	REFUSED 24-MAR-03 APPEAL DISMISSED 07-NOV-03
WEST/836/02/LBC	Listed building consent: demolition, internal and external alterations associated with conversion to 15 no. Residential units	REFUSED 24-MAR-03 APPEAL DISMISSED 07-NOV-03
P/246/04/CFU	Conversion And Extension To Siddons House And Cottage Hospital For 20 Flats, 5 Terraced Houses, 3 Blocks To Provide 71 Flats, Hostel And Parking	REFUSED 26-APR-04
P/329/04/CFU	Conversion And Extension To Siddons House And Cottage Hospital For 20 Flats, 5 Terraced Houses, 3 Blocks To Provide 71 Flats, Hostel And Parking (Duplicate)	REFUSED 26-APR-04

Continued/.....



P/247/04/CCA	Conservation Area Consent: Demolition Of Sydney Walton Nurses Home, Eric Short House, Mortuary, Extensions To Cottage Hospital And Outbuildings	REFUSED 26-APR-04
P/331/04/CLB	Listed Building Consent: Demolition, Internal And External Alterations Associated With Conversion To 15 No. Residential Units (Duplicate)	REFUSED 26-APR-04
P/248/04/CLB	Listed Building Consent: Demolition, Internal And External Alterations Associated With Conversion To 15 No. Residential Units	REFUSED 26-APR-04
P/330/04/CCA	Conservation Area Consent: Demolition Of Sidney Walton Nurses Home, Eric Short House, Mortuary, Extensions To Cottage Hospital And Outbuildings	REFUSED 26-APR-04

e) **P/1137/04/CFU**

**Consultations**

CAAC: The previous comments have not been met by these revisions.

Block B: The loss of the central gable on the south elevation is a retrograde step, losing character and articulation. The flat roof is too large. The building is still considered to be too big and tinkering with the elevations to try and give the impression that it is smaller does not work. A storey should be deleted from the whole block, or at least at the graveyard end so that the building's bulk steps down as the levels step down. Blocks B and D are too close together, not leaving enough setting space. Overdevelopment.

Block D: This is a retrograde step from the previously refused scheme in design terms. The proportions now look wrong because the ridge has been dropped and it appears very odd having a lower ridge in the centre. The dormers are too close to the eaves which makes them look out of proportion. The buildings is still considered too large. As an Arts and Crafts style building, it does need a large roof, like that of the Cottage Hospital so the roof should not diminish in proportion, rather the developers should cut out the second storey so that they can have an appropriately proportioned roof. .They should provide 15m separation from the boundary.

Continued/.....

<b>Advertisement</b>	Major Development	Expiry
		27-MAY-04

<b>Notification</b>	Sent 207	Replies Awaited	Expiry 17-MAY-04
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### **P/1139/04/CLB**

#### **Consultations**

English Heritage:	Flexible authorisation
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<b>Advertisement</b>	Alteration/Extension to listed building
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<b>Notification</b>	Sent 205	Replies Awaited	Expiry 17-MAY-04
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### **P/1138/04/CCA**

<b>Advertisement</b>	Demolition in Conservation Area	Expiry 27-MAY-04
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<b>Notifications</b>	Sent 198	Replies Awaited	Expiry 17-MAY-04
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## **APPRAISAL**

### **1) Character and Appearance of the Conservation Area**

The character of the Conservation Area is diverse with a mix of styles and densities with no single defined architectural form. The defining influences for this site may be drawn from the following: Siddons House (Local List) and the Cottage Hospital (Grade II Listed) which are both influenced by the Arts and Crafts movement. To the rear (south east) of the site, flats at Elmfield Close are the nearest form of development being an imposing, relatively modern development set on significantly higher ground. To the west is the cemetery to Christ Church which contains a number of trees. Beyond that is the Grade II Listed Christ Church.

Continued/.....

The character and impact of Siddons House and the Cottage Hospital on the streetscene has influenced the design and detailing of proposed Block A and the proposed Hostel. Block A would have steep hipped roofs with hipped dormer windows. The window proportions and design would reflect those of the existing building. The height and massing has been divided into distinct elements in order to, inter alia, accommodate the steep fall in levels. This block was found to be acceptable at the aforementioned appeal.

The proposed hostel, again, contains a number of these details, and is identical to the appeal scheme.

Proposed Block C draws heavily for its inspiration from Siddons House, and due to the configuration of the site would be viewed in association with Siddons House. The proposed distance between the blocks (36m) is considered to be sufficient to respect the setting of the Locally Listed building and the character and appearance of this part of the Conservation Area. Again, this was found acceptable at the appeal.

In comparison with the appeal proposals, Blocks B and D have been revised significantly. The design of the appeal proposals was overtly modern with flat roofs. The current proposals revise the design which is now traditional in form and contains some elements found in the Cottage Hospital. In comparison with the appeal schemes, the overall height proposed for Block B has been reduced by approximately 4.3m in comparison with the larger appeal, and 1.9m in comparison with the smaller scheme. The eaves line has also been reduced by approximately 6m.

In considering the appeal scheme, the Inspector criticised the height, bulk, lack of articulation and no references from surrounding buildings. It is considered that the proposed revised scheme satisfactorily addresses these concerns.

Revisions to block D have also been made and its design and proposed materials would be similar to proposed block B.

## **2) Character and setting of listed building**

The Cottage Hospital is in a state of disrepair and is on the English Heritage Register of Buildings at Risk. Bringing the building back into a viable use and ensuring its repair is desirable and would enhance its character and in turn the character of the conservation area. In terms of the proposed demolition, this would be restricted to the modern hospital blocks at the rear, which are recognised in the list description as of no special interest. Indeed their removal would enhance the setting and appearance of the listed building. Two modern extensions are proposed to be replaced by extensions in a similar style to the original building, thereby improving its rear elevation. The Inspector did not raise any objections to the proposals for the listed building at the public inquiry.

Continued/...

Much of the original interior character of the building has been eroded over time due to its use as a working hospital. The interior is for the most part plain and stark. The key areas of interest are the entrance hall and its stairs and the original plan form of a long east-west corridor with double swing doors at intervals. The stairs and entrance hall remain untouched. The central corridor and main plan form remain, although the large wards off the corridor are subdivided to form the individual units. The double doors are retained but bathrooms are installed at the far ends of the corridor and some storage is created within the corridor spaces, where they become part of private units. Original fabric, such as lath and plaster ceilings and floorboards are proposed for retention wherever possible, although there is significant amounts of dry and wet rot within the building which will require some removal of fabric. Some of the ward spaces are double height and this is being retained in flat 2. Elsewhere where ceilings are to be lowered, they would be set back from the windows, so this alteration would not be perceived from the exterior.

In terms of the change of use, the Planning Brief which the Council adopted suggested that residential use was considered the most appropriate use for the site. The applicants propose smaller units, which would involve considerable sub-division, but given the extensive alterations within the building and resultant loss of much of its original character, this approach is considered acceptable. Furthermore, the key areas of the building's internal plan form are proposed for retention.

The current setting of the listed building is not ideal. To its rear are a series of two, three and four storey extensions, built in the 1950s and 1960s which reflect little of the older building's intrinsic character and quality. Since these twentieth century additions are physically linked to the original building, they too are statutorily listed, but the list description makes it clear that they are considered to have little merit. Behind the four storey Florence Nightingale House is a large area of hard surfacing and a series of single storey sheds/garages and the laundry buildings, which are not considered to have any architectural merit. Their removal would enhance the setting at the rear of the listed building.

The immediate setting of the building would be enhanced by formal landscaping to its rear, replacing the single storey modern extensions and scrubland. The repair and reuse of the locally listed Siddons House would also enhance the setting of the listed building. The design and scale of Block B has changed significantly from the previous appealed scheme. The design now picks up on the Arts and Crafts style of the Hospital using narrow gables, long windows and facing brickwork and render. Whilst Block B is still certainly large in terms of plan form and height, it is not considered that it would dominate the listed building, partly because of the substantial change in levels on the site, because it is set much further away than the current nursing block and because its design is a modern interpretation of the main block. The reduction in visible parking would also enhance the setting of the listed building.

Continued/.....

**3) Amenity of Neighbours**

The Inspector objected to one aspect of the development in relation to the effect on the amenity of neighbours, namely the effects of proposed block D on the amenity of residents in Georgian Close. The Inspector commented..... “from my observations at the site visit, it seems to me that a large part of the gardens would be dominated by the proximity of the proposed new block.”

The proposed block D in the appeal would have been located at a distance of 6m to 8m from the relevant boundary. This has now been increased to 10m to 12.8m. In addition, considerable changes have been made to the design of the block, which would now be similar to proposed block B. The elevation facing Georgian Close would also have a hipped roof which would reduce the bulk of the block. It is considered that these alterations are sufficient to overcome the Inspector’s concerns in this regard.

**4) Access/Highway Safety/Car Parking**

The proposals are almost identical to the appeal scheme. The Inspector concluded that she was satisfied with the provision of parking spaces and considered that the development would not cause problems in terms of highway safety or the free flow of traffic on Roxeth Hill.

**5) Affordable Housing**

Policy H6 requires the provision of an element of affordable housing as part of larger residential developments. Officers of Housing Services within this Authority have confirmed that in principle a YMCA hostel is an appropriate means of satisfying this requirement.

**6) Consultation Responses**

Out of character	}	Addressed above
Increased traffic		
Traffic safety		
Building too large		
Object to demolition		
Affect neighbours amenity		
Too many dwellings		

**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.

## SECTION2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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34/34A THE AVENUE, HATCH END

2/01

P/284/04/CFU/JH

Ward: HATCH END

DEMOLITION OF PROPERTIES: REPLACEMENT  
PART 2/3 STOREY BUILDING TO PROVIDE 8 FLATS,  
ACCESS AND PARKING (REVISED)

BANNER HOMES LTD

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### RECOMMENDATION

Plan Nos: 521/111, 521/112, 521/113, 521/114, 521/115, OS Plan

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

- 1 Time Limit - Full Permission
- 2 The bathroom, ensuite and velux windows at first and second floor level of the north side elevation (plots 5 & 7) of the approved development shall:
  - (a) Be of purpose-made obscure glass,
  - (b) Be permanently fixed closed below a height of 1.8 metres above finished floor level, and shall thereafter be retained in that form.REASON: To safeguard the amenity of neighbouring residents.
- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details.
- 4 No development shall take place until details of the proposed boundary treatment and means of enclosure have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5 The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. The existing accesses shall be closed when the new access is brought into use, and the highway shall be reinstated prior to the occupation of the building in accordance with details submitted to and approved by the local planning authority.
- 6 No dwelling shall be occupied until space has been laid out within the site for car parking in accordance with the approved drawings. The car parking spaces shall be retained for that purpose thereafter.
- 7 No development shall commence until details of the levels of the building hereby permitted in relation to adjoining land, buildings and the highway, and any other proposed changes in ground levels within the site, have been submitted to and approved by the local planning authority.
- 8 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include planting plans and schedules of plants, noting species, plant sizes and proposed numbers/densities, together with hard surfacing materials.

Continued/....

Item 2/01 : P/284/04/CFU continued.....

- 9 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 or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development dies, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
- 10 The plans and particulars submitted in accordance with the condition 8 above 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 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 paragraph (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] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height to that tree];
  - 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.
  - vi) in this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (i) above.

Continued/....

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc Act 1996

INFORMATIVE

3 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 Harrow Unitary Development Plans 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:

Harrow Unitary Development Plan:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development – Amenity Space and Privacy

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Neighbouring Amenity (E5, E45), (SD1, D4, D5)
  - 2) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Site Area:	0.18ha
No of Residential Units:	8
Council Interest:	None

**b) Site Description**

- The Avenue is part of a residential area to the north of Hatch End that is characterised primarily by the spacious setting of the properties, mainly detached houses or small blocks of flats;
- The subject site relates to two large plots situated on the north side of 'The Avenue', located between Royston Grove and Royston Park Road;
- Former dwellings on the site have been recently demolished following a recent appeal decision.
- The site is flanked by a converted two-storey house (5 units) to the south (No.32), and a bungalow to the north (No36);
- The site slopes slightly from north to south;
- A large rear garden area is sited to the rear of the plots.

Continued/....



Item 2/01 : P/284/04/CFU continued.....

**c) Proposal Details**

Revision of details allowed by appeal APP/M5450/A/03/1116975 (Appeal B). The revision relates to a number of variations to the permission allowed by the appeal including:

- Addition of a 2<sup>nd</sup> storey balcony to the rear southeast corner of the flats. The proposed balcony would replace an approved balustrade style balcony and form a continuation of the first floor balcony below extending 0.9m from the rear of the dwelling with a width of 3m and a total height of 6.8m;
- Increase in overall dwelling height of up to 0.5m;
- Increase width of frontage by 1.6m;
- Changes to fenestration details;
- Omission of a chimney to the north side elevation;
- Minor increases in width of front and rear gable features.

**d) Relevant Planning History**

LBH/1914/1	House into 3 flats and 2 garages and carport	GRANTED 14-DEC-67
WEST/615/01/FUL	Redevelopment to provide 9 x 2 bed flats in detached 3-storey block with access and parking	WITHDRAWN 25-NOV-02
WEST/1189/02/FUL	Demolition of existing properties & replacement part 2, Part 3 storey building to provide 8 flats: access & parking	APPEAL AGAINST NON- DETERMINATION DISMISSED 27-AUG-03
WEST/1188/02/FUL	Demolition of existing properties & replacement part 2, Part 3 storey building to provide 8 flats: access & parking	REFUSED 17-FEB-03
P/437/03/CFU	Demolition of properties: Replacement part 2/3 storey Building to provide 8 flats; access and parking (revised).	REFUSED 15-APR-03 APPEAL ALLOWED 27-AUG-03

**e) Applicant's Statement**

- Having reviewed the planning permission granted on appeal on 20 August 2003, would like to seek amendment to replace the approved second floor rear Juliet balustrade to a narrow balcony addition. This would be a continuation up of the approved first floor balcony. Given that the balcony would only be 0.9m in depth, it will clearly not be of a size where the occupiers will use it as a sitting out/terrace area. Accordingly, we do not believe that this balcony will result in any undue increase in overlooking to the occupiers of the adjoining properties (Nos.32 & 36a The Avenue).

Continued/....

**f) Consultations**

<b>Notification</b>	Sent	Replies	Expiry
	42	2	3-FEB-03

**Summary of Responses:** Suggests no further permission be granted and the applicant's accord with the recommendations of the appeal that was allowed; Proposal would be detrimental to the character of the area; Proposal would result in a loss of privacy; Population in the immediate area would increase to an unacceptable level.

**APPRAISAL**

**1) Neighbouring Amenity**

The principle of the development has been established by the appeal that was allowed. It is not considered that the replication of the first floor balcony at 2<sup>nd</sup> floor level would result in further overlooking or loss of privacy to rear garden of the adjacent flats at 32 The Avenue. Under the previous application overlooking to this side was not identified as a problem and given the separation (9.5m) to the boundary and screening, the proposal is considered acceptable. The balcony would project 0.9m from the rear with a width of 3m and given such modest dimensions is unlikely to be particularly usable in terms of sitting outside.

Changes to fenestration details have largely been made in order to satisfy the conditions of the planning inspectors report. In particular the revisions to the north side elevation would ameliorate the impacts to the amenity of the adjoining property at 36A The Avenue and obscure glazing has also been conditioned. Other changes to fenestration detailing are considered minor and would not cause further impact to neighbouring amenity.

Whilst the remaining revisions such as increases in the width and height of the building and omission of a chimney to the flank wall are material changes to the allowed permission, they are not considered to be of a scale that would be harmful to neighbouring amenity.

**2) Consultation Responses**

The proposal relates to the revision of the application that was allowed by appeal. Therefore the representations received are not considered relevant in the context of the current application.

**CONCLUSION**

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

REMOVAL OF 3 TEMPORARY BUILDINGS AND REPLACEMENT WITH SINGLE TEMPORARY BUILDING TO PROVIDE 5 TEACHING ROOMS.

STANMORE COLLEGE

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## **RECOMMENDATION**

Plan Nos: **SC001, SC002 Rev 1, 1077/01b, 02a, 03a**

**GRANT** permission in accordance with 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 and Country Planning Act 1990.
- 2 The building(s) hereby permitted shall be removed and the land restored to its former condition within 3 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 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Landscaping - Existing Trees to be Retained
- 6 Trees - No Lopping, Topping or Felling
- 7 Trees - Underground Works to be Approved
- 8 The development hereby approved shall not be commenced until details of the ramps into the buildings have been submitted to and approved by the Local Planning Authority. The ramps shall be provided as approved before occupation of the development hereby permitted.  
REASON: To ensure the provision of satisfactory access by disabled persons.

## **INFORMATIVES**

1 Standard Informative 23 - Considerate Contractor Code of Practice

2 Standard Informative 35 – CDM Regulations 1994

3 **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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

E29 Trees – New Development

Continued/.....

Item 2/02 : P/622/04/CFU

- E46 Quality of Development – Design and Layout of Non-Residential Development  
C5 High Schools and Tertiary Colleges  
A4 People with Disabilities – Parking and External Access Needs  
T13 Car Parking Standards  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
D4 Standard of Design and Layout  
D11 Trees and New Development  
C6 Special Needs Schools and Facilities  
C20 Access to Buildings and Public Spaces  
T13 Parking Standards

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Education Policy (C5) (C6)
- 2) Appearance of Area (E6, E29, E46) (SD1, D4, D11)
- 3) Residential Amenity (E6, E46) (SD1, D4)
- 4) Accessibility (A4) (C20)
- 5) Parking (T13) (T13)
- 6) Consultation Responses

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**INFORMATION**

**a) Summary**

Car Parking	Standard:	}
	Justified:	} see report
	Provided:	}
Site Area:	1.3ha	
Floorspace:	287m <sup>2</sup>	
Council Interest:	Freeholder owner of the site	

**b) Site Description**

- Large site flanked by Elm Park to east, The Ridgeway to the south, Old Church Lane on the west side, and residential accommodation to the north
- Occupied by 2 and 3 storey buildings, plus single and 2 storey mobile classrooms
- Car parking within site accessed from Elm Park
- Service access from Old Church Lane
- Extensive tree cover around boundaries of site

Continued/...

**c) Proposal Details**

- Removal of 3 single-storey mobile classrooms fronting onto Elm Park
- Provision of single storey temporary building to provide 5 classrooms
- Total length 33.2m, maximum depth 9.9m, height 3.3m with flat roof
- Staggered layout in relation to Elm Park, at least 5m from boundary
- Grey coloured elevations and roof

**d) Relevant History**

P/1829/03/CFU	2-storey front extensions in the form of 3 linked pavilions	GRANTED 19-JAN-04
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**e) Applicants Statements**

- No further tree removal required in comparison with approved scheme
- No growth of student numbers linked to the proposal

<b>f) Notifications</b>	Sent 21	Replies 2	Expiry 15-APR-04
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**Summary of Responses:** Overlooking, closer proximity to Elm Park, trees should be retained, College should confirm that do not intend to expand student numbers, more obtrusive than recent approval, overlooking, additional noise, additional parking required.

**APPRAISAL**

**1) Education Policy**

This proposal which seeks to replace outworn temporary teaching accommodation with replacement facilities meets the thrust of education policies in the adopted and replacement HUDP's which require college provision to meet the needs of the population and wider community.

**2) Appearance of Area**

The application site is mostly occupied at the moment by 3 temporary mobile classrooms.

The 2-storey development approved in January 2004 would be higher and closer to the front boundary than the existing mobiles. This revised proposal, by virtue of its single-storey character and siting would have less impact on the streetscene in terms of bulk. The need for removal of trees between the proposed building and the boundary would be no greater than with the 2-storey scheme, and existing trees between the proposal and the adjacent main teaching block would not be adversely affected.

A 3-year temporary permission is suggested in view of the nature of the proposed buildings.

Continued/...

**3) Residential Amenity**

The proposed northern module would be sited over 15m from the side boundary of the rear garden of No.86 Elm Park, with a large sycamore tree in between. It is considered that neighbouring amenity to the north would thereby be adequately preserved.

Houses on the opposite side of Elm Park would be over 20m from the proposal with adjacent tree screening, and undue loss of residential amenity would not result.

**4) Accessibility**

An appropriate condition is suggested.

**5) Parking**

Provision of the proposed building would not result in the loss of any existing parking spaces. As no growth in student numbers would result from the proposals, it is not considered that additional parking is required.

**6) Consultation Responses**

- Additional noise – it is not considered, given the scale of the proposal, that significant levels of additional noise would be generated
- Other issues discussed in report

**CONCLUSION**

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

TWO STOREY REAR EXTENSIONS AT EITHER SIDE OF OFFICES

NVB ARCHITECTS for THE GOVERNORS

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## **RECOMMENDATION**

Plan Nos: AL(0)06, 07

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

- 1 Time Limit - Full Permission
- 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 extensions, which shall include the re-use of existing slates and windows  
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 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 35 – CDM Regulations 1994
- 3 Standard Informative 36 – Measurements from Submitted Plans
- 4 Standard Informative 27 – Access for All
- 5 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 Harrow Unitary Development Plans 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:

- E6 High Standard of Design
- E19 Metropolitan Open Land - Appropriate Uses
- E34 Statutorily Listed Building
- E38 Conservation Areas - Character
- E46 Quality of Development - Design and Layout of Non-Residential Development

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
  - EP44 Additional Building on Metropolitan Open Land
  - D4 Standard of Design and Layout
  - D12 Statutorily Listed Buildings
  - D17 Extensions and Alterations in Conservation Areas
  - D20 Historic Parks and Gardens
- 

continued/

**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Impact on Metropolitan Open Land (E19 (EP44))
  - 2) Impact on Listed Building (E34) D12)
  - 3) Character of Conservation Area (E38) (D17)
  - 4) Impact on Registered Park (None) (D20)
  - 5) Neighbouring Amenity (E6, E46) (SD1, D4)
  - 6) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Grade II Listed Building

Conservation Area: Canons Park Estate

Floorspace: 16m<sup>2</sup> additional

Council Interest: None

**b) Site Description**

- NLCS occupies extensive grounds between Edgware and Stanmore
- vehicular accesses from Canons Drive and Dalkeith Grove
- within Canons Park Estate Conservation Area and Registered Park
- designated Metropolitan Open Land
- listed buildings within the grounds
- Bursary is T-shaped 2-storey building towards south-west corner of school

**bb) Registered Park Description**

- remaining part of an early C18 landscaped park laid out for James Brydges, the first Duke of Chandos, by Alexander Blackwell, later modified by Humphry Repton, with a kitchen garden re-designed in 1938 as the George V Memorial garden and formal gardens of c.1920 by the architect Charles E. Mallows

**c) Proposal Details**

- 2-storey rear extensions, some 2.6m<sup>2</sup> to Bursary to change building to rectangular shape
- would provide additional office and WC accommodation
- red/brown bricks, grey slates to match existing, windows re-used

**d) Relevant History**

HAR/8713/G	Erection of Bursar's Office, flat over	GRANTED 14-DEC-62
EAST/446/94/FUL	Single storey infants school building detached sick room accommodation and infill extension to junior school	GRANTED 09-SEP-94 WITH ACCOMPANYING LEGAL AGREEMENT

continued/



Item 2/03 - P/792/04/CFU continued.....

<b>e)</b>	<b>Consultations</b>			
	CAAC:	No objections		
	<b>Advertisement</b>	Character of Conservation Area		Expiry 13-MAY-04
	<b>Notifications</b>	Sent 2	Replies 0	Expiry 27-APR-04

## **APPRAISAL**

### **1) Impact on Metropolitan Open Land**

The legal agreement which accompanies planning permission EAST/446/94/FUL defines a building envelope within which all new development in the school should take place. The current proposals are contained within the envelope and therefore comply with this requirement of the agreement, retaining openness within the site.

### **2) Impact on Listed Building**

As planning permission was granted for this building in 1962, it is not defined as a curtilage listed building. The proposed extensions are minor in nature and would not have any impact on the setting of designated listed buildings within the site.

### **3) Character of Conservation Area**

The Bursary is a relatively modern and modest building. As minor extensions only are proposed, the general character of the Bursary as a small building ancillary to the school would not be significantly altered. Consequently the character and appearance of the Conservation Area would be preserved.

### **4) Impact on Registered Park**

Again because of the restricted scale of the proposals no impact would result on the setting of the Registered Historic Park.

### **5) Neighbouring Amenity**

The nearest residential premises are over 90m from the site of the Bursary, and would therefore be unaffected by the proposals.

### **6) 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.

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**13 WHITCHURCH PARADE, WHITCHURCH LANE,  
EDGWARE**

**2/04**

**P/2104/03/CCO/JH**

Ward: CANONS

CONTINUED USE AS: OFFICES (CLASS B1) AND  
RETENTION OF STORAGE CONTAINER AT REAR

A GRAHAM

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## **RECOMMENDATION**

Plan Nos: 1, 2, 3, 4, 5, OS Plan

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

- 1 The storage container located to the rear of the premises and associated with the permitted change of use shall be removed and the land restored to its former condition within 3 years of the date of this permission, in accordance with the scheme submitted to, and approved by the local planning authority.  
REASON: To safeguard the amenity of adjoining neighbours and to permit reconsideration in light of circumstances then prevailing.
- 2 The storage container located to the rear of the premises shall only be for the use of the current occupants and shall be removed and the land restored to its former condition should the current occupants leave the premises.  
REASON: To safeguard the amenity of adjoining neighbours and to permit reconsideration in light of circumstances then prevailing.

### **INFORMATIVE:**

- 1 **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 Harrow Unitary Development Plans 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:  
S16 Change of Use Shops - Outside Designated Centres  
T13 Car Parking Standards  
Replacement Harrow Unitary Development Plan:  
T13 Parking Standards  
EM20 Change of Use of Shops in Non-designated Parades

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Retail Policy (S16), (EM20)
  - 2) Residential Amenity
  - 3) Parking T13) (T13)
  - 4) Consultation Responses
- 

continued/

## INFORMATION

### a) Summary

Car Parking	Standard:	3 (1)
	Justified:	3 (1)
	Provided:	1
Site Area:	88m <sup>2</sup>	
Floorspace:	48m <sup>2</sup>	

### b) Site Description

- a small retail unit situated on the south side of Whitchurch Parade, Edgware
- the shop is currently used as office space with a storage container situated at the rear of the premises
- situated at the end of a non-designated parade of 13 shops consisting of 6 retail (A1) uses and 7 non-retail uses
- A garage/workshop is situated to the rear of the premises with associated vehicles parked where space permits
- in general the area to the rear of shops in the parade is in a poor state, there is a general mixture of extensions and a portacabin is situated nearby

### c) Proposal Details

- Change of use from retail to Office (B1)
- the application does not propose any external modifications to the building, hours of operation, staff numbers, or proposed signage. The application also proposes the retention of a storage container to the rear of the premises.

### d) Relevant History

LBH/38907	1st floor & 2 storey rear extension. plus shopfront, with change of use from shop to design studio ( duplicate application)	REFUSED 15-AUG-89
LBH/42482	Single storey garage extension to shop	GRANTED 17-APR-91

### e) Notifications

Sent	Replies	Expiry
32	0	12-JAN-04

## APPRAISAL

### 1) Retail Policy

Retail policy within the adopted UDP (S16) permits change of use from A1 outside of designated centres providing the use would not result in the loss of necessary local retail provision and is in the interest of the appearance and vitality of the area. The subject premises are located to the end of the parade that includes a number of non-retail uses. The proposed change to a B1 use would not be significant in terms of the loss of necessary retail frontage. The site has retained an appropriate shopfront and the vitality of the area would be unaffected.

continued/

Item 2/04 - P/2104/03/CCO continued.....

The draft UDP (EM20) permits such changes of use where the use is appropriate to the town centre; parking is provided in accordance with the Council's standards and the premises can be adequately serviced without causing harm to highway safety and convenience. The proposal accords with the policy as the site is clearly divorced from the main retail area and as such would contribute little to shopping or related activities. Consequently, any town centre uses (including B1 – offices) are considered appropriate. The proposal would have no more of an impact than an A1 use in terms of parking and servicing requirements.

**2) Residential Amenity**

It is not envisaged that there would be any impact on residential amenity resulting from the continued office use and the retention of the storage container.

**3) Parking**

No objection raised to the parking deficiency give the standard requirement of less than one space (Replacement UDP). The existing parking space has been taken up by the storage container to the rear of the premises.

**4) 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.

**B.E.C. HOUSE, 167-173 IMPERIAL DRIVE, NORTH HARROW P/898/04/CFU/GM**

Ward: WEST HARROW

CHANGE OF USE: CLASS B1 TO D1(OFFICES TO EDUCATION) ON GROUND, FIRST AND SECOND FLOORS

WHITE ASSOCIATES for REGENT TUTORIAL COLLEGE

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## RECOMMENDATION

Plan Nos: 04/170/01; 02; 03 and site plan.

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Noise from Music and Amplified Sound
- 3 Noise and Odour/Fume from Plant and Machinery
- 4 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).  
REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.  
(b) In the interests of highway safety.

## INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice

### 2 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 Harrow Unitary Development Plans 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:

- EM1 Loss of Employment
  - EM New Employment Policy
  - C8 New Educational Facilities
  - T13 Car Parking Standards
  - E6 High Standard of Design
  - E46 Quality of Development - Design and Layout of Non-Residential Development
- Replacement Harrow Unitary Development Plan:
- EM16 Business, Industrial and Warehousing Use - Outside Designated Areas
  - C11 New Education Facilities
  - T13 Parking Standards
  - SD1 Quality of Design
  - D4 Standard of Design and Layout

Continued/...

## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

1. Employment Policy (EM1, EM) (EM16)
  2. Education Policy (C8) (C11)
  3. Parking (T13) (T13)
  4. Residential Amenity (E6, E46) (SD1, D4)
  5. Consultation Responses
- 

## **INFORMATION**

### **a) Summary**

Town Centre	Rayners Lane	
Car Parking	Standard:	}
	Justified:	} see report
	Provided:	}
Floorspace:	1,116m <sup>2</sup>	
Council Interest:	None	

### **b) Site Description**

- three-storey detached office building on eastern side of Imperial Drive
- ambulance depot lies due north, office building due south and access road with residential gardens beyond due east.

### **c) Proposal Details**

- change of use from offices to education on all 3 floors

### **d) Relevant History**

HAR/8526/H	Erection of 2-storey block of offices	GRANTED 20-OCT-55
LBH/2951	Extension to provide additional floor over part of existing office building.	GRANTED 07-FEB-68

Continued/...

**e) Applicant's Statement**

- no changes proposed to external elevations
- office building substantially vacant, marketed for at least a year, now outdated, would require refurbishment to bring up to modern standard, new office occupiers have not come forward
- Regent College has been operating in Rayners Lane since August 2002 and has identified a need for additional educational and training facilities in Harrow. Successful in gaining planning permission for change of use at 118-122 College Road, Harrow but would prefer the current proposal site as closer to existing home and offers potential for better facilities
- College would offer full and part-time education for students to study GCSE and A/L courses; it would also offer computer and business courses to adults
- Maximum number of students will be governed by fire regulations and education standards act
- Complies with Government and local policy
- Loss of B1 floorspace negligible. Council January 2004 'Available Business Premises' list identifies substantial amounts of modern office accommodation available in Harrow Town Centre, South Harrow, Rayners Lane and Stanmore areas
- Re-use of building will create employment
- Close to Rayners Lane Underground with attendant bus links, though some parking is available at the site

**f) Consultations**

Fire Officer: Proposed building suitable for educational use as  
includes alternative means of escape at all floor levels.

<b>Notifications</b>	<b>Sent</b>	<b>Replies</b>	<b>Expiry</b>
	31	1	28-APR-2004

**Response:** Object due to noise or boisterousness of students; litter and chewing gum on streets; security concerns; additional parking problems.

**APPRAISAL**

**1. Employment Policy**

Both the adopted and emerging replacement UDP contain a presumption against the loss of land or buildings within employment use. Criteria are set for assessing proposals and include inter alia sufficient provision of other sites, no unacceptable harm to the local economy, satisfactory evidence of marketing of the site and length of vacancy. The applicant has sought to establish that these criteria are largely met. It is also relevant that an educational use would serve to create new employment and that the level of activity anticipated would contribute to the local economy.

In the above circumstances it is not considered that there would be an overriding objection on employment policy grounds.

Continued/...

2. **Education Policy**

The Council's education policies seek to ensure that facilities are located where they best meet the needs of the students without adverse environmental effects on the character of a locality. In this instance, the site is close to Rayners Lane District Centre with good public transport links. It is not considered that there would be any adverse effects on the character of the locality.

3. **Parking**

Whilst it is not possible to assess the precise parking requirement, as the number of students is not known, the replacement UDP would require no additional parking for a Class D1 educational use compared to a B1 use. The site lies within walking distance of good public transport links and it is considered that a parking reason for refusal could not be justified.

4. **Residential Amenity**

There are residential properties to the immediate rear of the site which are already overlooked to a degree by the building. It is not considered that an educational use would make this situation worse compared to an office use. A planning condition to restrict the use to that applied for within the use class would be appropriate given the scale of the building and proximity to residential properties. Other conditions relating to noise and odours (due to the possible inclusion of a canteen) are also proposed to safeguard residential amenity.

5. **Consultation Responses**

It is not considered that the use proposed would be likely to give rise to any loss of security or anti-social behaviour. The latter is a management issue for the applicants. Litter is not an overriding planning issue and parking is addressed above.

**CONCLUSION**

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



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**287-289 BURNT OAK BROADWAY, EDGWARE**

**2/06**

**P/335/04/CFU/GM**

Ward: EDGWARE

CHANGE OF USE: A1 (RETAIL) TO MIXED USE A1/A3 (RETAIL AND HOT FOOD & DRINK) ON GROUND FLOOR WITH PARKING AT REAR

MR RAJESH MANDALIA for MANDALIA CASH & CARRY

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## **RECOMMENDATION**

Plan Nos: 13-01; 02; 03A

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Noise from Music and Amplified Sound
- 3 Fume Extraction - External Appearance - Use
- 4 Noise and Odour/Fume from Plant and Machinery
- 5 The A3 use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.  
REASON: To safeguard the amenity of neighbouring residents.
- 6 The A3 use shall only operate as part of a mixed use including a retail area of not less than 50% of the total floorspace of the ground floor of the property.  
REASON: To safeguard the amenity of neighbouring residents and in the interests of highway safety.
- 7 Shop Window Display

## **INFORMATIVES**

- 1 Standard Informative 21 - Bottle Recycling
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 36 - Measurements from Submitted Plans
- 4 Standard Informative 37 - Litter Bin Outside Premises
- 5 **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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

E51 Noise Nuisance

S16 Change of Use of Shops - Outside Designated Centres

T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

Continued/....

EP25 Noise  
D4 Standard of Design and Layout  
T13 Parking Standards  
EM20 Change of Use of Shops in Non-Designated Parades  
EM26 Food, Drink and Late Night Uses

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### **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Retail Policy (S16) (EM20, EM26)
  - 2) Car Parking (T13) (T13)
  - 3) Neighbouring Amenity (E6, E51) (SD1, EP25, D4)
  - 4) Consultation Responses
- 

### **INFORMATION**

#### **a) Summary**

Car Parking	Standard: 27 (no additional)	} see report
	Justified: 22 (no additional)	}
	Provided: 6	
CCA:	171m <sup>2</sup> mixed use	
Council Interest:	None	

#### **b) Site Description**

- double frontage retail unit on western side of road with residential use above
- served by vehicular access to rear on southern boundary with 4 parking spaces and 2 garages at rear
- within a parade of local (non-designated) shop units which, starting at 287/289 comprise cash and carry grocer (A1, application site), vacant (unimplemented A3 permission), chemist (A1), grocers/newsagent(A1), hair and beauty salon (A1).

#### **c) Proposal Details**

- change of use from A1 to mixed A1/A3 use
- internal alterations to facilitate use
- floorspace indicates bricking up of rear openings and addition of extractor vent but no elevational details included

#### **d) Relevant History**

LBH/22947	Single storey rear extension to provide 4 garages, store room and separate entrance to self contained first floor flats	GRANTED 18-APR-83
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Continued/....

**e) Advertisement**

<b>Notifications</b>	<b>Sent</b>	<b>Replies</b>	<b>Expiry</b>
	60	2	27-APR-2004

**Response:** Excess litter, noise and cooking smells; no rear access for parking for customers; detrimental effect on services of locality; loss of privacy and general disruption; would disturb neighbour at rear who is receiving medical care and requires rest.

**APPRAISAL**

**1. Retail Policy**

Both the adopted and replacement UDPs allow for changes of use from Class A1 (retail) subject to the appropriateness of the use, there being no loss of necessary retail provision and consideration of highway safety.

In this instance, a mixed use incorporating an element of A3 use is appropriate to a retail parade, the site lies adjacent to other Class A1 uses and in close proximity to the district centre of Burnt Oak. Highway safety is addressed below.

It is relevant that a change of use of the adjacent unit, no. 291, to a hot food takeaway was allowed by Committee in December 2003.

**2. Car Parking**

If the entire customer circulation area indicated on the submitted plan were to be used exclusively for Class A3 use, the adopted UDP parking standard would be 27 spaces. Given that the proposal is in fact for a mixed use, albeit one where the actual floorspace mix is not indicated, the standard would be less. The replacement UDP equates Class A3 uses with Class A1 uses in parking terms and thus there would be no requirement for additional parking. The proposal in fact includes 4 parking spaces and 2 garages at the rear where they would be most suitable for staff. There are parking restrictions on Burnt Oak Broadway between 7am-10am and 4pm-7pm on Mondays to Saturdays but these do not extend into the evenings. If some additional parking were to take place on Burnt Oak Broadway it is not considered that this would be likely to prejudice highway safety. As a safeguard a restriction on the extent of the A3 use in terms of total floorspace would be reasonable given the overall size of the unit.

**3. Neighbouring Amenity**

The site lies within a local parade and fronts a secondary road where a reasonably high level of ambient noise is to be expected. Planning conditions relating to noise, odour/fumes and hours of use for the A3 element are proposed to safeguard residential amenity. A restriction on the extent of the A3 use would be appropriate given the overall size of the premises.

Continued/....

4. **Consultation Responses**

These are largely addressed in the report. Subject to the recommended conditions it is not considered that there would be unacceptable amenity impacts with the use being appropriate to the parade. The personal circumstances of the neighbour to the rear are not considered to be overriding.

**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.

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**TEXACO SERVICE STATION, 286-290 HARROW VIEW**

**2/07**

**P/945/04/CVA/GM**

Ward: HEADSTONE SOUTH

VARIATION OF CONDITION 7 OF P.P LBH/2977/3  
TO PERMIT 24 HOUR TRADING OF SERVICE  
STATION.

CHEVRONTEXACO LTD, KEVIN HAPPS for CHEVRONTEXACO LTD

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## **RECOMMENDATION**

Plan Nos: None

**GRANT** variation(s) in accordance with the development described in the application and submitted plans as follows:

1 The premises shall not be open to customers except between 7am Monday mornings to midnight the following Friday and 7am to midnight on Saturdays and Sundays, without the prior written permission of the local planning authority.

REASON: To preserve the amenities of the adjoining residential properties.

2 The permission hereby granted does not apply to the car wash which shall not be used between the hours of 12 midnight and 7am the following morning.

REASON: To preserve the amenities of the adjoining residential properties.

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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

E51 Noise Nuisance

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

1) Residential Amenity (E6, E51), (SD1, EP25)

2) Consultation Responses

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## **INFORMATION**

### **a) Summary**

Council Interest: None

continued/

**b) Site Description**

- petrol filling station on south-western corner of junction of Harrow View and Victor Road
- residential properties to north, south and west, Kodak industrial site on other side of Harrow View
- Harrow View is a local distributor road
- 2m high brick wall along the site boundaries
- car wash located on western flank of site adjacent to no.1 Victor Road

**c) Proposal Details**

- removal of condition 7 of planning permission LBH/2977/3 to allow for 24 hour trading
- condition states:  
“No petrol sales shall take place nor the car wash be operated between the hours of midnight and 7.00am.  
REASON: To preserve the amenities of the adjoining residential properties.”

**d) Relevant History**

LBH/2977/1	Erection of 24 houses w/garages, petrol filling station and car wash. Outline	GRANTED 12-JUL-71
LBH/2977/3	Erection of petrol filling station and car wash. Outline	GRANTED 01-OCT-71
WEST/691/93/FUL	Single storey building to provide jet car wash	GRANTED 10-FEB-94
WEST/510/98/FUL	Installation of automatic teller machine (cashpoint) in front elevation of shop	GRANTED 26-AUG-98
WEST/851/02/FUL	Automatic teller machine in enclosure at rear	GRANTED 03-OCT-02
WEST/932/02/VAR	Removal of condition 7 of planning permission LBH/2977/3 to allow 24 hour trading	GRANTED 16-DEC-02

The above permission was for a 1 year period.

**e) Consultations**

CEHO:

Complaints received about late night noise which is worst at weekends after clubs have closed. Notices have been installed but appear ineffective. Difficult to control if 24 hour use continued.

**Notifications**

Sent  
35

Replies  
Awaited

Expiry  
06-MAY-04

continued/

## **APPRAISAL**

### **1) Residential Amenity**

The application is for permanent 24 hour trading following a 1 year trial permission. Whilst the site lies in close proximity to residential properties, it is located on a busy local distributor road where there is night time traffic. The likely level of usage of the petrol filling station between midnight and 7am is not expected to be high midweek based on past experience. The site is also separated from adjacent residential properties by a high brick wall which serves to screen some noise. In these circumstances the removal of the hours of restriction on trading is considered reasonable Mondays to Thursdays. On Fridays and Saturdays in particular problems have been experienced over the past year however and it is considered that a further relaxation of the hours of opening on these days would not be reasonable. A condition explicitly restricting the car wash usage to its present hours is recommended due to likely noise problems.

### **2) Consultation Responses**

Awaited

## **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.

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**49 HIGH STREET, HARROW ON THE HILL**

**2/08**

**P/100/04/CFU/TW**

Ward: HARROW ON THE HILL

CHANGE OF USE: MIXED USE  
RESIDENTIAL/OFFICE (C3/B1) TO  
RESIDENTIAL (C3) TO PROVIDE FLAT  
ON FIRST FLOOR

MR J R ANDREWS for MR T J HARRISS

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**RECOMMENDATION**

Plan Nos: 49/01A, 49/01

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

1 Time Limit - Full Permission

**INFORMATIVES:**

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 **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 Harrow Unitary Development Plans 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:

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D16 Conservation Areas

T13 Parking Standards

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Character of Conservation Area
  - 2) Amenity of neighbours
  - 3) Car Parking
  - 4) Consultation Responses
- 

**INFORMATION**

The applicant is related to a Council member

**a) Summary**

Area of Special Character

Grade II Listed Building

Conservation Area:

Grade II

Harrow on the Hill Village

continued/



Item 2/08 - P/100/04/CFU continued.....

Town Centre			
Car Parking	Standard:	2	(2)
	Justified:	0	(0)
	Provided:	2	(2)
Habitable Rooms		3	
Council Interest:		None	

**b) Site Description**

- 3 storey terraced building with rooms in the roof
- ground floor is vacant and last used as retail
- the upper floors have been used as a combination of office and residential
- property is situated on the eastern side of High Street, opposite the triangular green
- the site lies within the Harrow on the Hill Village Conservation Area and is Grade II listed.

**c) Proposal Details**

- use of the first floor as a self-contained flat
- provision of 4 car parking spaces within the rear of the site

**d) Relevant History**

P/1449/03/CFU	Change of Use: Retail to A3 (food and drink) on ground floor and basement, with parking at rear	GRANTED 12-DEC-03
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At its meeting on January 14th the Development Control Committee resolved not to take enforcement action against an alleged breach of planning control relating to the use of the first floor as an office (use class B1). Prior to the use as an office, it appears that the first floor was last used for residential purposes in conjunction with the second and third floors.

<b>e) Consultations</b>	CAAC		
<b>Advertisement</b>	Character of Conservation Area		Expiry 25-MAR-04
<b>Notifications</b>	Sent 41	Replies 0	Expiry 15-MAR-04

**APPRAISAL**

**1) Character of the Conservation Area**

Within this part of the Conservation Area there are numerous examples of commercial properties at ground floor level with, either, commercial use or residential use at upper levels. It is considered that the self contained residential use of the first floor, therefore, would be consistent with the character of this part of the Conservation Area.

continued/

Item 2/08 - P/100/04/CFU continued.....

The proposed parking area is identical to the layout granted permission under reference P/1449/03/CFU and is therefore acceptable.

**2) Amenity of Neighbours**

It is considered that there would be little or no additional impact on the amenity of neighbours compared to either the use as an office or as part of a larger residential unit.

**3) Car Parking**

The proposed layout of four car parking spaces is considered to be acceptable. It is considered that the proposed use is unlikely to lead to a greater demand than the existing use of the property.

**4) 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.

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**UNIT 2, 460 ALEXANDRA AVENUE, SOUTH HARROW**

**2/09**

**P/281/04/CFU/TW**

Ward: RAYNERS LANE

CHANGE OF USE: RETAIL (CLASS A1) TO HOT FOOD  
TAKEAWAY (CLASS A3) ON GROUND FLOOR

MR THOMAS O BRIEN for MR & MRS A MESGIAN

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## **RECOMMENDATION**

Plan Nos: RLT/1A, Site Plan

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

- 1 Time Limit - Full Permission
- 2 Fume Extraction - External Appearance - Use
- 3 Noise and Odour/Fume from Plant and Machinery
- 4 Noise from Music and Amplified Sound
- 5 Restrict Hours on A3 Uses

### **INFORMATIVES:**

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 37 - Litter Bin Outside Premises

### **3 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 Harrow Unitary Development Plans 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:

E46 Quality of Development - Design and Layout of Non-Residential  
Development

S14 Change of Use of Shops - Secondary Frontages

T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

D4 Standard of Design and Layout

EM18 Change of Use of Shops - Secondary Shopping Frontages

T13 Parking Standards

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Retail Policy (S14) (EM18)
  - 2) Amenity of Neighbours (E46) (D4)
  - 3) Car Parking/Highway Safety (T13) (t13)
  - 4) Consultation Responses
- 

continued/

## INFORMATION

### a) Summary

Conservation Area:	Rayners Lane		
Town Centre	Rayners Lane		
Conservation Area	Rayners Lane		
Car Parking	Standard:	3 (max.1)	
	Justified:	1 (0)	
	Provided:	0	
Floorspace:	55 sq.m.		

### b) Site Description

- ground floor retail unit on the eastern side of Alexandra Avenue
- the site is within the Rayners Lane District Centre and the Rayners Lane Conservation Area
- the premises has a narrow frontage as a result of the former sub-division of the premises
- the current use is as a hairdressers (Class A1)
- uses in this parade are as follows (454-472); philately shop (A1), hairdresser (A1), computers (A1), hairdresser (A1 – application site), hairdresser (A1), grocers (A1), pet shop (A1), club (D2), taxi office (sui-generis) driving school (sui generis) (7 x A1; 1 x D2; 1 x sui generis)

### c) Proposal Details

- change of use to a hot food takeaway

### d) Relevant History

None

### e) Notifications

Sent	Replies	Expiry
20	1	30-MAR-04

### Advertisement

**Summary of Response:** Cooking odours, reduction in property value, litter

## APPRAISAL

### 1) Retail Policy

Policy EM18 of the replacement UDP restricts non-retail use within the secondary frontages of District Centres to a maximum of 50% and requires that a harmful concentration of non-retail uses does not result. The current percentage of non-retail uses in the secondary frontage is 38.6% which would rise to 39.37% if this application were to be approved.

continued/

Item 2/09 – P/281/04/CFU continued.....

Taking into account the other adjacent uses it is considered that a harmful concentration of non-retail uses would be created.

**2) Amenity of Neighbours**

Within District and other centres it is accepted that a degree of activity will result from commercial activity during the day and into the evening. It is considered that, with the imposition of conditions to limit the hours of use and noise levels, the impact on the amenity of neighbours would be limited to an acceptable level.

**3) Car Parking/Highway Safety**

The car parking standards within the Revised Draft deposit UDP seek to ensure consistency between A1 and A3 uses, accordingly no additional parking requirement can be justified. The premises are capable of being serviced at the rear and there are on street spaces available on this section of Alexandra Avenue.

**4) Consultation Responses**

Cooking Odours	-	dealt with by condition
Reduction in property value/generate litter	-	not material to planning

**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.

CHANGE OF USE: RETAIL (CLASS A1) TO  
SOCIAL CLUB (CLASS A3) WITH SINGLE  
STOREY REAR EXTENSION AND ENCLOSURE  
OF REAR YARD AREA AND SHOPFRONT

THE DRAWING ROOM for ST GABRIELS SOCIAL CLUB

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## RECOMMENDATION

Plan Nos: 031114/01; 02 Rev.B

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

- 1 Time Limit - Full Permission
  - 2 Fume Extraction - External Appearance - Use
  - 3 Noise from Music and Amplified Sound
  - 4 Noise and Odour/Fume from Plant and Machinery
  - 5 The use hereby permitted shall not be open to customers outside the following times:-
    - (a) 08:00 hours to 23:00 hours, Monday to Saturday inclusive,
    - (c) 09:00 hours to 22:30 hours, Sundays or Bank Holidays,without the prior written permission of the local planning authority.  
REASON: To safeguard the amenity of neighbouring residents.
  - 6 The development hereby permitted shall not commence until a scheme for:-
    - (a) The storage and disposal of refuse/waste
    - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.  
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
  - 7 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
    - (a) the extension/building(s)The development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.
  - 8 Disabled Access - Use
- INFORMATIVES:
- 1 Standard Informative 21 – Bottle Recycling
  - 2 Standard Informative 23 – Considerate Contractor Code of Practice

continued/

- 3 Standard Informative 27 – Access for All  
4 Standard Informative 32 – The Party Wall etc. Act 1996  
5 Standard Informative 37 - Litter Bin Outside Premises  
6 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 Harrow Unitary Development Plans 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:  
E6 High Standard of Design  
E46 Quality of Development - Design and Layout of Non-Residential Development  
E51 Noise Nuisance  
S16 Change of Use of Shops - Outside Designated Centres  
C11 Community Halls and Places of Worship  
T13 Car Parking Standards  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
SC1 Provision of Community Services  
D4 Standard of Design and Layout  
EP25 Noise  
EM21 Change of Use of Shops Outside Town Centres  
C14 Community Buildings and Places of Worship  
T13 Parking Standards  
7 The applicant is advised that advertisement consent is required for the shop signage indicated on the submitted plans.

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### **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Retail Policy
- 2) Residential Amenity
- 3) Car Parking
- 4) Consultation Responses

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### **INFORMATION**

#### **a) Summary**

Town Centre	South Harrow	
Car Parking	Standard:	7 (2-3)
	Justified:	7 (2-3)
	Provided:	0
Site Area:	0.018ha.	
CCA:	74m <sup>2</sup>	
Council Interest:	None	

continued/

**b) Site Description**

- terraced unit within local parade on western side of road
- parade consists of 5 units (2 of which are 'half units'), the application site (A1) and a hairdressers (A1)
- to the immediate south of the parade lies St. Gabriel's Church and beyond that a further 5 retail units
- residential use above this and other units in the parade and to rear of site as well as opposite

**c) Proposal Details**

- revised proposal to recently approved scheme, revisions comprise:- increase in depth of rear extension by 2m, new shopfront, enclosure of rear yard by 2m high brick walls to form open storage area
- full details are as follows:-
  - 18.45m deep single storey rear extension to unit and change of use of ground floor from retail to social club incorporating bar with customer circulation area of 74m<sup>2</sup>, w.c. facilities, kitchen and beer store at rear

**d) Relevant History**

P/2747/03/CFU	Change of Use: Retail (Class A1) to social club (Class A3) with single storey rear extension	GRANTED 13-FEB-04
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**e) Notifications**

Sent	Replies	Expiry
76	2	27-APR-04

**Summary of Responses:** Works already underway on site; no parking at site; area already overparked causing nuisance to residents; object to disruption whilst works take place.

**APPRAISAL**

**1) Retail Policy**

The revisions to the approved scheme do not raise any new retail policy issues. The additional depth to the extension would provide for an enlarged beer store with the customer circulation area of the unit remaining as previously approved. The new shopfront would be appropriate to the location with central double doors.

**2) Residential Amenity**

The enclosure of the rear yard should be a benefit to local amenity as it would screen any storage. Conditions relating to noise, fumes and hours of use are again recommended in order to protect local residential amenity.

continued/



**3) Car Parking**

The parking requirement for the proposal does not change from the approved scheme as there would be no increase in customer circulation area.

**4) Consultation Responses**

The works underway on site relate to the previous permission. Parking is addressed above. There is inevitably some disruption whilst works take place however this is not in itself a reason for refusing planning permission.

**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.

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**330-332 STATION ROAD, HARROW**

**2/11**

**P/683/04/CFU/GM**

Ward: GREENHILL

CHANGE OF USE: RETAIL (CLASS A1) TO OFFICES  
(CLASS B1) ON FIRST AND SECOND FLOORS

GMA PLANNING (LOUISE STEELE) for POWER LEISURE BOOKMAKERS LTD

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## **RECOMMENDATION**

Plan Nos: 235018; L2245/03; L2245/04

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

- 1 Time Limit - Full Permission
- 2 Noise from Plant and Machinery
- 3 Noise from Music and Amplified Sound
- 4 Disabled Access - Use

### **INFORMATIVES:**

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 36 – Measurements from Submitted Plans
- 3 **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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

EM7 (Revised) Business, Industrial and Warehousing Development – Criteria for Development

T13 Car Parking Standards

A4 People with Disabilities - Parking and External Access Needs

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

EM23 Environmental Impact of New Business Development

T13 Parking Standards

C20 Access to Buildings and Public Spaces

- 4 Standard Informative 27 – Access for All
- 

## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Retail/Employment Policy (EM7 Revised) (EM23)
  - 2) Neighbouring Amenity (E6), (SD1)
  - 3) Parking (T13) (T13)
  - 4) Accessibility (A4) (C20)
  - 5) Consultation Responses
- 

continued/

## INFORMATION

### a) Summary

Town Centre	Harrow	
Car Parking	Standard:	No additional (No additional)
	Justified:	No additional (No additional)
	Provided:	0
Floorspace:	191m <sup>2</sup>	
Council Interest:	None	

### b) Site Description

- terraced unit on eastern side of Station Road
- ground floor in use as bookmakers (A2), upper floors vacant (previously ancillary to ground floor retail use which recently closed)
- within secondary retail frontage of Harrow town centre

### c) Proposal Details

- change of use of first and second floors from ancillary retail (Class A1) to self-contained offices (Class B1)

### d) Relevant History

P/526/03/DFU	Change of use: Retail to betting office (Class A1 to A2)	GRANTED 06-MAY-03
P/1600/03/CFU	Provision of 4 satellite dishes and 1 TV antenna on roof and air conditioning unit at rear	GRANTED 02-OCT-03

### e) Applicant's Statement

- It is proposed to install a flat access way to the door leading to the upper floors

f) Notifications	Sent 44	Replies 0	Expiry 21-APR-04
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## APPRAISAL

### 1) Retail/ Employment Policy

The entire unit, common to properties in the immediate area, was until recently entirely in Class A1 use with the upper floors being used for ancillary purposes. In 2003 a change of use of the ground floor to a bookmakers was approved together with a new shopfront which provided for a separate front access to the upper floors. Previously the only access to the upstairs was internal. The current occupier of the ground floor does not require the upper floors and there would be no loss of retail vitality or viability as a result of the proposal.

continued/

Item 2/11 - P/683/04/CFU continued.....

In terms of employment, the proposal accords with the policies of both the adopted and replacement UDP, the use being appropriate to the town centre location with no environmental implications.

**2) Neighbouring Amenity**

There are no residential uses immediately adjacent to the premises although there are flats above premises directly opposite (335 Station Road) and to the rear (Platinum House). It is not considered that an office use would give rise to any amenity concerns.

**3) Parking**

The parking standard for a Class B1 use would be lower than for an A1 use, for both the adopted and replacement UDP's. In view of this, and the town centre location where there are excellent public transport facilities, it is not considered that there would be any parking concerns arising.

**4) Accessibility**

The existing access has a front step which is proposed to be levelled off to improve accessibility into the building. An appropriate condition and informative are proposed.

**5) Consultation Response**

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.

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41 HIGH ST, HARROW ON THE HILL

2/12

P/561/04/CFU/GM

Ward: HARROW ON THE HILL

CHANGE OF USE: CLASS B1 (OFFICE) TO MIXED USE A1 (RETAIL) & A3 (RESTAURANT) ON BASEMENT AND GROUND FLOOR

KENNETH W REED & ASSOCIATES for MR ROBERT FULKER

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## RECOMMENDATION

Plan Nos: 1350/01A; 02B; 03C; 14; 15A; 16; 17; 18

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

1 **Time Limit - Full Permission**

2 Fume Extraction - External Appearance - Use

3 Noise from Music and Amplified Sound

4 Noise and Odour/Fume from Plant and Machinery

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

6 Disabled Access - Use

7 Listed Building – Details

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) the rooflights

b) the rear fire door and screen

c) the front timber doors

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

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

8 The A3 use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

Continued/...

Item 2/12 – P561/04/CFU continued/...

- 9 The A3 use shall only operate as part of a mixed use including a retail area as shown on Plan. No.1350/15A.  
REASON: To safeguard the amenity of neighbouring residents.
- 10 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class A3. of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).  
REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.  
(c) In the interests of highway safety.
- 11 Shop Window Display

INFORMATIVES

- 1 Standard Informative 21 – Bottle Recycling  
2 Standard Informative 23 – Considerate Contractor Code of Practice  
3 Standard Informative 27 – Access for All  
4 Standard Informative 32 – The Party Wall etc Act 1996  
5 Standard Informative 36 – Measurements from Submitted Plans  
6 The applicant is requested to liaise with the Council's Highways Enforcement Section with regard to the provision of a litterbin, or appropriate alternative, outside the premises. The applicant is asked to ensure that this is emptied at regular intervals and that the Public Highway outside the premises is kept litter-free.
- 7 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 Harrow Unitary Development Plans 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:  
E6 High Standard of Design  
E38 Conservation Areas - Character  
E39 Conservation Areas - Priority over other Policies  
E46 Quality of Development - Design and Layout of Non-Residential Development  
E51 Noise Nuisance  
EM1 Loss of Employment  
EM New Employment Policy  
T13 Car Parking Standards  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
EP25 Noise  
D4 Standard of Design and Layout  
D12 Statutorily Listed Buildings  
D16 Conservation Areas  
D17 Extensions and Alterations in Conservation Areas  
D18 Conservation Area Priority

Continued/...

D27 Shopfront and Advertisements

T13 Parking Standards

EM16 Business, Industrial and Warehousing Use - Outside Designated Areas

EM26 Food, Drink and Late Night Uses

8 INFORMATIVE:

The applicant is advised that Listed Building Consent is required for both internal and external works indicated on the approved plans and such permission should be secured before works commence.

9 INFORMATIVE:

The applicant is advised that advertisement consent is required for the signage indicated on the approved plans and such permission should be secured before works commence.

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## MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1. Retail Vitality/Character of the Conservation Area (E38, E39, EM1, EM) (D12, D17, D18, D27, EM16, EM26)
2. Neighbouring Amenity (E6, E46, E51) (SD1, EP25, D4)
3. Car Parking (T13) (T13)
4. Consultation Responses

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## INFORMATION

This application was deferred at the meeting of the Development Control Committee on 21<sup>st</sup> April for further notification which has since taken place. All responses are included in the report.

### a) Summary

Area of Special Character

Listed Building:	Grade II		
Conservation Area:	Harrow Village		
Car Parking	Standard:	9	(3)
	Justified:	0	(2)
	Provided:	0	
CCA	85m <sup>2</sup> indicative A3	44m <sup>2</sup> shop	
Council Interest:	None		

Continued/...

**b) Site Description**

- three storey terraced office building with basement, currently vacant
- situated on the eastern side of High Street, almost opposite the triangular green
- within the Harrow on the Hill Village Conservation Area and the core shopping area defined for the Hill
- building is Grade II listed
- nos.37/39 to the immediate north comprise a restaurant (A3) with residential use above, whilst No.43 to the south comprises a car showroom with residential use above

**c) Proposal Details**

- change of use of the ground floor and basement from offices (Class B1) to a mixed use, comprising a delicatessen (Class A1) at the front and a restaurant (A3) to the rear and in the basement
- alterations to the shopfront to include clear glass to the existing gothic arch windows, new timber doors enclosing recessed entrance, replacement separate front door
- alteration to the rear comprising replacement rooflights, fire exit door, timber screen
- kitchen extract duct to rear

**d) Relevant History**

HAR/4653	Use premises as professional offices	GRANTED 20-MAR-51
LBH/10633/1	Change of use from light industrial to estate agent offices/professional offices for architect, surveyor, accountant.	GRANTED 01-DEC-77
LBH/21416	Change of use of first and second floors and part of ground floor to offices	GRANTED 30-JUN-82
LBH/31553	Change of use of part of ground floor from office to estate agents	GRANTED 08-JAN-87
WEST/739/95/FUL	Change of use of ground floor : Estate agent to general office (Class A2 to B1)	GRANTED 14-FEB-96

Continued/...



**e) Applicant's Statement**

- site within shopping core area of Harrow on the Hill Village where Council considers change of use from offices to A3 use should be encouraged, and degree of flexibility in relation to other policies to promote this change possible.
- externally building will be refurbished where necessary but no change to the basic design
- new doors will generally be open during opening hours with glazed screen and door to lobby
- glass to windows will be made clear to effect better views into the ground floor space
- signs will be installed in a sympathetic manner on the outside of the building and will be subject of a separate advertisement consent
- internally there will be a delicatessen on the front section of the ground floor and the rear section will be devoted to the restaurant
- rear area will have access from the rear service road and will act as a storage and delivery area, together with an area for the storage of waste bins.
- disabled persons toilet will be installed on the ground floor, new staff toilets/kitchens/stores and other staff facilities in basement
- no major changes envisaged to internal layout or structure however a listed building consent will be sought if principal of change of use allowed.
- rear extract duct will be required and would be located in the least intrusive and inconspicuous manner possible
- no car parking to rear of site however on street parking restrictions are relaxed when the restaurant would be in main use
- proposal will bring vitality to the High Street, both during the day and in the evening, as well as making the listed building more accessible to the public

**f) Consultations**

CAAC: Parking could be a problem but the deli/retail elements should add to the vitality of the conservation area.

**Advertisement:** Charact of Cons Area Expiry  
08-APR-04

**1<sup>st</sup> Notification** Sent Replies Expiry  
36 1 30-MAR-04

**Response:** Area in need of somewhere to buy local fresh food at weekends and a further quality restaurant is needed in the area.

Continued/...

**Response:** Insufficient consultation; light and noise pollution; loss of character of Hill; loss of property value; increased parking.

## **APPRAISAL**

### **1. Retail Vitality/Character of the Conservation Area**

The change of use of the ground floor and basement of the building from offices to a mixed use comprising a shop and restaurant is to be welcomed in retail policy terms. It would accord with the aims of defining a shopping core area for Harrow on the Hill Village. The viability of the upper floor office use would not be compromised as these have in the past been separately let from the ground floor and basement.

With regard to the Character of the Conservation Area, this would be enhanced by the increased activity that the mixed use would entail. The appearance of the listed building would also be enhanced through the use of the clear glazing for the front windows.

### **2. Neighbouring Amenity**

The property to the north is an established restaurant with residential use above whilst that to the south is a car showroom again with residential use above. Other nearby restaurants are at Nos.51 and 86 with permission having also been granted for No.49 in December 2003. The principle of allowing A3 uses in the shopping core has already been established and subject to conditions relating to noise, odours and hours of use it is considered that there would be no detrimental effect on neighbours amenity. A restriction within the use class would be appropriate given the scale of the facility and the nature of the layout indicated whereby there would be shared access arrangements for the proposal and upper floor uses.

### **3. Car Parking**

Given the desire to attract more activity to the shopping core area, and the likelihood that such activity would be at its greatest when on-street parking restrictions in the area are relaxed, it is not considered that a parking reason for refusal could be reasonably justified.

### **4. Consultation Responses**

These are largely addressed in the report. The second notification period has addressed the concerns raised about notifications. Property value is not a planning matter. There are conditions proposed relating to noise and hours of use. It is not considered that there would be unacceptable light pollution. The site lies within the commercial core of the Hill and would add to the character and facilities of the area.

Continued/...

**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.

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**106 UXBRIDGE ROAD, HATCH END**

**2/13**

**P/544/04/CFU/JH**

Ward: HATCH END

CHANGE OF USE : RESIDENTIAL (CLASS C3) TO  
HEALTH CLINIC (CLASS D1) ON GROUND FLOOR

JOSE K JOSEPH

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## **RECOMMENDATION**

Plan Nos: Unnumbered received 27/02/04, OS Plan

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

- 1 Time Limit - Full Permission
- 2 The premises shall be for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).  
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 3 The use hereby granted planning permission shall not be open to patients outside the following times:  
09:00 to 18:00 hours, Monday to Saturday inclusive.  
REASON: To ensure an appropriate scale of use in this residential area and to safeguard neighbouring amenity.
- 4 No more than two staff shall be on the premises at any one time.  
REASON: To ensure an appropriate scale of use in this residential area and to safeguard neighbouring amenity.
- 5 The remainder of the premises shall be used for residential purposes only and not in connection with the use hereby permitted.  
REASON: To safeguard the provision of residential accommodation.
- 6 The use hereby approved shall be run on an appointment only basis with no more than 2 patients on the premises at any one time.  
REASON: To ensure an appropriate scale of use in this residential area and to safeguard neighbouring amenity.
- 7 The use hereby permitted shall be carried on only by the applicant and shall be for a limited period being the period during which the premises are occupied by the applicant.  
REASON: To reflect the particular circumstances of the applicant.
- 8 Notwithstanding the rules of the Town & Country Planning (Control of Advertisements) Regulations 1992, no advertisement signs shall be displayed at the site without the prior approval of the Local Planning Authority.  
REASON: To safeguard the visual appearance of the locality.

Continued/...

**INFORMATIVES:**

**1 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 Harrow Unitary Development Plans 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:

- E6 High Standard of Design
- H18 Loss of Residential Land and Buildings
- T13 Car Parking Standards
- C9 Health Care and Social Services

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
- H12 Property in Multiple Occupation – Self-contained Flats
- T13 Car Parking Standards
- C12 Community Protection and Emergency Services

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Character of the Area (E6, H18), (SD1, H12, C12)
  - 2) Residential Amenity (C9), (C12)
  - 3) Parking and Highway Safety (T13), (T13)
  - 4) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Car Parking:	Standard:	9	(3)
	Justified:	9	(3)
	Provided:	5	(5)
Floorspace:		195.54	
Council Interest:		None	

**b) Site Description**

- Two-storey detached dwelling located on the northern side of Uxbridge Road in Hatch End;
- The site is situated on a prominent corner location adjoining the Hatch End Free Church to the north-east and fronting the roundabout at the junction of Uxbridge Road, Rowlands Avenue and Headstone Road;
- Adjoining the property to the west is a detached dwelling with semi-detached dwellings beyond this;
- The Hatch End Playing Field is located directly opposite the site to the south with a further playing field to the east;
- Transport links are located nearby.

Continued/...

**c) Proposal Details**

- Use of ground floor as 'Ayurvedic' massage therapy clinic (Class D1);
- Consultation room and two treatment rooms proposed in connection with the use;
- First floor would remain in residential use for clinic staff;
- Opening hours 0900 – 1300; 1500 - 2000 Monday to Saturday; 1100 – 1600 Sunday;
- 5 - 6 appointments per day;
- Maximum 2 patients and 2 staff at any one time including Ayurvedic physician;
- Existing 3 forecourt parking spaces and 2 garage parking spaces unchanged.

**d) Relevant History**

LBH/31991	Single storey side, two storey and first floor rear extensions	GRANTED 20-MAR-1987
LBH/9623	Change of use of ground floor from dental surgery to offices with self contained flat over	REFUSED 19-NOV-1973

**e) Applicant's Statement**

- Intend to offer a health service that provides a form of therapy, through a traditional Indian method of treatment known as Ayurveda;
- Health clinic to provide services such as massage therapy, steam baths and ointments using natural herbal medicine, for the treatment of conditions like arthritis, back problems, allergies and diabetes;
- Will also offer health programs that include advice on improved lifestyle, stress related problems and yoga instructions to help patients fulfil a better life;
- The concept of the therapy is to provide a more natural form of healing;
- A professional Ayurvedic physician will operate the clinic and a qualified therapist will assist;
- Service is aimed to be discrete and confidential.

**f) Consultations**

<b>Notification</b>	<b>Sent</b>	<b>Replies</b>	<b>Expiry</b>
	16	3	31-MAR-04

**Response:** Proposal would create parking problems in the vicinity prejudicial to highway safety and free flow of traffic. There are already two other medical clinics along this busy stretch of road and although parking restrictions along the north side are proposed in the long term, this would lead to further congestion in Rowlands Avenue. Potential disturbance from traffic or car parking and will have adverse impact on amenity and character of area.

Continued/...

## **APPRAISAL**

### **1) Character of Area**

It is not uncommon for medical uses such as Doctors and Dental surgeries to be located within houses in residential areas, as proposed here. The property has actually been used as a dental surgery in the past although some time has elapsed. The use of rooms on the ground floor only in this case would limit the intensity of use, which could also be controlled by condition.

Both adopted and replacement UDPs commit the Council to ensuring that there are sufficient health care facilities to cater for the needs of the community, and the proposed use would meet this objective.

It would also retain the first floor of the dwelling in residential use and therefore not result in the loss of the entire residential unit thereby meeting criterion (C) of replacement policy C12.

There would be no external alterations that would damage the domestic appearance of the property, and overall it is considered that the proposal would not harm the character of the area.

### **2) Residential Amenity**

The location of the property fronting a main road/ roundabout and adjacent to a church and parks, together with the detached character of this dwelling makes it more suitable for a use of this kind in terms of noise transmission and direct neighbourly impact.

As mentioned it is considered that the intensity of use would be acceptable given the use of rooms on the ground floor only for the clinic. The proposed numbers of staff, patients and the inclusion of condition limiting hours of operation from those proposed would also mitigate the impact on neighbouring amenity, which would meet the requirements of criterion (A) of policy C12.

### **3) Parking and Highway Safety**

The site is within 600m of Hatch End station and served by up to 4 bus routes.

The number of onsite parking spaces would be adequate for staff/ residents and visitors. Further unrestricted parking is available nearby although the scale of the proposed use would not result in significant off-site parking or harm to highway safety and the free flow of traffic.

In these circumstances it is considered that criteria (B) and (D1) of policy C12 are complied with.

## **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.

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**MADALANE HOUSE, HILLSIDE RD, PINNER**

**2/14**

**P/848/04/CFU/GM**

Ward: PINNER

REPLACEMENT DOUBLE GARAGE WITH NEW DRIVEWAY AND PROVISION OF WALL WITH DOUBLE GATES ON HILLSIDE ROAD FRONTAGE.

ALAN CUMBER

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## **RECOMMENDATION**

Plan Nos: P001.001; 002; 003; 004; 005; 006  
P01.006g rev A; 010gl; 0011gl; 013gl; 016gl; 020G1 and site plan.

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)
  - (b) the ground surfacing
  - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.
- 3 Parking for Occupants - Garages
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented

## **INFORMATIVES**

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc Act 1996
- 3 **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 Harrow Unitary Development Plans 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:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
- E2 Protection of Green Belt and Metropolitan Open Land
- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E9 Green Belt -Acceptable Land Uses
- E10 Green Belt - Criteria for Development

Continued/



Item 2/14 - P/848/04/CFU continued.....

- E11 Green Belt - Extensions to Buildings
- E45 Quality of Development - Design and Layout of Residential Development
- E38 Conservation Areas - Character
- E39 Conservation Areas - Priority over other Policies
- Replacement Harrow Unitary Development Plan:
  - SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
  - SD1 Quality of Design
  - EP31 Areas of Special Character
  - EP32 Green Belt-Acceptable Land Uses
  - EP33 Development in the Green Belt
  - EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas
- D18 Conservation Area Priority

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Green Belt/Area of Special Character (E1, E2, E4, E8, E9 Revised, E10 Revised, E11 Revised) (SEP6, EP31, EP32, EP33, EP34)
- 2) Conservation Area, Character and Appearance (E38, E39) (D16, D17, D18)
- 3) Neighbours Amenity (E6, E45) (SD1, D4, D5)
- 4) Consultation Responses

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**INFORMATION**

**a) Summary**

Area of Special Character  
Conservation Area: Pinner Hill Estate  
Green Belt  
Council Interest: None

**b) Site Description**

- Detached property on north east side of junction of Hillside Road and Potter Street
- Within Pinner Hill Estate Conservation Area, Green Belt and Area of Special Character

Continued/.....

Item 2/14 - P/848/04/CFU continued.....

- Attached garages at front, at lower level to house, now demolished, with open access from Hillside Road
- Frontage to Hillside Road planted with trees and shrubs
- New gravel driveway within site

**c) Proposal Details**

- Replacement double garage with pitched roof over
- Revised access point from Hillside Road, with removal of tree stump
- New 2.2m high wall with arch over pedestrian gate and electronically operated gates
- New planting to close off existing access
- Table below sets out changes from original building

	<b>Original</b>	<b>Proposed</b>	<b>% Increase over Original</b>
Footprint	138.8	170.0	<b>22.5%</b>

There are no available figures for comparison of floorspace and volume however as the property has not been extended previously and the proposal is only single storey, the % increases would be lower than 22%.

**d) Relevant History**

P/2604/03/CFU                      Two Storey Side And Single Storey Rear      CURRENT  
Extension And Replacement Garage.                      APPLICATION

**e) Applicant's Statement**

- Existing garages to be demolished and replaced with one larger double garage
- Gravel driveway to be cut into the garden at the Hillside Road edge
- Small section of wall for purposes of supporting an electronically operated gate for vehicular access and a small wooden gate for pedestrian access
- Considerable replanting of shrubs and trees along boundary proposed, as well as replacement of an original 19<sup>th</sup> century street lamp at the corner of the site

Continued/.....

**f) Consultations**

CAAC: Object: Garage is overly large – twice a normal double garage and has a bland street elevation. Roof pitch looks very shallow and materials are not clear. Garage would be out of balance with the rest of the house and looks like a warehouse/workshop.

Too much an increase in hardsurfacing over the existing leading to a loss of greenery which would be detrimental to the area. Proposed gates should be the same height as the wall.

The summer house shown on the proposed plans is not included in the description of the development – is this part of the proposals?

<b>Advertisement</b>	Character of Conservation Area		Expiry 20-MAY-04
<b>Notifications</b>	Sent 4	Replies Awaited	Expiry 06-MAY-04

**APPRAISAL**

**1) Green Belt/Area of Special Character**

The works proposed under this application have commenced on site. They would serve to improve the appearance of the site frontage and benefit both the Green Belt and Area of Special Character. The former garages (now demolished) were of a poor appearance being in a poor state of repair. Being sited at the front of the house, accessed via an open driveway, they did not provide a good setting for the building.

The current proposal involves an increase in footprint of some 22% and a reduced level of increase for both floorspace and volume. This level of increase is considered to be appropriate given the lack of previous extensions to the property. The new access and revised boundary treatment and hardsurfacing would also be appropriate to the location and would serve to “green” up the frontage.

**2) Conservation Area, Character and Appearance**

As stated above, the overall result of the proposal would be to improve the appearance of the site. Subject to the use of good materials there would be an enhancement to the character and appearance of this part of the Conservation Area.

Continued/.....

**3) Neighbours Amenity**

The adjoining occupiers would not be affected by the proposal. There would be a considerable improvement in amenity for the occupiers of the application site itself as the proposal would substantially increase their security. There have been a number of burglaries at the site in the recent past due in some part to the open nature of the frontage.

**4) Consultation Responses**

The garage is considered a suitable replacement and an improvement upon the previously existing garages. The materials are covered by a condition. There would be no loss of greenery overall. The summerhouse is not part of this application and will be considered separately in due course.

**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.

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**35 BROOKSHILL AVENUE, HARROW**

**2/15**

**P/432/04/CFU/JH**

Ward: HARROW WEALD

SINGLE STOREY SIDE EXTENSION,  
ALTERATIONS TO ROOF TO FORM  
END GABLE AND REAR DORMER

DAVID R YEAMAN & ASSOCIATES for MR & MRS KOPITCO

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## **RECOMMENDATION**

Plan Nos: 001; 002B; OS Plan

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

1 Time Limit - Full Permission

2 Materials to Match

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 Harrow Unitary Development Plans 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:

E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character

E2 Protection of Green Belt and Metropolitan Open Land

E4 Protection of Structural Features

E6 High Standard of Design

E8 Areas of Special Character

E10 Green Belt - Criteria for Development

E11 Green Belt - Extensions to Buildings

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

SEP5 Structural Features

SEP6 Area of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

EP32 Green Belt - Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to buildings in the Green Belt

D4 Standard of Design and Layout

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Green Belt Land and Area of Special Character (E1, E2, E4, E6, E8, E10, E11, E45) (SEP5, SEP6, SD1, EP32, EP33, EP34, D4)
  - 2) Neighbouring Amenity (E45) (D4)
  - 3) Consultation Responses
- 

continued/

## INFORMATION

### a) Summary

Area of Special Character

Green Belt

Site Area: 337m<sup>2</sup>

Council Interest: None

### b) Site Description

- two storey semi-detached dwelling situated on the southern side of Brookshill Avenue
- existing dwelling has a garage and car port attached
- site located within the Metropolitan Green Belt and Area of Special Character
- adjoining semi-detached dwelling has had a loft conversion including hip to gable roof alterations with a large dormer located to the rear

### c) Proposal Details

- remove existing car port and erect single storey side extension adjoining the existing garage
- the side extension would form a continuation of the front elevation and provide WC, utility room and an extension to the dining room. The garage would be converted to enlarge the existing lounge/TV room
- dimensions to include a width of 3.0m, depth of 6.0m (to front of garage) and height of 3.7m at the highest point
- application also proposes alterations to the roof involving a hip to gable roof extensions and large rear dormer to provide a further bedroom with ensuite bathroom

### d) Relevant History

None

### e) Notifications

Sent  
5

Replies  
1

Expiry  
29-MAR-04

**Summary of Response:** Concerns relating to location of boundary and impact on adjoining garage.

## APPRAISAL

### 1) Green Belt Land and Area of Special Character

the percentage increase for footprint, floor area and volume are as follows:

	Original	Existing	% Over Original	Proposed	% Over Original
Footprint (m <sup>2</sup> )	77	93.8	+ 21.8	93.2	+21%
Floor Area (m <sup>2</sup> )	115	133	+ 15.7%	154.5	+34%
Volume (m <sup>3</sup> )	444	494	+11%	539	+21%

continued/

Plan policy requires that 'development will be strictly controlled within the Green Belt to ensure that such land remains primarily open and existing environmental character is maintained or enhanced' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

The existing dwelling has previously had minor additions comprising a car port, resulting in an overall increase of 15% in floor area and 11% in volume. The proposal would increase these figures to 34% and 21% respectively. The footprint of the original building is also likely to be increased by up to 21%. Given the proposed increases in area and volume, the additions are not considered disproportionate in terms of the size of the original dwelling.

Plan provisions also require that proposals be well designed in relation to the site and in particular that sufficient space within the site should remain around any structures to retain the spaciousness and character of the Green Belt. The proposal would not represent an increase of the existing footprint and therefore the space around the dwelling would remain the same. The addition of a hip to gable extension and rear dormer would comply with the Council's Householder Guidance and add to the symmetry of the dwelling, given that it would match the adjoining dwelling in the semi-detached pair which has previously undertaken the same works.

**2) Neighbouring Amenity**

It is not envisaged there would be any impact on neighbouring amenity. The side extension would replace an existing car port located alongside the neighbour's garage. The addition of two flank windows would face the sidewall of the garage and are therefore not considered objectionable. The addition of two velux rooflights to the roof over the side extension and a further rooflight to the front roofslope would likewise cause no problems of overlooking. The hip to gable extension and rear dormer addition would balance the dwelling with the adjoining property and would not increase the level of overlooking that exists at present.

**3) Consultation Responses**

Boundary related issues are not a consideration within the context of the current planning application.

**CONCLUSION**

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

REAR DORMER

M STAMENKOVIC for MR & MRS SHAH

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## RECOMMENDATION

Plan Nos: PL-01; 02; 03; 04; 05; 06; 11; 12; 13; 14; 15; 16; 17 and site plan

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)The development shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.

## INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 **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 Harrow Unitary Development Plans 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:  
E5 Protection of Character of Conservation Areas  
E6 High Standard of Design  
E38 Conservation Areas - Character  
E39 Conservation Areas - Priority over other Policies  
E45 Quality of Development - Design and Layout of Residential Development  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens  
D4 Standard of Design and Layout  
D16 Conservation Areas  
D17 Extensions and Alterations in Conservation Areas  
D18 Conservation Area Priority

Continued/....



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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

1. Conservation Area and Character and Appearance (E5, E6, E38, E39, E45) (SD1, SD2, D4, D16, D17, D18)
  2. Consultation Responses
- 

**INFORMATION**

**a) Summary**

Conservation Area: Canons Park Estate  
Council Interest: None

**b) Site Description**

- two-storey semi-detached property on south-western side of road
- within Canons Park Estate Conservation Area

**c) Proposal Details**

- rear dormer, set in 1m from shared wall and 4.5m from roof edge, and set-up 1m from roof eaves
- lead cheeks and roof

**d) Relevant History**

LBH/34760	First floor rear extension	GRANTED 07-APR-88
EAST/1053/02/FUL	Upgrading of front drive: demolition and re-building of existing front boundary wall, replacement hardsurfacing	GRANTED 13-DEC-02

**e) Consultations**

CAAC: No objections

**Advertisement**

Character of Con Area Expiry  
06-MAY-04

**Notifications**

Sent	Replies	Expiry
3	0	15-APR-04

Continued/....

## **APPRAISAL**

### **1. Conservation Area Character and Appearance**

The proposed rear dormer would be subordinate to the original roof design and would not appear unduly obtrusive or bulky. It has been drawn up to comply with the requirements of the Council's Supplementary Planning Guidance and does not give rise to any concerns. The character and appearance of this part of the Conservation Area would be preserved.

### **2. 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.

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**HILLFIELD, 19 MOUNT PARK RD, HARROW**

**2/17**

**P/623/04/CFU/JH**

Ward: HARROW ON THE HILL

PROVISION OF SWIMMING POOL WITH PAVED SURROUND

KENNETH W REED & ASSOCIATES for MR & MRS G PHILLIPS

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## **RECOMMENDATION**

Plan Nos: 1396/1, 1396/2

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

1 Time Limit - Full Permission

## **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 Harrow Unitary Development Plans 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:

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E8 Areas of Special Character

E35 Locally Listed Buildings - Retention and Maintenance

E38 Conservation Areas - Character

E39 Conservation Areas - Priority over other Policies

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP31 Areas of Special Character

D4 Standard of Design and Layout

D13 Locally Listed Buildings - Retention and Maintenance

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

D18 Conservation Area Priority

2 Standard Informative 23 - Considerate Contractor Code of Practice

continued/

**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Appearance or Character of Conservation Area (E5, E6, E8, E35, E38, E39, E45), (SD1, SD2, EP31, D4, D13, D16, D17, D18)
  - 2) Neighbouring Amenity (E45), (D4)
  - 3) Consultation Responses
- 

**INFORMATION**

**a) Summary**

Locally Listed Building

Conservation Area: Mount Park

Council Interest: None

**b) Site Description**

- Large detached dwelling set back from the road on a sizeable plot;
- The dwelling is a locally listed building situated within the Mount Park Conservation Area and Area of Special character;
- The site is well screened by mature gardens.

**c) Proposal Details**

- Construction of a swimming pool (11m x 5.5m) and Jacuzzi set in a paved area (21.4m x 10m) to the front side of the dwelling;
- The pool surround would be paved in York stone pavers adjoining an existing York stone patio to the side of the dwelling;
- A brick planter (0.8m x 21.4m) is also to be constructed to the edge of the pool surround adjoining an existing gravel path.

**d) Relevant History**

P/720/03/CCA	Demolition of Double garage at rear	GRANTED 14-JUL-2003
P/721/03/CFU	Replacement double garage	GRANTED 14-JUL-2003
WEST/915/01/FUL	Conservatory at side	GRANTED 14-DEC-2001

continued/

**e) Applicant's Statement**

The large house sits on a large site surrounded by trees and hedges on its perimeter. The site chosen for the pool is within a large area of grass away from the main elevation of the house. It will not be seen from the public highway nor will it affect the setting of the house. It is located away from major trees primarily to avoid leaf droppings but secondly to ensure that no harm is done to tree roots. The equipment servicing the pool will be located inside the house and the service routes are under grass areas, which do not affect trees.

**f) Consultations**

CAAC: No objections

<b>Advertisement</b>	<b>Character of Conservation Area</b>		<b>Expiry</b>
			22-APR-04
Notifications	Sent	Replies	Expiry
	10	0	13-APR-04

**APPRAISAL**

**1) Appearance or Character of Conservation Area**

The impact on the setting of the Locally listed building and character and appearance of the Mount Park Conservation Area would be negligible. The dwelling is situated on a large plot and enjoys a private aspect. The pool would be set into a large lawned area near the front side of the dwelling adjoining an existing patio formed of York Stone. The paved area surrounding the pool and Jacuzzi would also be formed of matching York Stone. The proposal would preserve the character and appearance of this part of the Mount Park Conservation Area.

**3) Neighbouring Amenity**

It is not envisaged that there would be any impact on neighbouring amenity. The site is large and well screened from the road and surrounding properties by mature gardens and trees.

**4) Consultation Responses**

Addressed by 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.

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43 CROWN ST, HARROW

2/18

P/2719/03/CFU/JH

Ward: HARROW ON THE HILL

INCREASE HEIGHT OF WALL FRONTING CROWN STREET

MR K ESHRAGHI for MR R SARA

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## RECOMMENDATION

Plan Nos: 1/43 (Revised), OS map

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
  - (a) the extension/building(s)
  - (b) the ground surfacing
  - (c) the boundary treatmentThe 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 Harrow Unitary Development Plans 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:  
E5 Protection of Character of Conservation Areas  
E6 High Standard of Design  
E38 Conservation Areas - Character  
E39 Conservation Areas - Priority over other Policies  
E45 Quality of Development - Design and Layout of Residential Development  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens  
D4 Standard of Design and Layout  
D13 Locally Listed Buildings - Retention and Maintenance  
D16 Conservation Areas  
D17 Extensions and Alterations in Conservation Areas  
D18 Conservation Area Policy

Continued/....

## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Neighbouring Amenity (E45), (D4)
  - 2) Traffic & Road Safety
  - 3) Appearance or Character of Conservation Area (E5, E6, E35, E38, E39, E45), (SD1, SD2, D4, D13, D16, D17, D18)
  - 4) Consultation Responses
- 

## **INFORMATION**

### **a) Summary**

Area of Special Character: Special Char & Adv  
Locally Listed Building:  
Conservation Area: Harrow on the Hill Village  
Council Interest: None

### **b) Site Description**

- Locally Listed detached dwelling on the southwest side of Crown Street;
- Site located within the Harrow on the Hill Village Conservation Area and Area of Special Character;
- Application is retrospective;
- Site slopes down Crown Street from northeast to southwest.

### **c) Proposal Details**

- Initially the proposal related to the retention of four brick courses to the existing brick wall fronting Crown Street;
- After discussion, the applicant proposes to remove the additional non-matching brick courses together with an original soldier course and replace these with 3 additional horizontal courses and single soldier course of matching bricks.

### **d) Relevant History**

None.

### **e) Applicant's Statement**

- Further to re-submitted plans we wish to submit brick samples to match the existing garden wall as discussed. The sample bricks are obtained from the 'London Reclaim Co'. The bricks are 'Yellow Multi'. Would be grateful for your opinion as soon as possible if they are acceptable in order to rebuild the garden wall to your satisfaction.

### **f) Consultations**

CAAC: The height of the wall is acceptable, but the execution is not. The bricks, which have been used, are a poor match and the top course of bricks of the original wall should have been removed prior to the new bricks being added, as this would have created a tidier appearance.

Continued/...

<b>Advertisement:</b>	Character of Conservation Area	Expiry	
		11-MAR-04	
<b>Notifications</b>	Sent	Replies	Expiry
	11	2	27-JAN-04

### Summary of Responses :

Completed brickwork does not blend with existing old wall and colouring is not correct. Not in keeping with conservation area; front wall was painted red to match bricks at top but not side wall adjoining No.55; top row of existing bricks were not removed or cleaned of moss; existing wall has damage in various places from trees and movement which should be addressed before any work carried out; altered access to the highway for the owners of Nos. 55 & 57. The height of 1.8m blocks visibility for vehicles and pedestrians entering Crown Street from Nos. 55 & 57 at one of the few passing points when congestion occurs at peak times.

### APPRAISAL

**1) Neighbouring Amenity**

It is not envisaged there would be any impact on neighbouring amenity.

**2) Traffic & Road Safety**

There are no concerns relating to traffic and road safety.

**3) Appearance or Character of Conservation Area**

There is no objection to the principle of raising the height of the existing brick wall by 4 courses. The character, appearance and setting of the Locally Listed building and Harrow on the Hill Conservation Area would be preserved by removing the recently added brick courses for which planning permission was not obtained, together with an original soldier course and their replacement with bricks of closely matching shape and colour. A capping soldier course would also resemble the original wall. Samples of the bricks to be used have been submitted to the satisfaction of The Councils Conservation Officer.

**4) Consultation Responses**

The responses relate to the existing situation where the brick courses have been added without the benefit of planning permission. The details of the current application would satisfy the issues raised by the responses.

### 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.



PROVISION OF TWO "EYEBROW" DORMER WINDOWS ON SIDE ELEVATION

MR M MALSKI

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**RECOMMENDATION**

Plan Nos: 2E, 2G, OS Plan

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
  - 2 Materials to Match
  - 3 The window(s) in the flank wall(s) of the proposed development shall:
    - (a) be of purpose-made obscure glass,
    - (b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.
- REASON: To safeguard the amenity of neighbouring residents.

**INFORMATIVES**

- 1 **INFORMATIVE:**

**SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:**

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

  - E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
  - E2 Protection of Green Belt and Metropolitan Open Land
  - E4 Protection of Structural Features
  - E6 High Standard of Design
  - E10 Green Belt - Criteria for Development
  - E11 Green Belt - Extensions to Buildings
  - E38 Conservation Areas - Character
  - E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

  - SEP5 Structural Features
  - SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
  - SD1 Quality of Design
  - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
  - EP33 Development in the Green Belt
  - EP34 Extension to Buildings in the Green Belt
  - D4 Standard of Design and Layout

Continued/...

- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas
- 2 Standard Informative 23 - Considerate Contractor Code of Practice

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Green Belt Land and Area of Special Character (E1, E2, E4, E6, E10, E11), (SEP5, SEP6, SD1, EP33, EP34)
- 2) Appearance or Character of Conservation Area (E38), (SD2, D16, D17)
- 3) Neighbouring Amenity (E45), (D4)
- 4) Consultation Responses

---

**INFORMATION**

**a) Summary**

Area of Special Character  
Conservation Area: Pinner Hill Estate  
Site Area: 0.19ha  
Tree preservation Order  
Council Interest: None

**b) Site Description**

- Two storey detached dwelling situated on the eastern side of Potter Street Hill;
- The site is located within the Metropolitan Green Belt, Pinner Hill Estate Conservation Area and Area of Special Character;
- The area is characterised by detached dwellings set on large plots with a semi-rural atmosphere.

**c) Proposal Details**

- Addition of two eye-brow style dormers to the north side elevation of the dwelling ;
- The dormers would be sited near the bottom of a cat slide roof and project a maximum of 0.9m from the side of the roof;
- Dimensions include a width of 1.3m and height of 1.7m;
- Two-light windows are included to match existing dormer windows to the front;
- The dormers would serve two bathrooms.

**d) Relevant History**

WEST/455/01/FUL	Part single, part two storey side extensions (Appeal allowed 20-NOV-2001)	REFUSED 06-JUL-2001
WEST/832/00/FUL	Two-storey side and part single/part two storey side extensions (Appeal allowed 20-NOV-2001)	REFUSED 06-APR-2001

Continued/...

WEST/1001/00/FUL      Creation of patio, driveway & hard standing      GRANTED  
09-FEB-2001

**e) Consultations**

CAAC: No objections to the principle of this but the current proposals are too large. Two-light window should be used.

<b>Advertisement</b>	Character of Conservation Area		Expiry 08-APR-04
<b>Notification</b>	Sent 2	Replies 0	Expiry 30-MAR-04

**APPRAISAL**

- 1) Greenbelt Land and Area of Special Character**  
The impact on the Green Belt and Area of Special Character would be negligible. The land would remain primarily open and the existing environmental character maintained. The dormer additions would not result in any increase in footprint or floor area and would represent only a minor increase in volume and are therefore not considered disproportionate in relation to the existing or original dwelling.
- 2) Appearance or Character of Conservation Area**  
The scheme has been amended reducing the size of the dormers from larger three-light windows to smaller two-light windows. The dormers would not be overly visible from the front elevation and would mirror the design of dormers to the front elevation. The additions would preserve the character and appearance of the property and this part of the Pinner Hill Estate Conservation Area.
- 3) Neighbouring Amenity**  
Given the proximity of the adjoining neighbour to the north, a condition for obscure glazing is attached to avoid any loss of privacy.
- 4) Consultation Responses**  
Comments received from CAAC relate to an initial scheme that has subsequently been revised.

**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.

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86 HIGH ST, HARROW ON THE HILL

2/20

P/951/03/CLB/PKL

Ward: HARROW ON THE  
HILL

LISTED BUILDING CONSENT: CONSERVATORY AND STAIRS AT REAR, INTERNAL ALTERATIONS

Architectural Design Prac. for Guy Marx

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## RECOMMENDATION

Plan Nos: 1821/1 Rev F, 1821/2 Rev A, 1 page of photographs

**GRANT** listed building consent in accordance with the works described in the application and submitted plans, subject to the following

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 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) samples to be submitted of all external materials
  - b) a drawing showing the exact profile of all timber glazing bars to be used in the construction of the new conservatory
  - c) sample brick panel showing proposed brick, bond type and mortar type
  - d) further details of the works required to attach the new conservatory to the weather-boarded element of the rear elevation of the listed building
  - e) further details to be submitted showing the exact design of the proposed replacement windows and doors to the rear elevation of the main buildingThe works shall be completed in accordance with the approved details and shall thereafter be retained.  
REASON: To protect the special architectural or historic interest of the listed building.
- 3 Listed Building - Unknown Evidence
- 4 Listed Building - Making Good
- 5 Listed Building - Protection of Interior
- 6 Listed Building - Services and Fittings

Continued/.....

Item 2/20 - P/951/03/CLB continued.....

INFORMATIVES:

- 1      INFORMATIVE:  
SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR  
CONSERVATION AREA CONSENT:  
The decision to grant Listed Building or Conservation Area Consent has been taken  
having regard to the policies and proposals in the Harrow Unitary Development  
Plans 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:  
E34    Statutorily Listed Building  
Replacement Harrow Unitary Development Plan:  
D12    Statutorily Listed Buildings

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**MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1)      Character of Listed Building (E34) (D12)  
2)      Consideration Responses

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**INFORMATION**

**a)      Summary**

Area of Special Character:

Locally Listed Building:

Conservation Area:                      Harrow on the Hill Village

**b)      Site Description**

- Early 18th century building with 3 late 19th century shop additions to the front
- patio/yard area to the rear

**bb)     Listed Building Description**

- early 18th century house with three late 19th century shops in front (designed by Arnold Mitchell)
- mix of traditional external materials including timber, brick, slate, red sandstone and weatherboarding
- internally, many original features of note still remain

Continued/.....

Item 2/20 - P/951/03/CLB continued.....

**c) Proposal Details**

- demolition of modern external timber staircase and balcony to the rear of the building
- erection of new conservatory, new timber staircase and new bin store to the rear of the building
- removal of existing modern timber door and windows to the ground floor section of the rear elevation, and their replacement with new door and windows

**d) Relevant History**

LBH/23274	External staircase	GRANTED 26-APR-83
LBH/42982	Conservatory extension to existing wine bar (including demolition of original outbuildings/store)	REFUSED 06-AUG-91
WEST/223/99/FUL	Conservatory at rear	REFUSED 12-MAY-99 GRANTED ON APPEAL 06-DEC-99

**e) Consultations**

<b>Advertisement</b>	Extension/alteration of listed building		Expiry 03-JUL-03
<b>Notifications</b>	Sent 26	Replies 1	Expiry 24-JUN-03

**Summary of Responses:**

It is hoped that the new timber staircase is not to replace the staircase with 'columnar newels and varied turned balusters' that is mentioned in the list description.

Continued/.....

## **APPRAISAL**

### **1) Character of Listed Building**

The application building became listed on 28th November 2002, and this has meant the applicant has needed to apply for listed building consent to complement the planning application for the same conservatory, which was granted at appeal in December 1999 (as can be seen in the relevant history section above). Since submission, this current application has been revised slightly so that the conservatory proposed is actually marginally smaller than that granted at appeal, and consequently has less of an impact on the surrounding area.

The existing rear elevation of 86 High Street is 3 storeys in height, one bay in width, and is weather boarded. It makes up one section of a larger rear elevation of 3 storey buildings, 82-86 High Street, which all form the listed building, and also directly adjoin to the Kings Head buildings (also listed). The rear ground floor section of no.86 contains a set of modern windows and a modern door leading to the kitchen area of the Gauchos restaurant. An external timber staircase leads from a rear patio up to a timber balcony at the first floor of the rear elevation. There is a door at this level, which leads from the balcony into the internal eating area of the restaurant at first floor level. The balcony and staircase are currently used to facilitate access from the internal eating area out to the rear yard area, which can be used as an external eating area.

The application proposes to remove and replace the existing timber balcony, external timber staircase and the modern ground floor door and windows at the rear elevation, and erect a timber conservatory in the patio area to the rear of 86 High Street.

The proposed replacement of the ground floor door and windows, (the "internal" alterations) as well as the external timber staircase and balcony, are considered acceptable, as all these features are modern and are not considered to be of any architectural or historic interest, so it is felt they can be removed without any consequential harmful impact on the special character of the listed building. Conditions would be used to control the specific details of the replacements.

When the associated planning permission was considered by a Planning Inspector in 1999 it was concluded that the proposal preserves the character or appearance of the surrounding conservation area. At that time 86 High Street was a locally listed building, and the Inspector made no comment in relation to any adverse impact that the structure had on the setting and character of the locally listed building.

The proposed conservatory is reasonably large but would be constructed from timber and has a simple design without any unnecessary and over elaborate detailing. It would be a self supporting structure but would be linked to the rear weather boarded elevation at a level between 1st and 2nd storey level by the attachment of lead flashings to create a secure weathering detail. Listed building considerations aside, in general design terms as a conservatory the structure is considered to be an acceptable example of this type of building.

Continued/.....

No alterations are proposed which would directly affect any significant built fabric of architectural or historic interest. In relation to the comments of the Georgian Group, as outlined above, the new timber staircase is *not* to replace the staircase with 'columnar newels and varied turned balusters' that is mentioned in the list description. So the principal assessment to be made in relation to this application is whether the impact of a conservatory of this size is acceptable in the context of the listed building.

The wider context of the application building is the patio/yard area to its rear, as well as the neighbouring buildings and structures which also face the patio/yard area. The proposed conservatory, whilst of a reasonably large size, would not appear overly dominant in this wider context. This is because the patio/yard area is sufficiently large in itself to accommodate the conservatory whilst still retaining open space around the new structure. In addition, the surrounding buildings and structures, including a tall boundary wall between the application site and the Kings Head, due to their large size, would still appear as the dominant principle features of the site in comparison to the new conservatory structure. Consequently it is not felt that the new conservatory would have a dominating impact on the listed buildings.

This rear elevation of the listed buildings, facing the patio/yard area, is made up of distinct architectural divisions and bays, which have developed as a series of different built forms. The width of the link element between the listed building and the new conservatory has been limited to the width of the existing weather-boarded bay at the rear of 86 High Street. This design feature respects the existing architectural divisions on the rear elevation of the listed building.

Included within the conservatory structure would be a bin store constructed of timber with a slate roof. This is a small discrete structure and its incorporation in the development is considered acceptable given the use of appropriate external materials, which can be controlled by condition.

Overall it is felt that the proposals would preserve the special character of the listed building and so are considered acceptable in terms of Policy E34 of the UDP and D12 of the Replacement UDP.

**2) Consultation Responses**  
Addressed in Appraisal.

**CONCLUSION**

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



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**O/S SUDBURY HILL STATION, GREENFORD RD,  
HARROW, STATION SHOP**

**2/21**

**P/864/04/DDT/JH**

Ward: HARROW ON THE  
HILL

DETERMINATION: RE-SITING TELEPHONE KIOSK

BT, WENDY STUBBS

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## **RECOMMENDATION**

Plan Nos: Unnumbered Plans; OS Plan

**GRANT** approval of details of siting/appearance subject to the following condition(s):

1 Time Limit - Full Permission

## **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 Harrow Unitary Development Plans 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:

E34 Statutorily Listed Building

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D12 Statutorily Listed Buildings

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Neighbouring Amenity (E45), (D4)
  - 2) Character or Setting of a Listed Building (E34), (D12)
  - 3) Consultation Responses
- 

## **INFORMATION**

### **a) Summary**

Listed Building:	Grade II
Town Centre	Sudbury Hill
Council Interest:	None

Continued/...

**b) Site Description**

- Sudbury Hill town centre;
- Site located outside the Sudbury Hill Tube Station a Grade II listed building on the western side of Greenford Road;
- Two telephone kiosks currently located on the pavement to the north frontage of the Station.

**c) Proposal Details**

- Re-site one telephone kiosk to the south frontage of the station and remove the other from site.

**d) Relevant History**

None.

**e) Applicant's Statement**

- BT Payphones are striving to improve the service offered to customers, by utilising the latest technology and equipment, in co-operation with Local Authorities. It has been requested that the kiosks(s) are moved in conjunction with diversionary works being carried out by the local Highways Authority (construction of new road crossing).

**f) Consultations**

Notifications	Sent	Replies	Expiry
	3	0	4-MAY-04

**APPRAISAL**

**1) Neighbouring Amenity**

There would be no impact to the amenity of adjoining properties.

**2) Character or Setting of a \*Listed Building**

The re-siting of an existing telephone box and removal of another telephone box from the north forecourt area to the south forecourt area of the Sudbury Hill Tube Station would have a negligible impact on the character and setting of the Grade II Listed Station.

**3) 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.

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48 WOODHALL GATE, PINNER

2/22

P/560/04/CFU/JH

Ward: HATCH END

SINGLE STOREY REAR EXTENSION

ROGER HAMMOND for MR & MRS HAYNES

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## RECOMMENDATION

Plan Nos: 01; Awaiting; OS Plan

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match

## 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 Harrow Unitary Development Plans 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:  
E5 Protection of Character of Conservation Areas  
E6 High Standard of Design  
E38 Conservation Areas - Character  
E39 Conservation Areas - Priority over other Policies  
E45 Quality of Development - Design and Layout of Residential Development  
Replacement Harrow Unitary Development Plan:  
SD1 Quality of Design  
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological  
D4 Standard of Design and Layout  
D16 Conservation Areas  
D17 Extensions and Alterations in Conservation Areas  
D18 Conservation Area Priority
- 2 Standard Informative 23 - Considerate Contractor Code of Practice

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## MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Appearance or Character of Conservation Area(E5, E6, E38, E39), (SD1, SD2, D16, D17,D18)
- 2) Neighbouring Amenity (E45), (D4)
- 3) Consultation Responses

continued/...

**INFORMATION**

**a) Summary**

Conservation Area: Pinnerwood Park Estate  
Council Interest: None

**b) Site Description**

- Two-storey semi-detached Artegen dwelling located on the eastern side of Woodhall Gate;
- Site situated in the Pinnerwood Park Estate Conservation Area;
- Neighbouring property to the north has extension to the rear;
- There are a number of rear extensions and conservatories visible to the rear of dwellings on Woodhall Gate.

**c) Proposal Details**

- Single storey rear extension for kitchen purposes;
- Extension to comprise a depth of 3.5m, width 3.6m and height 3.0m respectively;
- Additions to be set in from the side of the dwelling adjacent to the shared driveway between the subject property and 50 Woodhall Gate;
- The roof would be flat with a simple parapet wall finish, using tile creasing and brick on edge details;
- A rooflight would be centrally located behind the roof parapet.

**d) Relevant History**

None.

**e) Consultations**

CAAC: No Objection

**Advertisement** Character of Conservation Area Expiry  
08-APR-04

Notifications Sent Replies Expiry  
2 0 30-MAR-04

**APPRAISAL**

**1) Appearance or Character of Conservation Area**

The modest scale of the proposal would preserve the character and appearance of the Artegen dwelling and Pinnerwood Park Estate Conservation Area. Materials to be used would match the existing dwelling and the design with simple parapet wall finish, using tile creasing and brick on edge details is appropriate to the locality. The alterations would also be set in from the side of the dwelling to avoid the join of old and new brickwork.

continued/...

**5) Neighbouring Amenity**

There would be no impact on neighbouring amenity. The alterations are sufficiently removed from neighbouring properties to avoid any impact such as loss of light or privacy.

**6) 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.

**HARROW & WEALDSTONE STATION, 100 STATION P/940/04/CLB/AB  
APPROACH, WEALDSTONE**

Ward: MARLBOROUGH

LISTED BUILDING CONSENT: EXTENSION TO PLATFORMS.

MR D MOSS for NETWORK RAIL

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## **RECOMMENDATION**

Plan Nos: FLJ23104H-HW/CV. Drg 0002, PO1, 81202-001 REV A, Location Plan

**GRANT** listed building consent in accordance with the works described in the application and submitted plans, subject to the following

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 Listed Building - Details

## **INFORMATIVES**

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 INFORMATIVE

**SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:**

E34 Statutorily Listed Building

The following policies in the Replacement Harrow Unitary Development Plan are relevant to this decision:

D12 Statutorily Listed Buildings

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Listed building character (E34) (D12)
  - 2) Consultation Responses
- 

## **INFORMATION**

### **a) Summary**

Listed Building:	Grade II
Council Interest:	None

Continued/.....

**b) Site description**

Railway station

**bb) Listed Building Description**

Railway building. English bond red brick with channelled quoining and pilasters; lower courses of Cornish granite and Portland stone dressings; slate roofs. Plan of one storey booking hall adjoining 2-storey stair hall and tower in the Renaissance style. Keyed semi-circular stone arches over Diocletian windows set above two doorways with half-glazed panelled double doors; tripartite sash set in keyed and eared segmental stone architrave to left-side return; dentilled cornice beneath stone parapet with stone letters LNWR set in 4 round openings. Slightly projecting open-pedimented bay to rear of left side return with blocked voussoirs to semi-circular arched doorway, first floor Venetian window. Stone banding and lateral stack to clock tower, with clock faces set below dentilled stone cornice and pyramidal roof surmounted by weathervane. One storey platform elevation has 5 segmental-arched stone-keyed 12-pane sashes.

**c) Proposal Details**

- Extension of platform 6 by 58m in the Watford direction
- Extension to platform 5 by 42m in the London direction
- Extension to platform 4 by 17m in the London direction and 27m in the Watford direction
- Extension to platform 3 by 22m in the Watford direction and 19m in the London direction
- New fencing to protect back edge of new platform extensions

**d) Relevant History**

None

**e) Consultations**

English Heritage    Awaited

<b>Advertisement</b>	Listed Building	Expiry 11-MAY-04
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<b>Notifications</b>	Sent 3	Replies 0	Expiry 11-MAY-04
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Continued/.....

## **APPRAISAL**

### **1) Listed Building Character**

The main areas of special architectural or historic interest within the listed building are the ticket halls, overbridge and platform buildings comprising the waiting rooms etc. These buildings have been subject to a long programme of repair and refurbishment which has been well received and obtained a Railway Heritage Trust award.

Network Rail is seeking to extend the platforms to enable trains with more carriages to stop at the station as part of the West Coast route modernisation programme. The existing platforms would remain but with new extensions, with matching surface materials, joined on to them.

It is considered that the platforms are not of any intrinsic architectural merit and in terms of historic fabric, the proposals seek to add to what is there, rather than remove it. Much of the Watford end of the platforms would have been rebuilt after the major crash in the 1950s in any event. In terms of the setting of the ticket halls and bridge, it is considered that platforms are an appropriate part of the setting and that their increased size would not dominate over the buildings as they are essentially a low, raised ground level engineering structure. In addition, the new platforms would help support the station as a major interchange on this line, allowing greater use of the station so more people would appreciate the listed building and a better service would be provided to the public.

### **2) 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.



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LAND R/O BALLARDS MEWS, HIGH ST, EDGWARE, P/107/04/CFU/GM  
ADJ. UNIT 5

2/24

Ward: CANONS

CAR REPAIR WORKSHOP BUILDING (CLASS B2)

DAVID BARNARD for M KING

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## RECOMMENDATION

Plan Nos: 1; 2a

**GRANT** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 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 Fume Extraction - External Appearance - Buildings
- 4 Noise and Odour/Fume from Plant and Machinery
- 5 The use hereby permitted shall not be open to customers outside the following times:-  
(a) 08.00 hours to 20.00 hours, Monday to Saturday inclusive, without the prior written permission of the local planning authority.  
REASON: To safeguard the amenity of neighbouring residents.
- 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: 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 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).  
REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.

Continued/...

8 The flat roof element of the building hereby permitted shall not be used as a balcony or similar amenity area, or for storage, without the grant of further specific permission from the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents.

9 No paint spraying shall take place within the building hereby approved.

REASON: To safeguard the amenity of neighbouring residents.

#### INFORMATIVES

1 Standard Informative 23 - Considerate Contractor Code of Practice

2 Standard Informative 32 – The Party Wall etc Act 1996

3 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 Harrow Unitary Development Plans 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:

E6 High Standard of Design

E46 Quality of Development - Design and Layout of Non-Residential Development

E51 Noise Nuisance

EM7 (Revised) Business, Industrial and Warehousing Development - Criteria for Development

T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

D4 Standard of Design and Layout

T13 Parking Standards

EM23 Environmental Impact of New Business Development

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#### MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1. Employment Policy (EM7 revised), (EM23)
  2. Neighbouring Amenity (E6, E46, E51) (SD1, EP25, D4)
  3. Car Parking (T13) (T13)
  4. Consultation Responses
- 

#### INFORMATION

##### a) Summary

Car Parking	Standard:	}
	Justified:	} see report
	Provided:	}
Site Area:	0.018ha	
Floorspace:	180m <sup>2</sup>	
Employment Area:	Business Use Area	
Council Interest:	None	

Continued/...

**b) Site Description**

- site lies towards far north-western end of Ballards Mews, a road comprised of various industrial and car repair businesses accessed off High Street, Edgware (Edgware Road)
- site presently occupied by 3 timber/corrugated iron sheds in poor condition
- abuts access road of Edgware Court, a development of 3 x 3 storey blocks of flats
- Nos.19-27 Edgware Court lie a minimum of 4.5m from boundary

**c) Proposal Details**

- demolition of existing buildings on site
- replacement single storey workshop building of wedge shape, with flat roof at rear abutting boundary with Edgware Court and pitched roof over main element at front
- roller shutter doors to front, rooflights in front of pitched roof.

**d) Relevant History**

The site has a long planning history for various industrial and car based activities. The most recent application was as follows:

LBH/37455	Partial redevelopment to provide new single-storey building for car repairs, change of use of workshop to car showroom and provision of parking spaces through demolition of building	GRANTED 02-FEB-89
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**e)**

Notifications	Sent	Replies	Expiry
	42	0	19-MAR-2004

**APPRAISAL**

**1. Employment Policy**

The site has a long established history for industrial and car based activities, ie, repairs and servicing. It is presently disused and in a poor condition with the 3 buildings derelict and in a poor state of repair with rubbish piled between them.

The proposal would provide for a modern workshop building and subject to conditions relating to noise, fumes and hours of use would accord with the Council's employment policies.

**2. Neighbouring Amenity**

The new building would be an improvement in both visual and residential amenity terms for neighbouring occupiers. It would remove an existing eyesore and provide better noise insulation. Conditions are proposed relating to noise, fumes and hours of use, as well as requiring a replacement fence adjacent to Edgware Court.

Continued/...

3. **Car Parking**

The proposal would have a marginally increased footprint over the existing buildings however it is not considered that this would have a material effect on parking. Two spaces would be provided within the new building separate to the main workshop area.

4. **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.

## SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

**139 BURNT OAK BROADWAY, EDGWARE**

**3/01**

**P/461/04/CFU/GM**

Ward: EDGWARE

TWO STOREY REAR EXTENSION WITH  
REPLACEMENT EXTERNAL STAIRS

D SILVERMAN for DERASHAHI COMMUNICATIONS LTD

### RECOMMENDATION

Plan Nos: 04/32/1

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

- 1 The proposed rear extension, by reason of excessive height, bulk and rearward projection, would be unduly obtrusive, result in loss of light, overshadowing and loss of outlook, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent residential flats at 137a, 139a and 141a Burnt Oak Broadway.

#### INFORMATIVE:

- 1 Standard Informative 41 – UDP & Replacement UDP Policies and Proposals (E6, E51, T13, EM7 (Revised)) (SD1, EP25, D4, T13, EM23)

### MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Retail/Employment Policy (EM7 (Revised)) (EM23)
- 2) Neighbouring Amenity (E6, E51) (SD1, EP25, D4)
- 3) Parking/Highway Safety (T13) (T13)
- 4) Consultation Responses

### INFORMATION

#### a) Summary

Town Centre	Burnt Oak		
Car Parking	Standard:	3 (1)	)
	Justified:	3 (1)	) See Report
	Provided:	2	)
Floorspace:	155m <sup>2</sup>		
Council Interest:	None		

#### b) Site Description

- 2 storey terraced property on south-western side of road within local retail parade
- ground floor in retail use with self-contained flat above accessed from the rear
- rear yard used for parking/servicing accessed off service road
- large rear extension at no. 141 adjacent and substantial new development at nos. 131-135(o) to south-east

continued/

Item 3/01 - P/461/04/CFU continued.....

**c) Proposal Details**

- demolition of existing single storey rear projection
- 15.8m deep two storey rear extension incorporating new access to upper floor flat (on opposite boundary to existing access staircase)
- first floor element to be separate from existing first floor of building with 5.2m gap between the two, but facing windows
- first floor access to extension via same staircase as flat
- ground floor element set off boundary with no. 137 by 1m to accommodate access, first floor would be built over on stilts providing cover to access
- flat roof over with eaves line above eaves of existing building
- 2 parking spaces at far rear accessed off service road

**d) Relevant History**

None

**e) Consultations**

L. B. Barnet: Comments awaited

**Notifications**

Sent  
5

Replies  
0

Expiry  
30-MAR-04

**APPRAISAL**

**1) Retail/Employment Policy**

The application would provide a substantial warehouse area at the rear of an existing retail shop. Whilst there would be a link through to the shop the unit would also be accessed from the rear and the first floor element would share an access with the flat above the existing shop. There are not considered to be any retail policy issues, the proposal simply making use of the long rear yard of the shop. Indeed it may be seen as assisting with the viability of the existing business.

In employment policy terms however there would be a conflict with both Policy EM7 (as revised) of the adopted UDP and EM23 of the replacement plan. Both policies require inter alia that the impact on the amenity of the adjoining properties be considered. In this instance the extension, by virtue of its height, bulk and rearward projection would be unduly obtrusive when viewed from the rear of the adjacent residential flats which is discussed further below.

**2) Neighbouring Amenity**

The proposed extension would be higher than that at no.139 adjoining and would block both light and outlook for the flats at no.137a and 139a. To a lesser extent the outlook from the rear of no. 141a would also be affected. Due to the existing large development at nos. 131-135, no. 137a would be hemmed in by the proposal with a significant loss of amenity for the occupiers. For the occupiers of no. 139a, the flat above the application site, there would be a loss of amenity through the inclusion of a shared access staircase and a loss of privacy due to facing windows.

continued/

Item 3/01 - P/461/04/CFU continued.....

**3) Parking/Highway Safety**

There would be a loss of existing parking and servicing area at the rear to accommodate the extension. Given the presence of a rear service road however and the retention of 2 parking spaces this is not considered to be an overriding matter.

**4) 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 refusal.

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**2 WHITEFRIARS AVENUE, HARROW**

**3/02**

**P/626/04/CFU/TEM**

Ward: WEALDSTONE

CONTINUED USE OF GARAGE FOR  
REPAIR OF VEHICLES.

JASIL NIZAR

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## **RECOMMENDATION**

Plan Nos: 1:1250 plan, A3 drawing dated 03-03-2004

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

- 1 The use is inappropriate within a primarily residential area by reason of noise, fumes and smells which are harmful to the character of the area and neighbouring amenity, and by reason of insufficient and unsatisfactory off-street parking would be likely to be prejudicial to highway conditions including the safety of pedestrians.

### **INFORMATIVE:**

- 1 Standard Informative 41 – UDP & Deposit Draft UDP Policies & Proposals (EM7, T13), (EM23, T13)
- 2 The Borough Secretary and Solicitor to the Council be authorised to:
  - (a) issue an Enforcement Notice pursuant to Section 172 of the Town & Country Planning Act 1990 requiring cessation of the use within 3 months.
  - (b) institute legal proceedings in the event of failure to:
    - (i) supply the information required by the Borough Secretary and Solicitor to the Council through the issue of Notice(s) under Section 330 of the Town & Country Planning Act 1990;and/or
  - (ii) comply with the Enforcement Notice

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## **MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)**

- 1) Character of Area (EM7) (EM23)
- 2) Neighbouring Amenity (EM7) (EM23)
- 3) Parking (EM7, T13) (EM23, T13)
- 4) Consultation Responses

continued/



## INFORMATION

### a) Summary

Car Parking	Standard:	Standard 18 (1)
	Justified:	See Report
	Provided:	“ “
Site Area:	170m <sup>2</sup>	
Council Interest:	None	

### b) Site Description

- east side of Whitefriars Avenue north of junction with Graham Road
- occupied by single storey buildings in use for repair of motor vehicles
- forecourt between front of buildings and pavement
- yard at rear
- Sri Lankan Muslim Community Centre abuts site to south, with residential premises beyond
- Colart Factory to north
- Whitefriars First and Middle School opposite site

### c) Proposal Details

- continued use of premises for repair of motor vehicles
- mechanical work and minor bodywork carried out
- Monday-Thursday 09.00 – 18.00 hours, Saturdays 09:00 – 17:00 hours
- personal permission sought for 7 year period

### d) Relevant History

None

### e) Applicant's Statement

- need temporary personal permission for period of 7 years
- do not intend to transfer or sell to anyone

f) Notifications	Sent	Replies	Expiry
	12	0	15-APR-04

**Summary of Responses:** Noise and disturbance, smells and fumes, fire risk, injudicious and unsafe parking, health and safety concerns.

## APPRAISAL

### 1) Character of Area

The type of repairs carried out on the premises which involves mechanical work and bodywork, involving spraying, can give rise to noise, fumes and smells which are inappropriate and detrimental to the character of the area.

continued/

**2) Neighbouring Amenity**

Such noise, fumes and smells are harmful to the amenities of the Community Centre, School and other adjacent premises.

**3) Parking**

5 parking spaces are shown to support the use. 2 of these are shown off-site in a yard behind the buildings. The remaining 3 are shown on the forecourt but the depth of these spaces is only 4.55m and could well give rise to vehicles overhanging the footway to the detriment of pedestrian safety. It is therefore concluded that insufficient off-street parking is available for the use.

**4) Consultation Responses**

- Discussed in report.

**CONCLUSION**

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

**ENFORCEMENT CONSIDERATIONS**

**1. Breach of Planning Control**

- 1.1 Without planning permission the use of the site for the repair of motor vehicles

**2. Reason for Enforcement**

- 2.1 The use is inappropriate within a primarily residential area by reason of noise, fumes and smells which are harmful to the character of the area and neighbouring amenity, and by reason of insufficient and unsatisfactory off-street parking would be likely to be prejudicial to highway conditions including the safety of pedestrians.

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21 ANGEL ROAD, HARROW

3/03  
P/2955/03/DFU/CM  
Ward: GREENHILL

SINGLE STOREY SIDE/REAR EXTENSION

HENRY LEWIS

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## RECOMMENDATION

Plan Nos: Side view, Rear view, Floor plan, Photographs

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

- 1 The proposed depth of the rear extension would render it unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of the adjoining property.

## INFORMATIVES

- 1 Standard Informative 41 – UDP & Deposit Draft UDP Policies & Proposals (E6, E45) (SD1, D4, D5)

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## MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Amenity Space
  - 2) Visual and Residential Amenity
  - 3) Personal Circumstances of the Applicant
  - 4) Consultation Responses
- 

## INFORMATION

This application is reported to the Committee in accordance with the Additional Householder Extension Guidance titled, "The Consideration of Personal Circumstances in Relation to Planning Applications for Householder Extensions for Disabled People".

### a) Summary

Council Interest: None

Continued/...

**b) Site Description**

- Semi-detached dwelling located on Angel Road, Harrow
- Existing single storey kitchen projection with pitch roof and conservatory element to rear of dwelling, with original two-storey rear projection a common feature of dwellings
- Existing raised patio covering majority of rear garden, sheds at rear garden boundary
- Single storey rearward projection at attached dwelling No.23 with obscure-glazed toilet window in rear elevation
- Protected kitchen window and door in flank wall of single storey projection to rear of No.19; and lounge window in rear elevation of main part of dwelling; outhouse attached to rear of projection

**c) Proposal Details**

- It is proposed to extend to the rear and side of the existing conservatory to the rear of the dwelling
- The proposal would result in a structure of depth 5.3m and width 4.35 to the rear of the original two-storey projection
- A space would remain between the new structure and the existing main rear wall, in order to allow access to light to the rear-facing lounge window
- The plans submitted include a west-facing window in the toilet; and a window and double door in the rear elevation
- The extension would facilitate a downstairs bedroom and toilet for disabled use

**d) Relevant History**

None.

**e) Applicant's Statement**

- This application has been made on the basis of the applicant's medical circumstances. In a letter received on 30th January 2004, the applicant stated that he suffers from loss of feeling to his right leg following a back operation; and severe emphysema. The applicant has supplied his social security number and a copy of his 'Parking Card for People with Disabilities' for reference. The applicant wishes to live on one level in order to avoid having to climb stairs in the future. The applicant refers to the existence of similar structures to the rear of other dwellings on Angel Road

<b>f)</b>	<b>Notifications</b>	<b>Sent</b>	<b>Replies</b>	<b>Expiry</b>
		2	0	02-MAR-04

Continued/...

## **APPRAISAL**

### **1) Amenity Space**

The application site is considered to be large enough to accommodate the proposed development without any adverse impact on rear amenity space.

### **2) Visual and Residential Amenity**

The proposed single storey extension would be to a depth of 1.5m beyond the existing conservatory and would extend to a width of 4.35m, which would allow only a path of width 0.7m to the side adjacent to the boundary with No.19. The height of 3m is considered to be acceptable in terms of the guidelines of the SPG. The extra depth would bring the depth of the extension on the northern side to a total of 5.3m from the original main rear wall of the dwelling.

To the north, the proposal would not have an undue impact on the amenity of the neighbouring dwelling No.23, as it would project only 2.7m to the rear of the existing single storey rearward projection at that dwelling and would not affect any protected windows on site.

Although it is considered that the extension would not have any negative effect on the adjoining dwelling, it is considered that the proposal would have an overbearing impact on the neighbouring dwelling at No.19 Angel Road. While the protected kitchen window at No.19 is set-in from the boundary by 2.5m and the lounge window is east-facing, it is considered that the bulk of the proposed development would result in undue impact in terms of loss of outlook and overshadowing to that dwelling.

Furthermore, the proposed window in the west-facing wall of the structure, if not non-opening or obscure-glazed, would result in overlooking and a loss of privacy to the occupiers of the neighbouring dwelling.

The applicant refers to the existence of similar structures to the rear of other dwellings in Angel Road. It has been suggested to the applicant during the course of the application that such developments have been carried out using permitted development rights. Subsequently, the applicant has been advised to reduce the scale of the proposal in order to comply with the volume limit for permitted development extensions to semi-detached dwellings, but he wishes to proceed with the current application for planning permission.

Continued/...

**3) Personal Circumstances of the Applicant**

Notwithstanding a sympathy for the applicant's personal circumstances, in terms of planning the application cannot be supported given the adverse impact on the adjoining owner/occupier that would arise.

**4) Consultation Responses**

The applicant referred in the submitted application to previous correspondence with Harrow Staying Put and Able 2. The applicant stated that while Able 2 favour the installation of a lift in the lounge to reach first floor level along with the redesign of the first floor, he favours living on one level.

Subsequently, Harrow Staying Put were contacted and responded, stating that the applicant is currently on a waiting list for consultation by the Renovation Grant Surveyors. However pending this consultation, correspondence received on 23rd March 2004 confirmed that the external occupational therapy service Able 2 has recommended the installation of a through floor lift; the re-siting of the bathroom and the installation of a level access shower; and the transfer of the study to the former bedroom. It stated furthermore that Able 2 are aware that the applicant wants a ground floor extension but are not willing to support this as they feel he can retain access to essential rooms by adapting the property.

**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 refusal.

SCANMOOR HOUSE, 56-60 NORTHOLT RD, SOUTH HARROW P/849/04/CFU/GM

Ward: HARROW ON THE HILL

TWO ADDITIONAL FLOORS WITHIN MANSARD ROOF TO PROVIDE 3 FLATS, WITH RESIDENTIAL ACCESS ON GROUND FLOOR.

J P B ARCHITECTS for SCANMOOR LTD

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## RECOMMENDATION

Plan Nos: 01A, 10A

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

- 1 The additional height and bulk of the proposed development would appear unduly obtrusive and overdominant from the nearby residential properties and their gardens, and would give rise to overlooking and a loss of privacy for their occupants to the detriment of their amenities.

## INFORMATIVES

- 1 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E45, T13) (SD1, D4, D5, T13)
- 

## MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1. Visual and residential amenity (E6, E45) (SD1, D4, D5)
  2. Parking (T13) (T13)
  3. Consultation Responses
- 

## INFORMATION

### a) Summary

Car Parking	Standard:	5	(5)
	Justified:	5	(5)
	Provided:	0	
Habitable Rooms:		9	
No. of Residential Units:		3	
Council Interest:		None	

Continued/.....

**b) Site Description**

- 5-storey flat-roofed office block, with lift shaft, on north-west side of road with parking on ground floor and to rear
- vacant site to immediate north-east, formerly occupied by petrol filling station
- 4-storey office building to immediate south-west
- 2-storey pair of maisonettes, 3 and 5 Shaftesbury Avenue, to north beyond service road at rear of site

**c) Proposal Details**

- mansard style roof to provide 2 additional floors, with lift shaft also extended, to provide 3 flats

**d) Relevant History**

None.

**e) Applicant's Statement**

- proposed accommodation will consist of 2 x 2 bed self-contained residential units at 5<sup>th</sup> floor and 1 x 2 bed self-contained residential unit at 6<sup>th</sup> floor
- existing staircases and lift will be extended up to serve the additional floors.

<b>f)</b>	<b>Notifications</b>	<b>Sent</b>	<b>Replies</b>	<b>Expiry</b>
		27	1	29-APR-2004

**Summary of Responses:** Loss of remaining skyline and overlooking; concern that precedent will be set for redevelopment of adjacent plot; loss of property value.

**APPRAISAL**

**1. Visual and Residential Amenity**

The existing building is of no particular architectural merit being a functional office building. It is not particularly dominant in visual terms as it lies in a run of commercial buildings and the land rises in height to the north. Further along Northolt Road lies Templar House which has recently gained permission for a conversion to residential use with an additional floor, and Raeburn House which is a 7-storey office building. The proposed mansard style roof would not sit comfortably on the existing building however and the additional height would appear unduly dominant when viewed from nearby residential properties on Shaftesbury Avenue.

The siting relative to the residential properties would allow for some overlooking and there would be an unreasonable loss of privacy.

Continued/.....



2. **Parking**

Whilst the units would have no dedicated parking this is not considered to be an overriding concern in this location where there are good public transport links.

3. **Consultation Responses**

These are largely addressed in the report. Each application is assessed on its individual merits and property value is not a material planning issue.

**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 refusal.