

SECTION 1 - MAJOR APPLICATIONS

PARKVILLE HOUSE, RED LION PARADE, PINNER

1/01

P/993/04/CFU/GM

Ward: PINNER

CHANGE OF USE: OFFICE TO RESIDENTIAL (CLASS B1 - C3) ON 1ST / 2ND FLOORS AND ADDITIONAL FLOOR TO PROVIDE 21 FLATS WITH EXTERNAL STAIRCASE (RESIDENT PERMIT RESTRICTED)

SANDERSON ASSOCIATES for AUGER INVESTMENTS PLC

RECOMMENDATION

Plan Nos: 03632/01B; 02C; 03B; 04; 05; 06; 07; 12A; 00529/10

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 Disabled Access - Buildings
- 3 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 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.
- 4 There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
- 5 Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
- 6 Flood risk warning signs which are both clear and prominent shall be erected to warn residents and car park users of the risk of flooding that will exist in the car park and at the bottom of the new staircase, before development commences, and shall be maintained as such thereafter.
REASON: To warn residents that the bottom of the new staircase could be flooded and to warn users of the car park that vehicles are at risk of damage from the depth of flooding affecting the car park.

continued/

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 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
- E7 Statutory Water Undertakers
- E45 Quality of Development - Design and Layout of Residential Development
- E47 Height of Buildings
- E56 Development within the Floodplains of Main Rivers
- H3 Housing Provision - Special Needs and Small Units
- H8 Residential Density
- EM1 Loss of Employment
- EM New Employment Policy
- T13 Car Parking
- A5 People with Disabilities - Housing to Mobility Standards

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
- SEP2 Water
- EP12 Development within Floodplains
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H5 Residential Density
- EM16 Business, Industrial and Warehousing Use - Outside Designated Areas
- T13 Parking Standards
- H19 Mobility and Lifetime Homes

- 7 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8m of the brink of the River Pinn main river. Contact Development Control Engineer, Robert Williams on 01707 632403 for further details.

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Visual and Residential Amenity (E6, E45, E47) (SD1, D4, D5)
 - 2) Density/Housing Policy (H3, H8) (H5)
 - 3) Employment Policy (EM1, EM) (EM16)
 - 4) Flood Risk (E7, E56) (SEP2, EP12)
 - 5) Accessibility (A5) (H19)
 - 6) Parking (T13) (T13)
 - 7) Consultation Responses
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INFORMATION

a) Summary

Town Centre	Pinner		
Car Parking	Standard:	30	(28)
	Justified:	30	(28)
	Provided:	22	
Site Area:	0.12 ha		
Habitable Rooms:	54		
No. of Residential Units:	21		
Density:	175 dph	450 hrph	
Council Interest:	None		

b) Site Description

- 3 storey building with flat roof over on eastern side of road at junction of Bridge Street with Love Lane
- comprises 8 retail/commercial units on ground floor with 2 floors of offices above
- planning permission granted 5 June 2002 for additional floor of offices within new pitched roof but not yet implemented
- rear car park of 28 spaces with access from Love Lane

c) Proposal Details

- provision of additional floor within new pitched roof and a change of use of the 1st and 2nd floor offices to provide a total of 21 flats
- external staircase at rear with access walkways to 1st, 2nd and 3rd floors supported on steelwork frame
- roof fronting Marsh Road would be of a mansard design with gable projecting features interspersed by dormer windows
- materials to comprise matching brickwork with eternit slate roof and steel cladding
- rear parking comprising 22 spaces for the residential units and 8 for the existing ground floor retail units

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Item 1/01 - P/993/04/CFU continued.....

d) Relevant History

HAR/3280/C	Erection of 8 retail shops with 2 floors of offices and car parking (Outline)	GRANTED 01-NOV-62
HAR/3280/D	Erection Of 8 retail shops with 2 floors of offices and car parking over	GRANTED 13-JUN-63
WEST/200/02/FUL	Provision of additional floor of offices within new pitched roof	GRANTED 05-JUN-02

e) Applicant's Statement

- sole reason for refusal of previous scheme was failure to provide a Flood Risk Assessment. This is now enclosed and concludes risk is 'not significant'
- all other matters remain as before and to which the Council did not object
- applicant accepts the 'residential permit restrictions'

f) Consultations

EA: No objection subject to conditions
TWU: No objection

Advertisement Major Development Expiry
20-MAY-04

Notifications Sent Replies Expiry
88 2 10-MAY-04

Summary of Response: Loss of natural light to flat opposite; will increase traffic in Pinner; concerns regarding parking

APPRAISAL

1) Visual and Residential Amenity

The existing building is of a rather bland 1960's design with a flat roof. It does not make a positive contribution to the streetscene, and is not in keeping with the more articulated frontages of much of the remainder of Pinner Centre. The Committee took the view with the previous office proposal, which was identical at the frontage onto Marsh Road in physical terms, that the additional bulk helped improve the appearance of the building within the streetscene. The Committee also accepted with the previous residential proposal that the additional rear walkways would have no amenity impact and that they have been designed to take account of an approved extension and alterations to the adjacent terrace 4-12 Bridge Street (ref: P/478/03/CFU).

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In terms of amenity of future occupiers, the lack of usable amenity space is considered to be outweighed by the considerable advantages offered by the town centre location. There is also the Pinner Memorial Park close by. Committee concurred with this view in allowing the adjacent flats at 4 – 12 Bridge Street and it was not an issue in the refusal of the previous residential proposal for the site.

2) Density/Housing Policy

In simple mathematical terms the density appears high at 175 dwellings per hectare. This is appropriate to the location within a town centre however where the units to be provided are relatively small. The provision of accommodation above shops accords with the Council's housing and retail policies as it serves to bring activity into the centre, improving security, and provides much needed smaller affordable accommodation. Committee raised no concerns in this regard to the previous application.

3) Employment Policy

In strict terms there is a conflict with the Council's employment policies as there would be a loss of potential office floorspace, though the additional floor has not yet been built. The applicant has sought to market the property with the unimplemented office floorspace permission without success. Given the present availability of office space within the locality it is considered that the conflict should not be an overriding issue. Committee did not raise objections on employment policy grounds to the previous application.

4) Flood Risk

The issue of flood risk was raised by the Environment Agency in relation to the previous application on the basis that the site lies within the 1:100 year flood plain and there would not be a guaranteed dry access to the residential flats. The applicant has now agreed a Flood Risk Assessment with the Agency which establishes the risk to be 'not significant' and sets out a number of measures for the applicant to further minimise any consequences. The issue is therefore considered to have been addressed.

5) Accessibility

The building would have a lift as well as staircase access and parking for disabled persons. A planning condition and informative are proposed to ensure satisfactory accessibility.

6) Parking

There would be a total of 30 parking spaces of which 22 would be for the residential use with 8 for the existing commercial uses. The rear service area would not be affected. Given the town centre location, access to public transport and the resident permit restriction proposed, it is considered that a parking reason for refusal could not be justified. Committee agreed with this approach in allowing flats above the adjacent terrace 4–12 Bridge Street and did not raise any parking concerns in relation to the previous residential proposal for this site.

continued/

7) Consultation Responses

The additional floor has already been considered acceptable from a visual perspective by virtue of the earlier consent for offices. It is not considered that it would give rise to a detrimental loss of light for the flats above commercial premises on the opposite side of Bridge Street. The level of traffic generation is not considered excessive or likely to have any effect on traffic flows in Pinner. Parking is addressed in the report.

CONCLUSION

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

8 VILLAGE WAY, PINNER

1/02
P/371/04/CFU/TW
Ward: RAYNERS LANE

REDEVELOPMENT: DETACHED THREE STOREY BUILDING TO PROVIDE 18 B1 (BUSINESS) UNITS WITH UNDERGROUND CAR PARKING & ACCESS

M P ASSOCIATES LTD for 3 CONTINENTS LTD

RECOMMENDATION

Plan Nos: 0320/PL01, /PL02

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

- 1 The proposal, by reason of excessive size and bulk, would be unduly obtrusive and overbearing, to the detriment of the amenity of neighbouring residents.

INFORMATIVE:

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E6, E46, EM4) (SD1, EM12, EM16)
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MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character of the Area
 - 2) Employment Policy
 - 3) Amenity of Neighbours
 - 4) Car Parking
 - 5) Consultation Responses
-

INFORMATION**a) Summary**

Town Centre	Rayners Lane
Car Parking	Standard: 26 (2-4 max)
	Justified: 26 (2-4 max)
	Provided: 7
Site Area:	0.07 ha.
Floorspace:	962sq.m.
Council Interest:	None

b) Site Description

- site lies 30m to the west of the junction of Village Way and Rayners Lane, on the northern side of Village Way
- the site measures approximately 6m in width and approximately 48m in depth
- to the west is the Harrow West Conservative offices and to the east are commercial premises on Rayners Lane
- the existing single storey premises are used for car sales and servicing

continued/

c) Proposal Details

- redevelopment to provide a three storey detached building
- an underground car park of 7 spaces is proposed
- the building would accommodate 18 small business (B1) units
- the building would measure 44m in length and would vary in width between 8.5m and 11m

d) Relevant History

Numerous applications relating to the use for car repairs, none relevant to this application.

e) Advertisement

Major Development

Expiry
06-MAY-04

Notifications

Sent
40

Replies
2

Expiry
01-APR-04

Summary of Responses: Overbearing, possible overlooking, increased noise, loss of view, lack of parking

APPRAISAL

1) Character of the Area

The site is already commercial in nature and is adjacent to the rear of retail/commercial premises and adjacent to offices. The principle of a redevelopment for B1 use would be in keeping with the character of the area.

2) Employment Policy

Policy EM16 of the Revised Deposit Draft UDP seeks to retain land used for employment generating uses in such uses. Policy EM12 encourages the provision of small units in order to provide start up units suitable for new business. The proposal satisfies these policy requirements and the principle of such a redevelopment is considered to be acceptable.

3) Amenity of Neighbours

Whilst the principle of the proposed development is considered to be acceptable, the proposal envisages a three storey commercial building approximately 5.5m from the rear garden of residential premises on The Close to the north. It is considered that the proposal would appear overbearing and would have a detrimental impact on the amenity of the residents of No. 1 The Close.

4) Car Parking

The revised standards require between 2 and 4 spaces for a development of this nature whilst the previous standards would have required 26 spaces. The site is considered to have good public transport accessibility by both bus and train. In these circumstances the proposed parking provision is considered to be acceptable.

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5) Consultation Responses

- Overbearing - see above
- Possible overlooking - could be addressed by condition/amendments
- Increased noise - not considered material
- Loss of view - not material to planning
- Lack of Parking - see 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 refusal.

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

**1/03
P/715/04/CFU/TW
Ward: CANONS**

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

ATKINS CONSULTANTS for OR INTERNATIONAL

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.
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

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 35 – CDM Regulations 1994
- 3 The net increase in building footprint represented by the proposal hereby approved shall be subtracted from the amount of building footprint allowed for redevelopment of the remainder of the hospital site.

continued.....

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

MAIN CONSIDERATIONS

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

INFORMATION

At the meeting of the Committee on 18th May, consideration of this item was deferred in order to consider comments received from GLA.

a) Summary

Area of Special Character

TPO

Green Belt

Car Parking	Standard:	30 - 45	(Max 10)
	Justified:	30 - 45	
	Provided:	85	85

Floorspace:	3,656m ²	
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Council Interest:	None	
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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 1,500m²
- 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 3,600m²
- the proposed car park would have 85 spaces
- the building would accommodate 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

f) Advertisement	Major Development		Expiry 24-APR-04
Notifications	Sent 1	Replies 0	Expiry 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.

continued/

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 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.

**WEALDSTONE EX-SERVICEMENS' CLUB,
23 HEADSTONE DRIVE, HARROW**

**1/04
P/992/04/CFU/GM
Ward: WEALDSTONE**

REDEVELOPMENT: 3 & 4 STOREY BUILDING
TO PROVIDE 22 AFFORDABLE FLATS &
PARKING (RESIDENT PERMIT RESTRICTED)

YURKY CROSS ARCHITECTS for ACTON HOUSING ASSOCIATION

RECOMMENDATION

Plan Nos: 03917/P/001; 002; 003; 004B; 005A; 006; 007A; 008A

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 boundaryof the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 Disabled Access - Buildings
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Levels to be Approved
- 8 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.
- 9 Parking for Occupants - Parking Spaces

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Item 1/04 - P/992/04/CFU continued.....

- 10 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.

- 11 (1) Development shall not be begun until an affordable housing scheme has been submitted to, and approved in writing by, the local planning authority;
(2) For the purposes of sub-paragraph (1) an affordable scheme is one identifying a minimum of 22 units of the permitted housing as affordable housing which shall be occupied by persons in special need, as defined in the scheme;
(3) The housing identified in an approved affordable housing scheme shall not be occupied except in accordance with the definition of affordable housing at Schedule 1 - Glossary of Terms of the adopted Harrow Unitary Development Plan.

REASON: To ensure provision for affordable housing

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 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 33 – Residents Parking Permits
- 6 Standard Informative 35 – CDM Regulations 1994
- 7 Standard Informative 36 – Measurements from Submitted Plans

8 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
- H3 Housing Provision - Special Needs and Small Units
- 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

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need

continued/

Item 1/04 - P/992/04/CFU continued.....

- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards
- H5 Residential Density
- H6 Affordable Housing
- H8 Dwelling Mix
- H19 Mobility and Lifetime Homes
- C20 Access to Buildings and Public Spaces

9 Notwithstanding the detail indicated on the submitted plan, the applicant is advised that the refuse storage arrangements may not be sufficient for the scale of development proposed and that further details are required. They may wish to discuss the matter with the Council's Waste Management Policy Unit (020 8424 1779) prior to submission of details.

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Visual and Residential Amenity (E6, E45, E47) (SD1, D4, D5)
 - 2) Housing Policy (H1, H3, H8, H9) (SH1, SH2, H5, H6, H8)
 - 3) Parking and Highway Safety (T13) (T13)
 - 4) Accessibility (A4, A5) (C20, H19)
 - 5) Consultation Responses
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INFORMATION

a) Summary

Town Centre	Wealdstone	
Car Parking	Standard:	31 (29)
	Justified:	31 (29)
	Provided:	10
Site Area:	0.127ha	
Habitable Rooms:	56	
No. of Residential Units	22	
Density:	173dph 441hrph	
Council Interest:	None	

b) Site Description

- single storey building, in use as ex-servicemen's club, on northern side of Headstone Drive, close to junction with Ellen Webb Drive
- to immediate west lies new 3 storey residential development of 6 flats with parking at front
- to immediate east lies Bentley House Hotel, effectively a 4 storey development
- gardens of residential properties on Gordon Road abut rear of site
- retail parade with 3 floors of residential use above lies opposite (14-40 Headstone Drive)

continued/

c) Proposal Details

- demolition of existing buildings and redevelopment to provide part 3/part 4 storey block of 22 flats for affordable housing
- access adjacent to new block of flats to west to 9 parking spaces at rear, with 1 disabled persons space at front
- building to have modern modular form with largely flat roofs and monopitch over rearward projecting element
- ground floor flats to have small private gardens, communal rear garden area of 75m², small balconies to 9 upper level flats and communal roof garden
- materials to comprise mix of red and yellow brick with cedar boarding and render to provide contrast to elevations

d) Relevant History

LBH/32144	Alterations, 2 storey side extension incorporating stewards flat on first floor, single storey rear extension and external staircase and surfacing of existing car park	DEEMED REFUSED 30-MAR-90
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e) Applicant's Statement

- proposal drawn up mindful of light and amenity issues and position of adjoining buildings
- new block of flats adjacent has no acquired rights to light as it is too young
- access to rear parking area necessary from front as access from rear not available for legal reasons
- rear projection takes account of changes to ground levels and appears as 2 storey with ground floor effectively below ground level
- one wheelchair unit accommodated at front with independent level access and covered parking space
- roof garden designed as a communal facility, essentially hardsurfaced with seats and a pergola, located to minimise impact on window of adjacent flat

f) Consultations

EA:	No comments to make
TWU:	No objections

Advertisement	Major Development	Expiry 27-MAY-04
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Notifications	Sent 67	Replies 1	Expiry 11-MAY-04
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Summary of Responses: Loss of privacy; concern that 50% of units will be for Council tenants; concern at parking and lighting at rear

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APPRAISAL

1) Visual and Residential Amenity

The existing building is dated and appears out of character with its surroundings being single storey. The proposed building would be unashamedly modern and of a scale appropriate to its surroundings. Due to a change in levels it would be 4 storey at the front but stepped down to an apparent 2 storey at the far rear. In terms of the streetscene it would sit comfortably between the Bentley Hotel and the new flats on the adjoining site, providing a step in height between the two. It would abut the blank flank wall of the hotel and be set in 3.4m from the flank boundary of the adjacent new flats. The flats have unprotected windows on the flank facing the site except at roof level where there is a main window facing. Account has been taken of this with a vertical 45° sightline being comfortably met and no directly facing windows.

At the rear the new building would again comfortably meet a 45° sightline drawn from the corner of the new flats. Whilst there would be a new access through to parking at the rear of the site, the parking area itself existed previously for the club use and there are amenity benefits from the removal of such a use. With regard to the houses on Gordon Road, there would be a minimum depth of 12.8 – 15m from the new building to the rear boundary. The building would be effectively 2 storey at this point and the rear gardens of the Gordon Road properties are a minimum of 20m deep.

Overall it is not considered that there would be a detrimental impact on adjoining residential occupiers and a satisfactory visual appearance.

2) Housing Policy

The proposal would provide a mix of unit sizes including a three-bed flat and a disabled persons flat. The accommodation would all be affordable being for a housing association and would be appropriate for the location. Whilst the density would appear high it is not out of character with a town centre location. Ground floor flats would have individual private gardens and there would be a communal rear amenity area and roof garden. The lack of large amenity areas would be offset by the benefits of the town centre location and access to other facilities.

3) Parking and Highway Safety

Whilst there would be a large shortfall in parking provision this is not considered to be an overriding concern given the town centre location. The flats would be resident permit restricted and there are good public transport facilities close by. The Committee concurred with this view in allowing the adjacent block of flats and the conversion of offices to flats with an additional floor at 14-40 Headstone Drive opposite.

4) Accessibility

There are levels difficulties to the rear of the site however a disabled persons flat would be provided at the front with a dedicated parking space. There would be a level threshold to the main entrance at the front and a lift within the building. A planning condition and informative are proposed to ensure satisfactory access.

continued/

Item 1/04 - P/992/04/CFU continued.....

5) Consultation Responses

These are largely addressed in the report. The units would all be for affordable housing for which the site is ideally located within a town centre.

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.

DETAILS OF DESIGN AND APPEARANCE
PURSUANT TO CONDITION 2 OF OUTLINE
PERMISSION P/1176/03/COU FOR 14
FLATS WITH ACCESS AND BASEMENT
PARKING

ANDREW SCOTT ASSOCIATES for DENHURST PROPERTIES LTD

RECOMMENDATION

Plan Nos: 23370, 1105-BR-000, 001A, 100A, 101E, 102C, 103D, 104D, 105D, 106D, 107B,
108D, 109C, 110C, 111C, 112B, 113D, 114D, 115A, 116D, 117B, 118A

APPROVE the details (subject to the following conditions, if any)

- 1 The second floor bathroom window(s) of the approved 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 Standard Informative 35 – CDM Regulations 1994
 - 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:
E6 High Standard of Design
E35 Locally Listed Buildings - Retention and Maintenance
E36 Locally Listed Buildings - Replacement Design and Scale
E45 Quality of Development - Design and Layout of Residential Development
H1 Housing Provision - Safeguarding of Amenity
T13 Car Parking Standards
Replacement Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard and Design of Layout
D5 New Residential Development - Amenity Space and Privacy
D13 Locally Listed Buildings - Retention and Maintenance
T13 Parking Standards
 - 3 The following conditions of the outline planning permission are still outstanding:
2(c), 3 (windows and doors), 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16
-

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Loss of Locally Listed Building (E35, E36) (D13)
 - 2) Appearance and Character of Area (E6, E45, H1), (SD1, D4, D5)
 - 3) Neighbouring Amenity (E6, E45) (SD1, D4, D5)
 - 4) Parking (T13) (T13)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Locally Listed Building

TPO

Car Parking	Standard:	21 (20)
	Justified:	21 (20)
	Provided:	21

Site Area:	0.27ha
Habitable Rooms:	42
No. of Residential Units:	14
Density:	52dph 156hrph
Council Interest:	None

b) Site Description

- eastern side of The Avenue, double width frontage
- occupied by 2/3 storey locally listed detached house sited on southern half of plot
- detached single garage next to northern boundary
- TPO covers 2 trees in south-west front corner of site, and group of 4 trees behind house along southern boundary
- 3-storey block of flats with basement car park to south
- 2 and 3 storey houses opposite site
- 2 storey detached house fronting The Avenue to north
- 2 storey houses and maisonettes at rear of site and at eastern end of northern boundary

c) Proposal Details

- reserved matters application seeking approval to design and appearance of buildings
- means of access from The Avenue and siting of buildings determined at outline stage
- 14 x 3 habitable room flats proposed in 2 identical, handed blocks, 7 flats in each block
- 2 storey height to eaves level, additional accommodation in roofspace and in front and rear gable features, and at basement level
- each block has angled front bay with turret style roof, plus front and rear dormer windows within pitched hipped roof, partly angled at rear
- 21 car parking spaces plus 14 bicycle spaces in basement area accessed via curved ramp located between the 2 blocks

continued/

Item 1/05 - P/938/04/CDP continued.....

- front entrances to buildings at raised level, accessed via easy going ramp
- rear patio below adjacent garden level
- brick elevations, tiled roof, rendered gables with timber boarding

d) Relevant History

WEST/471/02/OUT	Outline: Detached three storey building to provide 12 x 2 bed and 6 x 1 bed flats with access and basement parking	WITHDRAWN 12-JUL-02
WEST/472/02/OUT	Outline: 14 flats in 2 x 2/3 storey detached buildings with rooms in roofspace & basement, access & basement parking	REFUSED 12-DEC-02

Reasons for refusal:

1. The proposed demolition of this locally listed building, in the absence of an acceptable proposal for a replacement building, would be inappropriate and detrimental to the appearance and character of the area.
2. The proposed development, by reason of the size and siting of buildings would be obtrusive and overbearing in the streetscene and in relation to neighbouring residential premises, to the detriment of the appearance and character of the area and neighbouring amenity.
3. Inadequate access for persons with disabilities is shown to the main entrance of the proposed buildings and to the rear garden area."

APPEAL WITHDRAWN 08-AUG-03

P/1176/03/COU	Outline: 14 flats in 2 x 2 storey buildings with rooms in roofspace and basement, access and basement parking	GRANTED 11-JUL-03
---------------	---	----------------------

(Siting and means of access determined)

e) Consultations

EA: No comments
TWU: Received

Advertisement Major Development Expiry
10-JUN-04

Notifications Sent Replies Expiry
80 2 27-MAY-04

Summary of Responses: Existing house should be rebuilt as single dwellinghouse.

continued/

APPRAISAL

1) Loss of Locally Listed Building

The outline application contained illustrative elevations which showed acceptable design principles and demonstrated that satisfactory relationships could be achieved with neighbouring buildings and the appearance of the area.

In these circumstances the loss of the existing building was accepted in the granting of outline permission. The illustrative elevations with minor modifications are now formally submitted in this reserved matters application, together with good quality materials so that a high standard of design and appearance would be provided to justify the loss of the locally listed building.

2) Appearance and Character of Area

The siting of the 2 proposed buildings and the means of access replicate those determined at the outline stage. This would provide sufficient space at the front to give a good setting for the blocks, and the point of access would safeguard a prominent street tree.

The height of the buildings would be comparable with neighbouring properties, and the gable and front bay features would provide interest in the streetscene. Overall, it is considered that a satisfactory development would be achieved.

3) Neighbouring Amenity

The siting of the proposed buildings would respect the 45° code in relation to adjacent buildings. This would be achieved in respect of the main rear wall of No.8 by cutting the building away at first and second floor levels, with the ground floor lining up with an adjacent single storey rear projection.

No ground or first floor windows are shown in the outer flank walls of each block facing towards Caroline Court or No. 8. Velux windows serving the second floor are proposed however in the side and angled rear roofslopes. The window in the angled element would serve a bathroom and be of obscure glass, as would another bathroom window in the side wall. While 3 bedroom windows at second floor level are also shown in the flank wall, they would face a blank flank wall in No. 8, and would not be directly opposite 2 existing clear windows in the second floor side wall of Caroline Court. Satisfactory relationships would thereby be provided with adjacent properties.

4) Parking

While an excess of 1 car parking space over the maximum standard is shown, the provision would comply with 1.5 spaces per unit advocated in PPG3. The bicycle parking provision is considered satisfactory.

continued/

5) 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 approval.

1, 2 & 3 SPINNEY COTTAGES, FOOTBALL LANE, HARROW **1/06**
P/850/04/CFU/TW
Ward: HARROW ON THE HILL

DETACHED THREE STOREY BUILDING TO PROVIDE TEACHING ACCOMMODATION

KENNETH W REED & ASSOCIATES for KEEPERS/GOVERNORS - HARROW SCHOOL

1, 2 & 3 SPINNEY COTTAGES, FOOTBALL LANE, HARROW **1/07**
P/899/04/CCA/TW
Ward: HARROW ON THE HILL

DEMOLITION OF 3 RESIDENTIAL PROPERTIES.

KENNETH W REED & ASSOCIATES for KEEPERS/GOVERNORS HARROW SCHOOL

P/850/04/CFU

RECOMMENDATION

Plan Nos: Revisions awaited

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
- 7 Trees - No Lopping, Topping or Felling

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

continued/

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:

- E4 Protection of Structural Features
- E17 Green Belt and Metropolitan Open Land Fringes
- E34 Statutorily Listed Building
- E38 Conservation Areas - Character

Replacement Harrow Unitary Development Plan:

- EP42 Green Belt and Metropolitan Land Fringes
 - SD1 Quality of Noise
 - D4 Standard of Design and Layout
 - D12 Statutorily Listed Buildings
 - D16 Conservation Areas
-

P/899/04/CCA

RECOMMENDATION

Plan Nos: Revisions awaited

GRANT Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

- 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 conservation area.

INFORMATIVES:

1 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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
- E17 Green Belt and Metropolitan Open Land Fringes
- E34 Statutorily Listed Building
- E38 Conservation Areas – Character

Continued/.....

Replacement Harrow Unitary Development Plan:
EP42 Green Belt and Metropolitan Land Fringes
SD1 Quality of Noise
D4 Standard of Design and Layout
D12 Statutorily Listed Buildings
D16 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character of Conservation Area/Setting of Listed Building (E6, E38, E34) (SEP6, SD1, D12, D16)
 - 2) Metropolitan Open Land (E17) (EP42)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Harrow School

Council Interest: None

b) Site Description

- The site is located off Football Lane, immediately to the south of the 'Music School' building (Grade II Listed)
- the site is currently occupied by Nos. 1, 2 and 3 Spinney Cottages which are modest two storey houses providing staff accommodation for Harrow School
- immediately to the east of the site is Harrow Schools sports building
- the site slopes considerably from front to rear (west to east)
- the site lies within the Harrow School Conservation Area

c) Proposal Details

- determination of the existing buildings (Conservation Area Consent application)
- construct a 3 storey building to provide teaching and ancillary accommodation
- the design of the building would be modern with an elevated central flat roof supported on glazing
- due to the ground levels, access to the building would be at first floor by means of a pedestrian walkway

d) Relevant History

None

Continued/.....

e) Applicant's Statement

- existing facilities for languages (currently accommodated in the Leaf Schools building) are inadequate with no toilets, staff room, offices or language lab. As the building is Listed no major changes can be contemplated.
- the Art School (adjacent to Leaf Schools and itself listed) is also insufficient to provide accommodation for the numbers of students and demands of technology. The art department will therefore take over Leaf Schools without major changes to the building
- the current site has been chosen to be within the heart of the school and mindful of the character of the Conservation Area, Listed Buildings and open spaces
- the design of the new building takes account of the front and rear building lines of Music Schools
- the design takes reference from Music School, including the towers at either end, the brick façade, the recessed area on the front elevation and the rear bay

P/850/04/CFU

f) Consultations

CAAC: No objections

EA
EH
TWU

Advertisements	Major Development)	Expiry 29-APR-04
	Setting of Listed Building)	
	Character of Conservation Area)	
Notifications	Sent 1	Replies 0	Expiry 24-APR-04

P/899/04/CCA

Consultation

CAAC: No objections

EA
EH
TWU

Advertisement	Demolition in Conservation Area		Expiry 29-APR-04
Notifications	Sent 1	Replies 0	Expiry 24-APR-04 continued/

APPRAISAL

1) Character and Appearance of Conservation Area/Setting of Listed Building

This part of the Conservation Area is characterised by large 'set-piece' buildings. The existing cottages are neither Listed nor Locally Listed and are slightly out of place in their surroundings. The principle of their loss is considered to be acceptable.

The proposed building would be considerably lower than the adjacent Music School building and therefore subservient to it. The same degree of separation has been retained as exists at the moment between Music School and Spinney Cottages.

The visual interest and pattern of Music Schools has been followed with the inclusion of towers at each end of the front elevation, and a recessed central element. It is considered that the design would complement Music Schools providing a modern interpretation of a similar theme. Similarly it is considered that the proposal would be more in keeping with the character of the Conservation Area than the existing modest cottages. The scale of the proposed building reflects that of others in the surrounding area and it would reflect the modern approach taken with other buildings.

2) Metropolitan Open Land

The proposed southern elevation of the building would be sited close to the boundary with Metropolitan Open Land. The proposal contains provision for a landscaped area adjacent to the southern elevation of the building. It is considered that this would provide an appropriate interface with the Metropolitan Open Land and would not prejudice its character or openness.

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.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

2 RADNOR AVENUE, HARROW

2/01

P/937/04/CVA/JH

Ward: MARLBOROUGH

VARIATION OF CONDITION F OF P.P. LBH/5470/4
DATED 18-10-76 TO PERMIT USE OF PROPERTY FOR
PLAYGROUP WITHOUT PERSONAL RESTRICTION

JEREMY PETER ASSOCIATES for MRS MYRNA SAMSON

RECOMMENDATION

Plan Nos: OS Plan

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

1 Time Limit - Full Permission

INFORMATIVE:

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:

C2 Provision of Social and Community Facilities

Replacement Harrow Unitary Development Plan:

C3 Nursery Provision in Residential Premises and Areas

MAIN CONSIDERATIONS

- 1) Residential Character & Neighbouring Amenity (C2), (C3)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Site Area:	315m ²
Floorspace:	126m ²
Council Interest:	None

b) Site Description

- two storey semi-detached dwelling on the northern side of Radnor Avenue opposite the junction with Radnor Road
- the area is predominantly residential in character
- parking in the street requires a residents permit
- the property has been in use as a playgroup since September 1970 and makes provision for 20 children

continued/

c) Proposal Details

- remove condition (f) – Personal Permission to planning permission LBH/5470/4 for use of property for playgroup

‘That this permission shall enure for the benefit of Mr L Samson and Mrs M Samson only and not for the benefit of the land nor any other person or persons for the time being having an interest therein

Reason: To ensure reconsideration in the event of a change of occupation’

d) Relevant History

LBH/5470	Use of dwelling house for playgroup	GRANTED 02-SEP-1970
LBH/5470/1	Continued use of dwelling house for playgroup	GRANTED 08-SEP-1971
LBH/5470/2	Continued use of dwelling house for playgroup	GRANTED 20-OCT-1972
LBH/5470/3	Continued use of dwelling house for playgroup	GRANTED 14-SEP-1973
LBH/5470/4	Continued use of dwelling house for playgroup	GRANTED 08-OCT-1976
WEST/44643/92/VAR	Variation of condition “D” of planning permission LBH/5470/4 dated 3/10/76 limiting use to 16 children	GRANTED 25-JUN-1992

e) Applicant’s Statement

Planning permission was first granted for use as a playgroup in 1970. A condition relating to personal permission was added and maintained in subsequent temporary permissions. The use has continued uninterrupted for almost 33 years.

Paras 92 and 93 of Circular 11/95 – The Use of Conditions in Planning Permissions state that Occupancy conditions and Personal Permissions should only be granted in exceptional circumstances and where the alternative would normally be refusal of permission. As the use has continued for nearly 33 years, it must be the case that the exceptional circumstances that applied then must have long since come to an end and there are no circumstances that would warrant the refusal of permission for the use continuing. It is understood that the approach of the Borough is to increase childcare provision for younger children (see Policy C3 of the Revised UDP).

continued/

f)

Notifications	Sent	Replies	Expiry
	43	1	06-MAY-2004

Summary of Responses: Present noise caused by children tolerable because it is for a limited duration in the morning. Should hours of use be extended the constant noise would make it difficult to sleep during the day or work from home. During opening and closing hours the residential roads around the site become congested and parking problems result. Inappropriate for a full time business enterprise to be operating from a residential area.

APPRAISAL

1) Residential Character & Neighbouring Amenity

As outlined by the applicant's statement paragraphs 92 and 93 from the D.O.E Circular 11/95 relating to the use of conditions in planning permissions, Occupancy and Personal Permission conditions should only be used in special circumstances or where the alternative would be refusal since planning controls are concerned with the use of the land rather than the user.

Given therefore that the established and continued use of the site as a playgroup since 1970 it is not considered that the removal of the Personal Permission condition relating to the current owner would adversely impact on the residential character or amenity of neighbours in the locality and that special circumstances no longer apply.

2) Consultation Responses

Concerns are addressed by a concurrent application at the site – P/936/04/CVA.

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.

45 WHITCHURCH GARDENS, EDGWARE

2/02
P/852/04/CFU/TW
Ward: CANONS

CHANGE OF USE: RESIDENTIAL (CLASS C3) TO PRE-SCHOOL NURSERY FOR 6 CHILDREN (CLASS D1) ON PART OF GROUND FLOOR

D R JOYNER for MR & MRS JHUNJHUNWALA

RECOMMENDATION

Plan Nos: 3871/3

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 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) To safeguard the character and viability of the shopping parade.
(c) In the interests of highway safety.
- 3 The use hereby permitted shall be carried on only by Mrs. Jhunjhunwala and shall be for a limited period being the period of 3 years from the date of this permission, or the period during which the premises are occupied by Mrs. Jhunjhunwala whichever is the shorter.
REASON: To reflect the particular circumstances of the applicant.
- 4 The use as a nursery shall be for a maximum of 6 children at any one time.
REASON: To protect the amenity of neighbours.
- 5 The use of the premises hereby permitted shall not take place outside the following times:- Monday to Friday 08:00 to 18:00
REASON: To protect the amenity of neighbours.

INFORMATIVE:

- 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
E46 Quality of Development - Design and Layout of Non-Residential Development
C2 Nursery Provision in Residential Premises and Areas
T13 Car Parking Standards

continued/

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

C3 Nursery Provision in Residential Premises and Areas

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Amenity of Neighbours (E6, E46) (SD1)
 - 2) Nursery Provision (C2) (C3)
 - 3) Parking (T13) (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	7 (4)
	Justified:	7 (4)
	Provided:	4
Council Interest:	None	

b) Site Description

- two storey detached house on the western side of Whitchurch Gardens
- located within an area of similar detached and semi-detached houses

c) Proposal Details

- change of use of part (approximately half) of the ground floor to a nursery to accommodate a maximum of 6 children and 2 staff
- the remainder of the property would be used as a single residential unit

d) Relevant History

P/2518/03/CFU Change of use: Residential to pre-school nursery REFUSED
(Class C3 to D1) on part of ground floor 22-MAR-04
(maximum of 9 children and 2 staff)

Reason for refusal:

"The site is located in the heart of a quiet residential area where the additional noise and activity that would be generated in respect of parking would give rise to a loss of residential amenity to the neighbouring properties."

e) Applicants Statement

- What follows is a summary of the applicants statement:
 - maximum of 6 children (under 5 years old) will be on site at any one time
 - nursery will be registered with OFSTED

continued/

- nursery will open with only 4 children initially as this will not require planning permission
- activity will be reduced by one third compared to recently refused scheme
- road is wide, spacious and serves 150 dwellings, half of which would drive past this site
- disturbance from vehicles will not cause a significant degree of harm to neighbours amenity
- policy C3 supports the principle of nurseries in residential areas
- substantial size of plot would mean that any disturbance to other houses would be limited
- willing to accept a condition limiting use of garden to a maximum of one hour per day split into a maximum of two sessions

f)	Notifications	Sent 32	Replies 10	Expiry 07-MAY-04
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Summary of Responses: Noise and disturbance, additional vehicles

APPRAISAL

1) Amenity of Neighbours

The proposal would be located within a residential area. It is considered that the likely vehicle movements associated with the proposed use would be of a sufficiently small scale not to lead to disturbance to neighbouring residents and would be consistent with other such permissions within residential areas.

The use of the rear garden for play activity for the limited amount of time and numbers of children envisaged is considered to be acceptable and would not result in harm to the amenity of neighbours.

2) Nursery Provision

The proposal involves the use of only part of the ground floor of this detached property. The overall residential character of the property would not be affected. Detached houses in particular are recognised as having the greatest potential for such a use.

3) Car Parking

The revised parking standards would require 2 parking spaces for staff (and the retention of 2 for the dwelling). One of the staff would be resident in the remainder of the building. It is therefore likely that one space would be available for parents. It is acknowledged that at peak times parking is likely to occur on the highway. However, it is unlikely that this would give rise to conditions prejudicial to highway safety.

4) Consultation Responses

Addressed above.

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.

2/03

MILMANS DAY CENTRE, 204 GROVE AVENUE, PINNER

P/964/04/CFU/GM

Ward: PINNER SOUTH

CHANGE OF USE: RESIDENTIAL CARE HOME (CLASS C2) TO SPECIALIST CARE FACILITY (CLASS D1/SUI GENERIS) ON FIRST FLOOR.

THE WILSON PARTNERSHIP for LONDON BOROUGH OF HARROW

RECOMMENDATION

Plan Nos: 336/SK/01; 02A; 03; 04A 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 Plant and Machinery
- 3 Noise from Music and Amplified Sound
- 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.

(c) 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:

E6 High Standard of Design

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

E51 Noise Nuisance

H18 Loss of Residential Land and Buildings

T13 Car Parking Standards

C1 Community Services Provision

C9 Health Care and Social Services

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

continued/

Item 2/03 - P/964/04/CFU continued.....

D4	Standard of Design and Layout
T13	Parking Standards
H12	Presumption Against the Loss of Residential Land and Buildings
C12	Health Care and Social Services

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Residential Amenity (E6, E46, E51) (SD1, EP25, D4)
 - 2) Social Care Policy (C1, C9) (C12)
 - 3) Housing Policy (H18) (H12)
 - 4) Parking and Highway Safety (T13) (T13)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:)
	Justified:) See Report
	Provided: 6 additional
Council Interest:	The premises are owned and run by the Council and the application is a Council proposal

b) Site Description

- Council building, part 3 storey, on south-eastern side of Eastcote Road
- River Pinn abuts western boundary, residential gardens of 3 Eastcote Road and Little Silver, Grove Avenue adjoin eastern boundary
- access available from both Grove Avenue and Eastcote Road

c) Proposal Details

- change of use of first floor from residential care home to specialist care facility for Council's parent partnership service, leaving care team and family care team
- uses comprise largely office based staff with visits from volunteers, parents/carers, professionals, young people leaving care and social workers
- main hours of work are 9am – 5pm Monday to Friday and 10am – 3pm on Saturdays
- no changes to ground floor day centre use or second floor crossroads team who act as support carers in the community
- 6 additional parking spaces provided within site

d) Relevant History

LBH/5276/1	Erection of residential home for old people with 4 staff flats, garage and parking area	GRANTED 02-APR-73
WEST/44009/91/FUL	App. under reg.4(5) of the T & CP Regs. 1976: Change of use of 2nd floor flats to offices	GRANTED 28-FEB-92

continued/

e) Applicant's Statement

- proposal is for first floor only
- Harrow Parent Partnership Service has 4 permanent part-time staff (2 of whom work term time only), plus 8-12 volunteers. Work is on and off site, office is open 9am – 5pm, Monday to Friday. Occasionally parents/carers and professionals need to visit the office, this can be up to 4 people each week
- Leaving Care Team currently has 6.5 social workers who work on and off site, there are also 1 permanent team leader and 2 admin assistants based in the office which is open 9am – 5pm, Monday to Friday. The team holds responsibility for approximately 130 young people between 16-24 years of age, of which 1-4 clients visit the centre each week
- Family Care Team has 3 part-time and 2 full-time social workers who work on and off site. Team also has 1 full time administrator, 1 part time cleaner, 1 van driver, a Family Health Programmer and a Deputy Manager who are permanently office based. There are also 3 full-time family support workers and 6 part time contact workers
- Family Centre has 11 family support workers who work 9am – 5pm Monday to Friday and 10am – 3pm on Saturday
- Family Help Programme has 1 social worker and 1 psychotherapist. They work 9am – 5pm, Monday to Friday
- Family Group Conference Staff have 7 part time co-ordinators who do not require office space and 2 student social workers
- Family Care Team has approximately 6-7 client visits a day
- all visitors to the centre will use either public transport or be picked up using Council transport

f) Notifications

Sent
11

Replies
1

Expiry
21-MAY-04

Summary of Responses: Insufficient parking will add to problems in area; affect on character of residential area.

APPRAISAL

1) Residential Amenity

The existing building includes main habitable room windows which overlook no.3 Eastcote Road. These rooms would become offices and meeting rooms and their use would be reduced to normal office hours. In this respect, there would be an improvement in the amenity of the adjoining occupiers through the reduced extent of overlooking.

In terms of the likely levels of activity, it is not considered that this would have a detrimental effect. Many of the staff who would be based at the site would be either part-time or would spend much of their working time in the community. The number of anticipated visits by clients to the site is low and is not considered to raise amenity concerns. A restriction to the specific uses proposed is considered relevant to safeguard residential amenity as other Class D1 uses might have different levels of activity.

continued/

2) Social Care Policy

The Council's UDP and replacement UDP are supportive of social care facilities provided that there is no adverse amenity impact on neighbouring residents. In this instance that is considered to be the case. A restriction to the specific uses proposed is considered justified however to protect residential amenity as noted above.

3) Housing Policy

There would be a nominal loss of residential accommodation through the change of use however this is not considered to be an overriding concern. There are no specific policies which seek to retain residential care homes.

4) Parking and Highway Safety

There is no specific parking standard for the use proposed in either the adopted or replacement UDP's. A total of 6 new spaces would be provided to add to the 12 existing. It is considered that this would be a sufficient number for the intended use of the site.

5) Consultation Responses

The majority of staff will be either part-time or only at the site part-time as their work involves visiting clients. It is not considered that in such circumstances the level of parking will be excessive. The use itself will be compatible with the other retained uses at the site and is not considered to detract from the character of the area.

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.

REPLACEMENT 2 STOREY BUILDING WITH
ROOMS IN ROOFSPACE TO PROVIDE 4
FLATS, FORECOURT PARKING

AYLETT ASSOCIATES for RYLEX INVESTMENTS LTD

RECOMMENDATION

Plan Nos: 099/1, 31A, 40B, 41A, 42B, 43A, 44B, 45B, 46B, 47B, 48B, 49B

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 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 occupiedThe 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.
- 4 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (b) the boundaryof the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Water Storage Works

continued/

Item 2/04 - P/1055/04/CFU continued.....

8 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 099/40B 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.

9 Levels to be Approved

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

(a) The storage and disposal of refuse/waste

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.

11 Disabled Access – Buildings

12 Highway - Closing of Access(es)

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

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

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1) Appearance and Character of Area (E6, E45) (SD1, D4, D5)

2) Residential Amenity (E6, E45), (SD1, D4, D5)

3) Parking (T13) (T13)

4) Consultation Responses

continued/

INFORMATION

a) Summary

Car Parking	Standard:	6 (6)
	Justified:	See report
	Provided:	4
Site Area:	974m ²	
Habitable Rooms:	12	
No. of Residential Units:	4	
Density:	41dph 123hrph	
Council Interest:	None	

b) Site Description

- south-west side of Rickmansworth Road, near junction with Cuckoo Hill Road
- occupied by detached bungalow with rear dormer window next to No.5, and detached single storey building previously used as doctors surgery next to No.9
- parking spaces in front of former surgery building, with crossover adjacent to mature highway tree on verge
- soft planted garden behind buildings on site
- boundaries of 9 and 11 Rickmansworth Road abut north-western boundary
- side boundary of 5 Rickmansworth Road and rear boundaries of 5 houses in Cuckoo Hill Road contiguous with south-eastern boundary
- rear boundary contiguous with part of side boundary of 1 Northwold Drive
- area comprised primarily of 2 storey houses with the occasional bungalow

c) Proposal Details

- demolition of all buildings on the site
- provision of 4 flats in 2 storey building with rooms in roofspace and single storey rear projection
- 1 flat on ground floor, 2 on first floor, 1 flat in roofspace lit by inverse dormers recessed into plane of roof
- all flats with 2 bedrooms and 3 habitable rooms
- 2 storey element lines up at front and rear with No.5, ground floor projects further 7.0m at rear, first floor a further 3.4m away from boundary with No.5
- pitched, hipped roof over 2 storey block, hipped roof with gable end adjacent to No.9 over single storey element
- 4 parking spaces shown, partly beneath building, accessed via crossover adjacent to highway tree
- buff coloured stock bricks and white rendered walls, plain clay tiled roofs

d) Relevant History

P/2582/03/CFU	Replacement part 2 part 3 storey building to provide 6 flats with parking at rear	WITHDRAWN 10-FEB-04
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continued/

e)	Notifications	Sent 43	Replies 2	Expiry 28-MAY-04
	Summary of Responses: Would spoil streetscene, extra traffic, overshadowing, loss of light			

APPRAISAL

1) Appearance and Character of Area

In terms of width, the proposed building at 17.5m would provide a transition between the 16m width of Nos. 3 and 5 which are semi-detached houses, and the 23m width of the terraces which commence at No.9. The eaves and ridge levels of the block would roughly equate to those of neighbouring buildings, and the inverse dormers which are mostly shown within the roof plane would not be obtrusive or dominant.

Although the proposed building would line up with the front wall of No.5, it would project about 1m ahead of No.9. However, this would not be overbearing given the similar presence in the streetscene to Nos. 3 and 5 which would result.

The proposed parking layout would permit planting to soften the impact of the hardsurfaced area, which itself would be partly overhung by the proposed building thereby reducing its prominence.

The proposed access would be further from the major highway tree than the existing crossover to the benefit of the integrity of the tree.

Overall it is considered that a satisfactory impact would be provided upon the appearance of the area.

2) Residential Amenity

The 45° horizontal code would be met by all 2 storey elements of the scheme. The proposed single storey rear projection would be sited initially 6m from the splayed boundary with No.5, but would project closer to it as its depth increases so that its rear wall with a depth of 7m would be about 3m from the boundary.

Although it is acknowledged that a deep projection is proposed, it is considered to be acceptable in this case because of the following circumstances:-

- a) the existing bungalow projects about 2m beyond the rear wall of No.5. The proposed set away of the rear projection would provide new openness in the more sensitive area immediately behind the adjacent house,
- b) the siting of the extension away from the boundary would help to offset its depth, and
- c) a good hedge screen is provided along the boundary.

continued/

High level windows in the flank wall which would be set away from No.5 would obviate any possibility of overlooking, and a first floor rear window would be angled away from that property and neighbouring gardens.

In terms of No.9, the proposal would project some 2m beyond a single storey extension at the rear of that property. The end wall would be sited over 4m from the boundary which is angled in form. It is suggested, given the separation distance between the proposal and the boundary together with the restricted depth of projection, that this element of the proposal can also be supported.

3) Car Parking

Parking on a one-to-one basis is considered to be acceptable as public transport is available locally and unrestricted on-street parking can take place on this stretch of Rickmansworth Road.

4) Consultation Responses

Overshadowing – it is not considered that this would take place to an excessive degree

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.

PROVISION OF REPLACEMENT FENCING

MR H PASTER

RECOMMENDATION

Plan Nos: Unnumbered plan, specification dated 14-JAN-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 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:
(c) the boundary treatment
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

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:

E38 Conservation Areas - Character

Replacement Harrow Unitary Development Plan:

D16 Conservation Areas

MAIN CONSIDERATIONS

- 1) Character and Appearance of the Conservation Area (E38) (D16)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Conservation Area: Pinnerwood Park Estate
TPO

continued/

b) Site Description

- two storey semi-detached house on the north-west side of Hallam Gardens
- the property lies within the Pinnerwood Park Estate Conservation Area

c) Proposal Details

- provision of a trellis type fence along the site frontage

d) Relevant History

None

e) Consultations

CAAC: No objection to trellis type fence but the plans show dimensions that don't match the originals. It needs to match the trellis panel shown in the conservation statement

Advertisement	Character of Conservation Area	Expiry 20-APR-04
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Notifications	Sent 4	Replies 0	Expiry 13-APR-04
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APPRAISAL

1) Character and Appearance of Conservation Area

At present there is no front boundary fence to the site, the original fence having been removed as it had deteriorated considerably.

The proposal is to provide a replica of the original fence type, which is found on neighbouring properties and elsewhere in the Conservation Area.

It is concluded that the proposal would enhance the character and appearance of this part of the Conservation Area.

2) Consultation Responses

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.

PROVISION OF NEW FENCING AND ENTRANCE GATES
WITH HARDSURFACING

KENNETH W REED & ASSOCIATES for HARROW COLLEGE

RECOMMENDATION

Plan Nos: P13#2A, 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 Trees - Underground Works to be Approved
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented

INFORMATIVE:

- 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
- E9 Green Belt -Acceptable Land Uses
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Buildings
- E46 Quality of Development - Design and Layout of Non-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
- 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
- EP35 Major Developed Sites in the Green Belt
- D4 Standard of Design and Layout

continued.....

MAIN CONSIDERATIONS

- 1) Green Belt Land and Area of Special Character (E1, E2, E4, E6, E8, E9, E10, E11), (SEP5, SEP6, SD1, EP31, EP32, EP33, EP34, EP35)
 - 2) Residential Amenity (D4), (E46)
 - 3) Traffic and Highway Safety
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Green Belt

Council Interest: Freehold owner

b) Site Description

- site relates to Harrow College of Further Education facility located on the eastern side of Brookshill
- site located within the Metropolitan Greenbelt and Area of Special Character
- access and frontage to the property is from Brookshill with a number of entry and egress points together with hedging and trees fronting the road.

c) Proposal Details

- remove front fence and gates and replace with 3m panels of 1.8m high steel palings;
- remove hedge fronting Brookshill and paved area between footpath and fence and supplement planting behind the new fence
- the siting of four existing vehicular access points would remain the same, however one would be widened by two metres and one narrowed by a metre
- a pedestrian entrance, path and gate would be removed and landscaped
- a new pedestrian entrance, gates and paved access has already been constructed and re-sited by way of replacement

d) Relevant History

There have been numerous applications relating to the use of the site as an educational facility.

e) Applicant's Statement

The College wishes to upgrade its frontage with new railings and gates and take the opportunity to provide a safer environment for vehicles and pedestrians. The scheme incorporates railings and posts, which do not adversely affect the main trees on the frontage, which is recognised as a distinctive feature along this stretch of road. To create greater width for pedestrians it is proposed to widen the footpath to the existing fence line but to supplement the landscaping behind the new railings. This will maintain the green frontage to Brookshill. This is necessary since the Council have erected pedestrian barriers within the footpath zone, which, whilst providing greater safety, has reduced the footpath zone. These barriers have also compromised the aesthetics of the frontage to a certain extent and this is the reason the College wish to upgrade their presence by providing better quality railings and gates in their corporate colour, together with an attractive paving layout.

continued.....

f)	Notifications	Sent 3	Replies 0	Expiry 15-APR-2005
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APPRAISAL

1) Green Belt Land and Area of Special Character

The character and openness of the site would be retained by the proposal given the similarity in the size and positioning of the access points and subject to the undertaking of replacement planting. In the short term the loss of the hedge to the frontage and its replacement with paving and new fencing may appear a little hard and urban. However, given time and the retention of the trees behind the fence together with replacement shrubbery, the site would appear similar to the present. The new fencing would improve security to the site and the widening of the footpath would improve safety for pedestrians.

2) Neighbouring Amenity

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

3) Traffic and Highway Safety

There are no concerns relating to traffic and highway safety.

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.

PROVISION OF NEW FLUE TO PLANT ROOM

KENNETH W REED & ASSOCIATES for HARROW COLLEGE FURTHER ED

RECOMMENDATION

Plan Nos: 1373-A401; 1373-P22#1

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

INFORMATIVE:

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:

E4 Protection of Structural Features

E5 Protection of Character of Conservation Area

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

D4 Standard Design and Layout

D12 Statutorily Listed Buildings

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1) Neighbouring Amenity (E46) (D4)

2) Appearance or Character of Conservation Area and Setting of a Listed Building (E4, E5, E34, E38, E46) (SD1, D4, D12, D16, D17)

3) Consultation Responses

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area:

Roxborough Park/Grove

Council Interest:

Freehold owner

continued/

Item 2/07 - P/1004/04/CFU continued.....

b) Site Description

- Harrow on the Hill Campus of Harrow College
- relates to a two storey Grade II Listed Building located to the rear of properties on Grove Hill Road

c) Proposal Details

- application proposes the installation of 2 stainless steel flues to serve the boilers/plant room at basement level
- the flues would discharge gases above the roof eaves with a maximum height of 10.0m

d) Relevant History

There have been numerous planning applications relating to the site although none are of particular relevance to the current application

e) Applicant's Statement

The existing boilers in the basement plant room discharge their exhaust gases through the low level semi-circular louvres. These exhaust gases are subsequently drawn back into the plant room by prevailing wind combined with the drag from the combustion process. This means the plant room has insufficient fresh air for maintenance personnel. The situation has been identified as unacceptable for health and safety reasons. The solution proposed is to install two new stainless steel flues to serve the boilers and to discharge the gases above the roof eaves.

f) Consultations

CAAC: No objection does not affect the setting of the Conservation Area

Advertisement	Character of Conservation Area	Expiry 03-JUN-04
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Notifications	Sent 12	Replies 0	Expiry 21-MAY-04
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APPRAISAL

1) Neighbouring Amenity

It is not envisaged that there would be any further impact to neighbouring amenity than exists at present.

2) Appearance or Character of Conservation Area and Setting of a Listed Building

Although physically attached to the principal Listed Building, the works would not affect the special architectural or historic character of the building and its setting. Likewise, the siting of the flues to the rear of the building would preserve the character and appearance of the site and that of the Roxborough Park and Grove Conservation Area.

continued/

3) 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.

**CHERRY TREE COTTAGE, YEW TREE COTTAGE,
THE BEECHES, OLD CHURCH LANE, STANMORE**

2/08

P/579/04/CFU/TEM

Ward: STANMORE PARK

REDEVELOPMENT TO PROVIDE 7 FLATS IN TWO
LINKED 2 STOREY BLOCKS WITH
ACCOMMODATION IN ROOFSPACE, WITH
ACCESS AND PARKING

CgMs CONSULTING for LAING HOMES LTD

RECOMMENDATION

Plan Nos: L03.562.001A, 003B, 004A, 005A, 006A, 007B

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:-
 - (a) the frontageof the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 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 occupiedThe 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 Highway - Closing of Access(es)
- 6 Levels to be Approved
- 7 Landscaping to be Approved
- 8 Landscaping to be Implemented

continued/

Item 2/08 – P/579/04/CFU continued.....

- 9 Trees - No Lopping, Topping or Felling
- 10 Landscaping - Existing Trees to be Retained
- 11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) L03.562.004A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 12 Water Storage Works
- 13 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.
- 14 Disabled Access - Buildings
- 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 Standard Informative 36 – Measurements from Submitted Plans
- 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
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
D5 New Residential Development - Amenity Space and Privacy
D16 Conservation Areas
D17 Extensions and Alterations in Conservation Areas
T13 Parking Standards

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character and Appearance of Area and Conservation Area (E6, E38, E45) (SD1, D4, D16, D17)
 - 2) Neighbouring Amenity (E45) (D4, D5)
 - 3) Parking (T13) (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Conservation Area:	Old Church Lane
Car Parking	Standard: 11 (10)
	Justified: 11 (10)
	Provided: 10
Site Area:	1770m ²
Habitable Rooms:	24
No. of Residential Units:	7
Density:	40dph 136hrph
Council Interest:	None

b) Site Description

- west side of Old Church Lane, on southern corner of junction with Cherry Tree Way
- occupied by 3 substantial detached houses
- 2 storey, front gable features, brick elevations, tiled roofs
- front garden of northernmost house, Cherry Tree Cottage, within Old Church Lane Conservation Area, contains prominent yew tree
- Conservation Area boundary contiguous with front boundaries of other 2 houses
- site at higher level than adjacent road, slopes down from north to south
- detached house on opposite side of Cherry Tree Way
- Manor House Estate within Conservation Area on opposite side of Old Church Lane
- land within Cherry Tree Way to west and south of site currently being redeveloped for houses and flats
- prominent trees within site

c) Proposal Details

- demolition of existing houses, development of 2 storey block containing 7 flats
- 2 x 2 bed x 3 habitable rooms plus 1 x 2 bed x 4 habitable room flats on ground and first floors, 1 x 2 bed x 4 habitable room unit within roofspace
- building designed as 2 separate modules facing Old Church Lane, connected by recessed glazed link
- southern module projects further into site than northern module
- pitched, hipped roof, gable features, balconies, top floor lit by dormer and velux windows
- lift tower with pyramidal roof projects slightly above main ridge line
- 10 parking spaces plus covered bin store in parking court at rear of site accessed from Cherry Tree Way

continued/

d) Relevant History

P/178/04/CFU	Detached 2 storey block with accommodation in roofspace to provide 7 flats with parking (on adjacent site to south within Cherry Tree Way)	GRANTED 26-APR-04
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e) Applicant's Statement

- Conclusions of Supporting Statement:-
- density and mix takes full account of surrounding character, makes efficient use of previously developed land, provides smaller units in accordance with national and local planning objectives
- design solution represents balanced composition of all material considerations, does not intrude visually or cause detriment to neighbouring residents, would enhance Conservation Area character and appearance of area
- provides pleasant living environment with suitable and well landscaped amenity space
- level of car parking in accordance with Council standards
- would not result in loss of buildings of importance
- extracts from Design Statement:
- 3 existing houses structurally beyond repair, would require extensive and expensive work to renovate
- new building would replicate form, scale heights and architecture of neighbouring block
- building follows natural grade levels
- one tree only proposed for removal with enhanced landscaping to northern boundary
- materials sympathetic to surrounding vernacular architecture
- scheme sits comfortably with surrounding buildings

f) Consultations

CAAC:	Object – existing houses should be retained so that some of the character of the area remains, i.e. a series of houses rather than a consistent block of flats. Will have a negative impact on the setting of the Conservation Area
TWU:	No objections
EA:	No comments

Advertisement	Character of Conservation Area	Expiry 09-APR-04
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Notifications	Sent 35	Replies 2	Expiry 30-MAR-04
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Response: Requires social housing in association with adjacent site, houses not beyond economic repair, increased footprint, loss of trees, obtrusive, out of character, would adversely affect Conservation Area

continued/

APPRAISAL

1) Character and Appearance of Area and Conservation Area

The existing 3 houses on this site, while having a fairly imposing and pleasing appearance are not listed, nor located within the Conservation Area. They therefore have no statutory protection and objection is not raised in principle to their proposed demolition.

The design of the proposed replacement building, which gives the impression of 2 detached blocks facing Old Church Lane, replicates that of the building which is under construction immediately to the south of this site following the recent grant of permission. As the neighbouring building was considered to have an acceptable presence in the Conservation Area, it is suggested given that a similar relationship would be provided, that in design terms the proposed building can also be accepted. In terms of siting, the proposal would be located some 8m further from the corner of Old Church Lane and Cherry Tree Way than the existing house on this corner. This significant increase in space would be beneficial to the appearance of the area, and also to the prominent yew tree at the front of the site. Additional space would also be provided beyond the southern elevation, giving up to 14m of separation from the adjacent new block.

The proposed distance from the front boundary would be comparable to that provided by the existing houses so that a similar presence in the streetscene would be provided.

The scheme would necessitate the removal of a large preserved beech tree which is located towards the rear of the site. It is considered that this can be accepted given that new planting can be provided along the Cherry Tree Way frontage to more directly enhance the streetscene. All other prominent trees would be retained.

No objection is raised to the proposed form and position of the parking area which would not impact upon the Conservation Area.

Overall it is considered that the development would have a satisfactory appearance that would preserve the character and appearance of the Conservation Area.

2) Neighbouring Amenity

Proposed windows in the southern elevation would face towards boundary trees and a blank flank wall in the new adjacent building.

Windows in the rear elevation would be almost 30m from the rear walls of the new houses which are under construction as part of the adjoining scheme.

Finally, windows in the northern elevation would be over 15m from the side boundary of Friars Mead on the opposite side of Cherry Tree Way and would face towards the front garden. This neighbouring house has no windows in its flank wall so that neighbouring amenities would be safeguarded.

continued/

3) Parking

The proposed levels of parking are in accordance with the RHUDP standard.

4) Consultation Responses

- Requires social housing in association with adjacent site - the number of proposed units from both sites totals 21, below the threshold for affordable housing in Circular 6/98
- Houses not beyond economic repair - this is speculation
- Increased footprint - the footprint of buildings along the Old Church Lane frontage is reduced, to the benefit of the character of the Conservation Area

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.

**UNIT B1, NEPTUNE INDUSTRIAL ESTATE, 5 NEPTUNE
RD, HARROW**

2/09

P/895/04/CFU/TW

Ward: HEADSTONE SOUTH

PROVISION OF NEW STORAGE BUILDING

TECON LTD for PHARMCHEM INTERNATIONAL LTD

RECOMMENDATION

Plan Nos: 3293/ST/01, /02.

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 be Approved
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 The development hereby approved shall not be occupied until the car parking area shown on the approved plan has been provided on site. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, unless otherwise agreed in writing by the local planning authority.
REASON: To ensure that satisfactory parking facilities are provided to meet the operational requirements of the premises and in the interests of the visual amenity of the area.
- 6 The development hereby approved shall not be occupied/used until a detailed scheme for the provision of covered pedal-cycle parking facilities has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be secured within six months of the approval of the scheme or first occupation/use of the development hereby approved, whichever is the sooner, unless otherwise agreed in writing by the local planning authority.
REASON: To secure satisfactory provision of pedal cycle parking facilities.
- 7 The development hereby approved shall not be occupied/used until a scheme for the works to the highway to provide a footway along the front of the site has been submitted to and agreed in writing by the Council. The approved scheme of works shall be secured within six months of the approval or the scheme of first occupation/use of the development hereby approved, whichever is the sooner, unless otherwise agreed in writing by the local planning authority.
REASON: To secure improved footway provision along this part of Neptune Road, in the interests of pedestrian access.
- 8 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.
REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

continued.....

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
- 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:
EM4 Business, Industrial and Warehousing Development – Retention of Uses
E46 Quality of Development – Design and Layout of Non-Residential Development
T13 Car Parking
Replacement Harrow Unitary Development Plan:
EM15 Business, Industrial and Warehousing Use – Designated Areas
T13 Parking Standards
- 5 The applicant is advised that an agreement under S278 of the Highways Act may be required relating to the works to the highway.

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Employment Policies (EM4) (EM15, EM23)
- 2) Parking (T13) (T13)
- 3) Amenity of Neighbours (E46) (SD1, EM23)
- 4) Consultation Responses

INFORMATION

a) Summary

Employment Area:	General Industrial Area	
Car Parking	Standard: 7	(max of 4 – 7)
	Justified: 6	(max of 4 – 7)
	Provided: 6	
Council Interest:	None	

b) Site Description

- two storey warehouse on Neptune Road Industrial Estate
- the west of the site is undeveloped
- the main part of the site is within a designated industrial area within the adopted UDP and an industrial and business use area in the Revised Deposit draft UDP
- the building has a floorspace of 1,188m²

continued.....

c) Proposal Details

- extension to the west side of the building to provide additional warehousing space (540m²)
- an additional six car parking spaces are proposed along the frontage of the proposed building

d) Relevant History

WEST/633/01/FUL	Extension and increase in roof height of warehouse building and new detached storage building at side	GRANTED 14-DEC-01
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e) Notifications

Sent
55

Replies
1

Expiry
28-APR-04

Summary of Response: Noise and disturbance

APPRAISAL

1) Employment Policy

Policy EM15 of the Revised deposit Draft UDP recognises the importance of existing land/premises of B1, B2 or B8 use to the local and wider economy. Policy EM23 seeks to limit any ill-effects of such development on the amenity of neighbours or the surrounding highway network.

Part of the site is within the designated industrial area and part is outside it although it forms part of the same curtilage. It is considered that it is unlikely that the warehouse would give rise to levels of activity that would have a material impact on the amenity of nearby residents.

2) Parking

The car parking standards contained within the Revised Deposit Draft UDP indicate that a maximum provision of between 8 and 13 spaces would be required for the whole site. The proposal contains provision for an additional 6 spaces which would give a total of 18 for the whole site. It is therefore concluded that the proposal is acceptable in this regard.

3) Amenity of Neighbours

It is considered that the likely activity that would be generated by the proposed use would not result in an unacceptable impact on the amenity of neighbours.

continued/

The proposed building would be partially visible from the car park and some rear windows in the flatted block fronting Pinner Road. The resultant impact would be mitigated by the favourable site levels and boundary landscaping. With regard to the relationship with properties at Oakwood Court to the west, the narrow end elevation of the building would be approximately 17m from the rear elevation, at an oblique angle. It is considered that this relationship would be acceptable.

4) Consultation Responses

Noise and disturbance – 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.

**ROXETH FIRST & MIDDLE SCHOOL,
1 BRICKFIELDS, HARROW**

2/10
P/1080/04/CLB/AB
Ward: HARROW ON THE HILL

LISTED BUILDING CONSENT: NEW ESCAPE
STAIR, ROOFLIGHTS AND INTERNAL
ALTERATIONS.

PAUL MCCARTHY for LONDON BOROUGH OF HARROW

RECOMMENDATION

Plan Nos: Feasibility Report on Additional Accommodation, Feasibility Report on External,
Repairs - dt. March 2004, 2902 01, 02, 03, 04, 05, 06A, 07A, 08A, 09

GRANT Listed Building Consent, and refer to the Secretary of State with the following
suggested conditions:

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

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Planning permission will be required for the external alterations.
- 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:

E34 Statutorily Listed Building

E38 Conservation Areas Character

Replacement Harrow Unitary Development Plan:

D12 Statutorily Listed Buildings

D16 Conservation Areas

MAIN CONSIDERATIONS

- 1) Listed Building Character
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Grade II Listed Building

Conservation Area:

Roxeth Hill

Council Interest:

Local Authority School

continued/

b) Site Description

- the works relate to the original school house which fronts onto Roxeth Hill

bb) Listed Building Description

- 1851, by W.G. and C. Habershon
- yellow stock brick with stone dressings and tiled roof
- free neo-Tudor
- large projecting gabled wing and shouldered imitation bell turret
- lean-to entrances with small buttresses flank and flamboyantly detailed central window
- to left 2 traceried windows with drip moulds and intermediate buttresses
- to right a chancel-like projection with ground storey and first storey in half dormer
- further right is a small one-bay wing with gable end

c) Proposal Details

- new rooflights and escape stairs
- stonework repairs
- removal of ceiling in central hall to create full height open space
- new first floor accommodation over western hall
- bridge link between western and eastern sections and new stair and lift
- removal of partitions at first floor in former school house and various alterations to door openings and new openings

d) Relevant History

WEST/175/95/LBC	Listed Building Consent: Single storey school extensions, new canopy link, four new doors and 2 rooflights to main block	GRANTED 01-AUG-95
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e) Consultations

EH: The proposals which in part seek to restore the original space of the hall and bring the building back into full use, are welcomed and supported in principle. The proposed use of simple, modern materials, for new partitions and the new staircase are considered to be appropriate, subject to agreement over details. In this respect I suggest that details of all new windows, doors, rooflights and related matters are made the subject of appropriate conditions.

Advertisement	Alteration and/or extension of a Listed Building		Expiry 10-JUN-04
Notifications	Sent 6	Replies 0	Expiry 11-MAY-04

continued/

APPRAISAL

1) Listed Building Character

The original school building is an attractive mid 19th century structure. It consists of three original parts: to the east the school house, which has a more domestic air and simple stairs to the first floor, centrally the original main school hall which has had a false ceiling inserted obscuring the original roof, and to the west another block which has an inserted modern ceiling and which is divided into staff accommodation. The school is in very poor external repair with significant problems with the attractive stonework around the windows. Internally, the original plan form and space of the hall has been compromised by the insertion of the modern ceiling.

The proposal to remove the modern ceiling in the main central entrance hall, to allow the hall to be opened up into a full height space as originally conceived would be a positive enhancement to the listed building. The proposed modern, simple glass and steel stairs and the link bridge across the open space are considered a low key approach, which would not detract from or compete with the historic finishes. These alterations and the sliding glass door would also allow this main hall to be used as a main entrance for staff and parents, giving more precedence back to the original school building.

The proposed floor over the western hall would be contained in the area currently masked by the ceiling. On the ground floor the character of the space would not change as it is already closed off from the roof, but the new first floor would allow the roofspace to be enjoyed and would allow more of the building to be put to a beneficial use.

The existing school house at the eastern end has been disused for some time and is in poor repair. The proposals would ensure that it is brought back into use and good repair so that staff and pupils could benefit from it. Minor alterations to existing openings would not in this case detrimentally affect the special character of the area. The original staircase would be retained in the scheme.

Externally, the proposed escape stair would be located at the junction of the old school and the many later extensions. This is not a visible location and seen against all the later alterations, is considered an acceptable minor alteration to the exterior of the building. The proposed rooflights would enable the use of the upper floor and are of an appropriate design, with the minimum number required proposed.

2) Consultation Responses

Addressed 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.

LINK HOUSE, PINNER HILL, PINNER

2/11
P/625/04/CFU/JH
Ward: PINNER

SINGLE STOREY SIDE EXTENSION,
REPLACEMENT DOUBLE GARAGE,
DETACHED BUILDING IN REAR GARDEN,
REPLACEMENT AND EXTENDED DRIVE

ORCHARD ASSOCIATES for MR & MRS P MARCUSE

LINK HOUSE, PINNER HILL, PINNER

2/12
P/1078/04/CCA/JH
Ward: PINNER

CONSERVATION AREA CONSENT:
DEMOLITION OF STABLE OUTBUILDING,
GARAGE, STORES AND UTILITY
ADDITION

ORCHARD ASSOCIATES for MR & MRS P MARCUSE

P/625/04/CFU

RECOMMENDATION

Plan Nos: 394/6; /7; /8; /9; /10; /11; /12A; 13; 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 driveway surface must be constructed in accordance with the 'No-Dig Construction' methods detailed in the attached leaflet "Trees in focus: Practical Care and Management. Driveways close to trees."
REASON: To ensure that no harm is caused to the trees sited near the front boundary of the property.
- 4 Prior to the commencement of works on the proposed extensions and outbuilding, the outbuilding/greenhouse shall be demolished and all materials removed from the site.
REASON: To ensure the development does not result in disproportionate additions over and above the size of the original dwelling and that such land remains primarily open and existing environmental character is maintained or enhanced.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

continued/

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:

- E4 Protection of Structural Features
- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E8 Areas of Special Character
- E9 Green Belt - Acceptable Land Uses
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Buildings
- E29 Trees - New Development
- 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
- 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
- D11 Trees and New Development
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas

P/1078/04/CCA

RECOMMENDATION

Plan Nos: 394/6; /7; /8; /9; /10; /11; /12A; 13; OS Plan

GRANT Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

- 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 Conservation Area.

continued/

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
Replacement Harrow Unitary Development Plan:
D16 Conservation Areas
-

MAIN CONSIDERATIONS

- 1) Neighbouring Amenity (E45) (D4)
 - 2) Appearance or Character of Conservation Area (E5, E6, E29, E38, E45) (SD1, SD2, D4, D11, D16, D17)
 - 3) Green Belt Land and Area of Special Character (E4, E8, E9, E10, E11) (SEP5, SEP6, EP31, EP32, EP33, EP34)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

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

b) Site Description

- two storey detached dwelling on the north-western side of Pinner Hill Road
- site adjoins the Pinner Hill Golf Club to the north
- several outbuildings on site together with swimming pool and 2 crossovers
- site situated in the Pinner Hill Estate Conservation Area, Metropolitan Green Belt and Area of Special Character
- area characterised by large detached dwellings set on sizeable plots with a semi-rural atmosphere

c) Proposal Details

- demolish stable building, garage, stores and utility addition to side of dwelling
- remove swimming pool, existing crossover and driveway to the south frontage of the site
- remove outbuilding/greenhouse from rear garden
- erect garage building to replace stable building and implement new carriage driveway and crossover

continued/

Items 2/11 & 2/12 – P/625/04/CFU & P/1078/04/CCA continued.....

- erect games/garden room to replace garage and store to the rear of dwelling
- erect single storey addition to the north side of the dwelling to replace utility room and lobby

d) Relevant History

HAR/15489	Erection of garage	GRANTED 17-JUN-59
LBH/25334	Single storey side extension	GRANTED 08-MAY-84
LBH/38751	Two storey front extension and single storey rear extension	GRANTED 28-SEP-89
LBH/40464	Insertion of rear and side dormers and provision of chimney stack to the front of roof of two storey front extension	GRANTED 08-JUN-90

e) Applicant's Statement

- existing stables and stores redundant and garage affords parking for 1 car only
- proposed garage located in same positions as stables and therefore has no impact on neighbours property or detriment to the openness and character of the Green Belt
- proposed games/garden room to be located in same position as existing garage and stores building but is smaller in area and creates more open relationship between garden and golf course
- proposed kitchen and utility extension located in a similar position to the existing utility room, set within the recess to the side of the house
- remove unsightly swimming pool incongruously positioned in front garden and introduce gravel carriage drive with repositioned entrance and reduce hardstanding to the front and side of the house
- elevationally the proposed outbuildings and extension are to match existing materials and features of the house
- increase in volume is influenced by need for roofs that reflect the character of the property, nominal increase in footprint and floor area does not affect the openness and character of the property within Green Belt or detract from the Conservation Area

P/625/04/CFU

e) Consultations

CAAC: No objections. House is very tucked away

Advertisement Character of Conservation Area Expiry
14-APR-04

Notifications Sent Replies Expiry
7 0 15-APR-04
continued/

P/1078/04/CCA

Consultations

CAAC: No objections.

Advertisement

Demolition in a Conservation Area

Expiry
03-JUN-04

Notifications

Sent
8

Replies
0

Expiry
26-MAY-04

APPRAISAL

1) Neighbouring Amenity

It is not envisaged there would be any impact on neighbouring amenity. The siting of the garage near the southern boundary with Hillcote House would be in a similar position to the existing stables, albeit further removed from the boundary.

2) Appearance or Character of Conservation Area

It is not considered that the buildings and additions to be demolished and removed from the site make any particular contribution to the character and appearance of the site or the Pinner Hill Estate Conservation Area.

The proposed garage would replace a similar sized non-descript stable building. The garage would be single storey with a crown roof and finished in materials to reflect the main dwelling. The formation of a new gravel driveway across the front of the site linking the existing drive to the garage would involve the removal of the large swimming pool and hardsurfaced surround, together with a large brick wall separating the front of the dwelling. An existing drive and crossover linking the stables would also be reinstated as garden and a new crossover and access formed further along to create a carriage driveway in association with the drive linking the proposed garage. Several other large sections of drive together with pathways and hardsurfaced areas are also to be removed and reinstated and landscaped. The areas to be reinstated would exceed the area of the new gravel driveway. The new driveway and crossover would not be objectionable since it would replace the existing arrangement and reflects the semi-rural character of the area.

The proposed garden/games room would replace the existing garage and store on the rear north-west boundary of the property. The existing garage with a footprint of 60m² is a long and narrow structure between the subject property and the golf course. The proposed building with a footprint of 36.6m² would significantly reduce the depth and coverage of this part of the site. The building would feature appropriate materials, together with a steeply pitched roof and Oriel window to reflect the design of the existing dwelling.

The proposed single storey side extension would incorporate the existing entrance and utility area to enlarge the kitchen. The alterations would be set within a recessed area to the side of the dwelling. The extension would be subordinate and reflect the appearance of the dwelling.

continued/

The demolition of the outbuilding/greenhouse from the rear garden with a footprint of 13.5m would enhance the character and appearance of the site and surroundings.

3) 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 ²)	134.14	286.61	113.7%	276.61	106.2%
Floor Area (m ²)	245.56	493.92	101.1%	484.22	97.2%
Volume (m ³)	872.15	1525.29	74.88%	1542.03	76.8%

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 been previously extended resulting in a footprint increase of 114%, floor area 101% and volume 75%. Any further increases would therefore be considered disproportionate over and above the size of the original dwelling. The proposed figures would represent a material reduction in footprint and floor area of 106% and 97% respectively. Although there is a slight increase in volume this is considered acceptable in the context of the reduction in footprint and floor area which represents an improvement of the existing circumstances. This is made possible by the removal of the existing outbuildings (stables, garage/store together with a further greenhouse/outbuilding). Given this situation 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 size and shape of 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 reduce the coverage of the site by buildings, and improve the openness by the removal of the long narrow garage and store built along the north/rear boundary. The open character of the site would be further enhanced by the removal of several areas of existing driveway together with the swimming pool and hardsurfaced patio areas, pathways and a large brick wall separating the front of the dwelling from the pool. These areas would be replaced by landscaping or the new driveway as discussed above. To ensure that the construction of the driveway does not impact upon the trees in situ, a condition is suggested requiring that the driveway surface be constructed in accordance with the ‘No-Dig Construction’ methods detailed in an attached leaflet (“Trees in Focus: Practical Care and Management. Driveways Close to Trees”)

continued/

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.

WILDWOODS, 25 WARREN LANE, STANMORE

2/13

P/2/04/CFU/TW

Ward: **CANONS**

FIRST FLOOR FRONT AND PART FIRST
FLOOR, PART TWO STOREY REAR
EXTENSIONS

S SERGIOU for STEPHEN NOBLE

RECOMMENDATION

Plan Nos: SN-03-100; 101; 001; 002A

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no. SN-03-001 shall be installed in the rear wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES:

- 1 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:

- E4 Protection of Structural Features
- E6 High Standard of Design
- E11 Green Belt - Extensions to Buildings
- E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

- SEP5 Structural Features
 - SD1 Quality of Design
 - EP34 Extension to Buildings in the Green Belt
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
-

continued/

MAIN CONSIDERATIONS

- 1) Green Belt Impact (E4, E11) (SEP5, EP34)
 - 2) Amenity of Neighbours (E6, E45) (SD1, D4, D5)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Locally Listed Building
Green Belt

b) Site Description

- detached, mainly single storey house
- existing house is unusual in its form being long and narrow and has resulted from the conversion of garden buildings
- the house is surrounded by significantly more substantial detached houses of 'Knoll House', 'Brouings', 'Stocks' and 'The Barn'
- the property is within the Green Belt

c) Proposal Details

- single storey front and rear extensions
- removal of part of existing single storey rear extension
- raising of roof to provide accommodation at first floor level

d) Relevant History

LBH/1790/6	Erection of detached house to replace existing building	GRANTED 07-AUG-73
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e) Notifications

Sent
5

Replies
0

Expiry
19-FEB-04

APPRAISAL

1) Green Belt Impact

The following table gives the relevant data in relation to the existing and proposed size of the dwelling.

	Existing/Original	Proposed	% Increase
Footprint (m ²)	189.6	234	23
Floor Area (m ²)	198.6	359	82
Volume (m ³)	739	1016	37

continued/

Item 2/13 - P/2/04/CFU continued.....

It can be seen that the footprint and volume increases are relatively modest. The floor area figure appears disproportionately large due to the fact that only a very small part of the existing roof area is used for accommodation. The remainder of the existing area within the roof has to be added to the figures as new, which results in an unrepresentatively high figure for the increase in floor area.

Additionally, the house is modest in comparison with neighbouring properties. It is considered that the openness of the Green Belt would not be compromised by the proposed extension.

2) Amenity of Neighbours

The proposal would result in the removal of part of a conservatory adjacent to the boundary with 'Brouings'. The first floor element would result in the rear wall of the property being raised by 1m. This would be adjacent to the flank wall of the more substantial 'Brouings'. It is concluded that there would, therefore, be no detrimental impact on the amenity of neighbours.

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.

MADALANE HOUSE, HILLSIDE ROAD, 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

RECOMMENDATION

Plan Nos: P001.001; 002; 003; 004; 005; 006 P01.006gl; 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 The applicant is advised that notwithstanding the inclusion of the summerhouse on the submitted plan, it has not formed part of the consideration of this application and it does not have planning permission.
- 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:
 - 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/

- 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
-

MAIN CONSIDERATIONS

- 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
-

INFORMATION

Consideration of this application was deferred at the meeting of the Committee on 18th May to allow for a Members Site Visit which took place on 3rd June and to allow for consideration of issues relating to other developments taking place within the site.

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
- 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

continued/

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

	Original	Proposed	% Increase over Original
Footprint	138.8	170.0	22.5%

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 extension and replacement garage CURRENT 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 19th century street lamp at the corner of the site

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?

L.B. Hillingdon: Verbal Response: No objections

continued/

Advertisement	Character of Conservation Area		Expiry 20-MAY-04
Notifications	Sent 4	Replies 0	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.

Whilst other works have been undertaken on site, including the construction of a summerhouse, these do not form part of this application and will be considered separately. The Council’s Enforcement Manager is investigating the situation and if appropriate a further report will be put to Committee.

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.

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

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.

BRIDLE COTTAGES, BROOKSHILL DRIVE, HARROW

2/15

P/1049/04/CFU/TEM

Ward: HARROW WEALD

SINGLE STOREY REAR EXTENSION.

KENNETH W REED & ASSOCIATES for COPSE FARM LTD

BRIDLE COTTAGES, BROOKSHILL DRIVE, HARROW

2/16

P/1098/04/CLB/AB

Ward: HARROW WEALD

LISTED BUILDING CONSENT: SINGLE STOREY REAR
EXTENSION AND INTERNAL ALTERATIONS

KENNETH W REED & ASSOCIATES for COPSE FARM LTD

P/1049/04/CFU

RECOMMENDATION

Plan Nos: 1347/08B, 58A

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 character and appearance of the Conservation Area.
- 3 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 include retention of the existing rear boundary hedge and shall be completed:
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe 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 Conservation Area, Area of Special Character and setting of this listed building.
- 4 No development shall take place until land from 2 Brookshill Cottages has been transferred to the application site, as shown on Drawing 1347/58A.
REASON: To ensure the provision of additional space about the building in the interests of the characters of the Green Belt and the Brookshill Drive Conservation Area, and the setting of this listed building.

continued.....

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
- 4 Standard Informative 36 – Measurements from Submitted Plans

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:

- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E11 Green Belt - Extensions to Buildings
- E34 Statutorily Listed Building
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

- SEP5 Structural Features
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D12 Statutorily Listed Buildings
- D17 Extensions and Alterations in Conservation Areas
- EP31 Areas of Special Character
- EP34 Extension to Buildings in the Green Belt

P/1098/04/CLB

RECOMMENDATION

Plan Nos: 1347/08/B, 58A

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

- 1 Time Limit – Listed Bldg./Cons. Area Consent

continued/

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) new windows and doors including glazed screen
- b) roof tiles
- c) rainwater goods
- d) bricks
- e) boundary treatment
- f) internal joinery including doors, skirtings etc

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

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

E38 Conservation Areas - Character

Replacement Harrow Unitary Development Plan:

D12 Statutorily Listed Buildings

D16 Conservation Areas

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:

E34 Statutorily Listed Building

E38 Conservation Areas - Character

Replacement Harrow Unitary Development Plan:

D12 Statutorily Listed Buildings

D16 Conservation Areas

MAIN CONSIDERATIONS

- 1) Green Belt Impact (E4, E11 as amended) (SEP5, EP34)
- 2) Integrity of Listed Building (E34) (D12)
- 3) Character of Conservation Area and Area of Special Character (E4, E6, E8, E38) (SEP5, SD1, EP31, D17)
- 4) Neighbouring Amenity (E6, E45) (SD1, D4, D5)
- 5) Consultation Responses

continued/

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area: Brookshill Drive

Green Belt

Council Interest: None

b) Site Description

- on north side of Brookshill Drive within Green Belt, Brookshill Drive Conservation Area and Harrow Weald Ridge Area of Special Character
- originally occupied by 2 adjacent single-storey cottages, now joined together by timber link to form one dwellinghouse in L-shaped building
- multi-brick elevations, tiled roof of complex form, prominent high chimneys
- more modern house, Dukes Cottage to east
- rear garden of 2 Brookshill Cottages to north
- side garden of 1 Brookshill Cottages to west
- stable block within disused Riding School, and part of side garden of detached house 'Red Corners' on opposite side of Brookshill Drive
- gravel drive next to front of dwelling

bb) Listed Building Description

Description of No 1:

Circa 1890. Formerly cottages to Copse Farm. Single storey. Alternate red brick and yellow stock brick bands in brick on edge, tuck pointed. Tile roof with crested ridge. Timber gabled porch with wrought-iron finial. Bay window on right. Featured chimneys.

Description of No 2:

Circa 1890. Simpler single storey cottage attached to No 1. Yellow stock brick. Patterned tiling left and new tiles right. Bracketed over-sailing porch. Triangular roof vent. Featured chimneys and four-light window to left.

c) Proposal Details

- single storey rear extension, 5.5m wide x 6m deep, located 1.5m from boundary with 1 Brookshill Cottages
- pyramidal pitched roof with re-used roof vent at rear
- matching bricks and tiles proposed

continued/

Items 2/15 & 2/16 - P/1049/04/CFU & P/1098/04/CLB continued.....

- removal of timber link between original cottages, replaced by glazed screen with pitched roof over
- provision of stone slabs beyond gravel drive
- realignment of boundary at rear to take in part of existing rear garden of 2 Brookshill Cottages

d) Relevant History

LBH/26949	Listed Building Consent Alterations And Replacement Of Internal Doors	GRANTED 14-MAR-85
P/74/04/CFU	Single Storey Side To Rear Extension	WITHDRAWN 25-MAR-04
P/137/04/CLB	Listed Building Consent: Single Storey Rear And Side Extension; Glazed Screen And Internal Alterations	WITHDRAWN 16-APR-04

P/1049/04/CFU

e) Consultations

CAAC:

No objections

Advertisement

Character of Conservation Area Alteration/Extension of Listed Building

Expiry
27-MAY-04

Notifications

Sent
251

Replies
218

Expiry
13-MAY-04

Summary of Responses: Out of scale with existing building, too large, Conservation Area impact, would affect skyline, loss of light, loss of openness, too close to neighbouring property, reduce special character of area, overshadowing, loss of privacy, would contravene Green Belt Policy.

P/1098/04/CLB

Advertisement

Extension of Listed Building

Expiry
10-JUN-04

Notifications

Sent
248

Replies
118

Expiry
02-JUN-04

Summary of Responses: Would adversely affect character of building and Conservation Area, excessive bulk, detriment to neighbouring property, property should remain without extensions, glazed screens or paved areas.

continued/

APPRAISAL

1) Green Belt Impact

Relevant data are as follows:

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	156	156	0	189	21
Floor Area (m ²)	156	156	0	189	21
Volume (m ³)	606	606	0	728	20

It is not considered that the proposed increases are disproportionate in Green Belt terms, or would give rise to an excessive loss of openness.

The extension would project 1m only beyond the adjacent side wall of the cottage. The proposed boundary realignment would increase the amount of space at the rear of the building without unduly harming 2 Brookshill Cottages, which is located over 20m to the north-west.

In the light of all these considerations, it is considered that the character and openness of the Green Belt would not be detrimentally affected by the proposals.

2) Integrity of Listed Building

The listed building comprises two small workers cottages which have been joined together by a timber link building. The frontage building is highly decorated with decorative ridge tiles and unusual brickwork. The second cottage is less decorative and more simple and has a lower ridge than the frontage cottage, despite being slightly uphill from it. The second cottage consists of two smaller blocks, each with independent roofs. The proposed extension would continue this form, with an additional block, again set lower than the ridge to the frontage property, and with its own independent roof. It is considered that this approach would sympathetically replicate the original style of the property and at the same time would keep the new building as a separate entity without compromising the existing structures. The proposed link between old and new would be made at the point where a later extension to house a boiler is located, so that the minimum of historic brickwork would be lost/obscured. The proposed extension would jut out slightly, but this would still be behind the frontage building and it is considered that this would provide an end stop to the building, helping to enclose the open space at the side. The replacement link building would provide a positive enhancement of the listed building. At present the link is of poor quality and appearance and looks rather like a miniature shed linking the two buildings. The proposed replacement link would be more attractive in appearance, and because most of it would be glazed, would provide a lightweight link structure that would allow the two original buildings to be read more clearly as separate structures, joined by a later link, clearly showing the development of the building.

continued/

The interiors of the buildings were probably quite basic when the houses were built. Since then they have been adapted and altered and there is little of historic interest remaining. Many of the walls appear to be later partitions. It is therefore considered acceptable to remove these partitions and reorganise the interior, but conditions are suggested to ensure that the internal joinery such as doors, skirtings and architraves are either re-used, or good quality traditional designs are used.

3) Character of Conservation Area and Area of Special Character

The proposed extension would have minimal impact on the character of the Conservation Area given its restricted size and location at the rear of the building. The proposed hardsurfaced area would replace an existing unattractive area of concrete, and subject to the use of satisfactory materials (to be agreed by condition) would improve the appearance of the site and the area.

The proposed extension of the rear garden would necessarily require the removal of an unattractive close boarded fence to the benefit of the character of the area. Its removal would also increase the openness of the Conservation Area. It is important, however, that a hedge which takes up the remainder of the rear boundary is retained as a feature of the local area and the Area of Special Character. An appropriate condition is therefore suggested. No other features of the Area of Special Character would be affected.

4) Neighbouring Amenity

The proposal would be sited almost 20m from the house at 1 Brookshill Cottages and adjacent to a garden shed within the garden of that property so that the amenity of that property would not be prejudiced. The proposed projection would be some 7m from the boundary with Dukes Cottage, and be located beyond its rear wall. Given the separation distance, single storey character and lower site level no detriment in terms of outlook, overshadowing or overlooking would result.

5) 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 grant.

**COPSE FARM HOUSE, 17 BROOKSHILL DRIVE, P/1048/04/CFU/TEM
HARROW**

Ward: HARROW WEALD

TWO STOREY REAR EXTENSION AND DETACHED GARAGE (REVISED)

KENNETH W REED & ASSOCIATES for COPSE FARM LTD

RECOMMENDATION

Plan Nos: 1347/03/B, 53A

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 building and the character and appearance of the Conservation Area.

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:

- E4 Protection of Structural Features
- E6 High Standard of Design
- E11 as amended Green Belt - Extensions to Buildings
- E8 Area of Special Character
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
- SEP5 Structural Features
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- EP31 Areas of Special Character
- EP34 Extension to Buildings in the Green Belt
- D17 Extensions and Alterations in Conservation Areas

continued/

MAIN CONSIDERATIONS POLICIES (UDP) (Replacement UDP)

- 1) Green Belt Impact (E4, E11 as amended) (SEP5, EP34)
 - 2) Character of Conservation Area and Area of Special Character (E4, E6, E8, E38) (SEP5, SD1, EP31, D17)
 - 3) Neighbouring Amenity (E6, E45) (SD1, D4, D5)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Locally Listed Building

Conservation Area: Brookshill Drive

Green Belt

Site Area: 920m²

Council Interest: None

b) Site Description

- west side of Brookshill Drive within Green Belt, Brookshill Drive Conservation Area, and Harrow Weald Ridge Area of Special Character
- occupied by locally listed, detached 2 storey house with conservatory, plus detached double garage to north-east of house
- barns, stables and ancillary buildings previously used by defunct riding school to east, south and west of house
- garden behind house with open fields beyond
- open land adjacent to garage with Brookshill Drive beyond

c) Proposal Details

- removal of conservatory
- 2 storey extension behind north-west part of house
- 5.4m wide x 4.8m deep x 5.5m height to eaves, pitched, hipped roof over
- matching bricks at ground floor level, tile hanging to first floor, matching roof tiles over
- existing UPVC windows replaced with painted timber windows
- removal of existing double garage, provision of realigned replacement double garage in similar location
- 6m wide x 6.5m depth x 2m height to eaves, part hipped pitched roof over to total height of 5.8m
- hobby room and store on first floor, outside staircase at rear
- timber boarded elevations and gable ends, tiled roof

d) Relevant History

P/71/04/CFU	Part single, part 2 storey rear extension and detached garage	WITHDRAWN 25-MAR-04
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continued/

e) Consultations

CAAC: Need to ensure that garage is tied legally to the house. Gives building a new lease of life. Extensions would be subservient and low key. Garage is appropriately agricultural.

London Green Belt Council: Awaited

Advertisement	Character of Conservation Area		Expiry 03-JUN-04
Notifications	Sent 276	Replies 218	Expiry 26-MAY-04

Summary of Responses: Inappropriate development not in keeping with Green Belt and Conservation Area, overdevelopment, obtrusive, detract from skyline, loss of views and light, garage would detract from setting of house.

APPRAISAL

1) Green Belt Impact

There is no record of this property being extended since 1948 and the existing buildings can therefore be considered to be original. Relevant data, including the garage are as follows:-

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	167	167	0	193	16
Floor Area (m ²)	288	288	0	364	26
Volume (m ³)	945	945	0	1213	28

It is not considered that such increases would be disproportionate or give rise to an excessive loss of openness on the site. Although the garage would be almost doubled in height, this is not considered harmful to Green Belt character by virtue of its single storey appearance and space about the building.

It is therefore considered that the proposals would not comprise inappropriate development and would provide a satisfactory impact on the Green Belt.

2) Character of Conservation Area and Area of Special Character

The design of the proposed extension is sympathetic to that of this locally listed building and would not appear dominant or obtrusive. The extension would match the height of the existing ridgeline, and the proposed hipped end would reduce bulk. The proposed materials and design style are in keeping with the rural character of the existing property. The proposed replacement timber windows would provide a positive enhancement to the character of the area.

continued/

Item 2/17 - P/1048/04/CFU continued.....

The enlarged garage would be separated from the Drive by open land, surrounded by a high hedge which would partially screen the building. In addition, the proposed replacement garage is of a much more appropriate rural style than the existing modern garage and would appear more in keeping with the rural farmyard location, thereby enhancing the character of the area and setting of the house.

The character of the Conservation Area would thereby be preserved.

No harm to features within the Area of Special Character such as the skyline would result from the proposals.

3) Neighbouring Amenity

The proposed development would be over 20m from the nearest neighbouring residence, and would therefore cause no detriment to amenity.

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 grant.

40 ELMS ROAD, HARROW

2/18

P/2993/03/CFU/TW

Ward: HARROW WEALD

TWO STOREY SIDE EXTENSION

BB PARTNERSHIP LTD for MR & MRS A SAFFRIN

40 ELMS ROAD, HARROW

2/19

P/2994/03/CLB/AB

Ward: HARROW WEALD

LISTED BUILDING CONSENT: DEMOLITION
OF SINGLE STOREY EXTENSION,
REPLACEMENT TWO STOREY SIDE
EXTENSION

BB PARTNERSHIP LTD for MR & MRS A SAFFRIN

P/2993/04/CFU

RECOMMENDATION

Plan Nos: DCK-111, DCK-100, 2 pages of photographs

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 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

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy continued/

P/2994/03/CLB

RECOMMENDATION

Plan Nos: DCK-111, DCK-100, 2 pages 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 Listed Building - Details

INFORMATIVE:

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 Buildings

Replacement Harrow Unitary Development Plan:

D12 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character of Listed Building
 - 2) Amenity of Neighbours
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Grade II* Listed Building

TPO

Council Interest: None

b) Site Description

- detached two storey house located at the end of a driveway from Elms Road
- the core of the house is a timber-framed building dating from circa 1500
- the building is Listed Grade II*
- brick and tile hung extension dating from 1930's

bb) Listed Building Description

- nucleus of 2-storey massively timber-framed building of 4-bays, perhaps circa 1500
- half hipped tiled roof with Queen post trusses
- gabled porch

continued/

Items 2/18 & 2/19 – P/2993/03/CFU & P/2994/03/CLB continued.....

- sliding horizontal sash to ground storey
- casements to first storey
- later brick and tile hung addition to right

c) Proposal Details

- demolition of single storey lean to extension
- replacement with two storey extension to later brick and tile hung addition
- replacement of inappropriate windows with new to match those on the main house

d) Relevant History

None

P/2993/03/CFU

e) Advertisement	Extension of Listed Building		Expiry 03-MAR-04
Notifications	Sent 14	Replies 0	Expiry 02-FEB-04

P/2994/03/CLB

Consultations

EH: Flexible Authorisation

Advertisement	Extension/alteration of Listed Building	Expiry 05-JUN-03
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Notifications	Sent 16	Replies 0	Expiry 22-JUN-03
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APPRAISAL

1) Character of Listed Building

The listed building comprises an early timber framed house, possibly dating from c1500 with an attached timber framed barn at one end which has been incorporated into the house. Onto the C1500 wing, a further wing was added which is thought to date from the 19th century and was extensively remodelled in the 1930s, making the house into an 'L' shape. A number of small scale alterations have occurred since that date. The 1930s wing has been faced in a mixture of timber boarding and clay hanging tiles and a single storey covered veranda has been added. The proposal seeks to remove this covered veranda and to replace it with a two storey one bay addition. There has been some unfortunate window replacement to this later wing, at the rear.

continued/

The character of the building is that of a high quality timber framed farmhouse. It has been extended in a piecemeal way, incorporating former farm outbuildings as part of the house. The proposed extension would be subservient to the main house and the later wing, being set down and in and continues this tradition. In the context of this large house, it is not considered to overwhelm the original building, or its extensions. The loss of the veranda would not result in the loss of historic fabric and the new build causes no disturbance to the original, timber framed part of the house. The later tile hanging, which is not visually or practically successful would be replaced with timber boarding across the whole of the later wing. This again differentiates the old from the new, reinforces the rural farm tradition of the building and makes the extension appear more low key and subservient. Unfortunate window replacement, by previous owners, has occurred to the later wing at the rear and has only come to light as a result of this application. The owners therefore wish to replace these unauthorised and unacceptable windows as part of this application with ones to match the originals on the remainder of the house. This would be a considerable improvement.

2) Amenity of Neighbours

The proposed extension would be approximately 15m from the flank elevation of no.46 College Close. It is considered that there would be no amenity impact in this regard.

The application site is also bounded by the flank garden boundary of no. 27 College Close. This boundary is densely planted. This combined with a distance of 10m and an oblique angle, would protect the amenity of those neighbours.

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.

CASTLEWOOD, PINNER HILL, PINNER

2/20

P/388/04/CFU/RJS

Ward: PINNER

FIRST FLOOR REAR EXTENSION WITH PITCHED ROOF

MIDDLESEX & HERTS for MR & MRS HARJETTE

RECOMMENDATION

Plan Nos: Ordinance Survey, HAR/0609/OP/02/1, HAR/0609/OP/02/2, AR/0609/OP/02/3A, HAR/0609/OP/02/4A

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 Standard Informative 23 – Considerate Contractor Code of Practice

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

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E10 Green Belt - Criteria for Development

E11 Green Belt - Extensions to Building

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

T13 Car Parking Standards

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

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

T13 Parking Standards

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Green Belt Land and Area of Special Character
 - 2) Conservation Area Character and Appearance
 - 3) Residential Amenity
 - 4) Consultation Responses
-

INFORMATION

Details of this proposal were originally reported to the April meeting of the Committee, where consideration was deferred in order to await the comments of CAAC. These are included in the main body of the report.

a) Summary

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

b) Site Description

- the subject site is located on the western side of Pinner Hill, south of its intersection with Hillside Road
- a two storey detached dwelling is located on the property

c) Proposal Details

- construct a first floor rear extension; the first floor of the building currently accommodates a balcony to the south west rear corner of the building; part of the balcony would to be infilled to accommodate the first floor extension
- the first floor extension would have a depth of 2.65m and a width of 5.2m
- the rear elevation of the extension would feature pitched and gable roof to match the style and design of the existing dwellinghouse
- internally the addition would provide an ensuite bathroom
- as the extension would not cover the full area of the upper floor balcony, an 'L' shaped balcony would remain and would be accessed via a doorway in the south facing flank elevation. The door would be provided with obscure glazing

d) Relevant History

LBH/20810	Two storey side extension	GRANTED 18-MAR-1982
LBH/27420	Front Porch	GRANTED 09-MAY-04 NOT IMPLEMENTED

continued/

LBH/32234 Two storey side and single storey rear extension GRANTED
06-JUL-87
NOT IMPLEMENTED

WEST/1130/02/FUL First floor rear extension REFUSED
29-APR-03

Reason for refusal:

“The submitted elevation drawings and floor plans are inconsistent and do not show the building correctly. The proposed extension may result in a disproportional increase in floor area and building mass which would be considered to be inappropriate and harmful to the Green Belt.”

e) Consultations

CAAC: No objections

Advertisement		Character of Conservation Area	Expiry 01-APR-04
Notifications	Sent 3	Replies 0	Expiry 18-MAR-04

APPRAISAL

1) Green Belt Land and Area of Special Character

With respect to the extension of dwellinghouses, Green Belt polices aim to restrict the increase in size of dwellings in order to safeguard the openness of the Green Belt.

The area is characterised by large dwellinghouses set in ample plots, with generally abundant and mature boundary vegetation and space around the buildings. With regard to proposed additions, the works would take place entirely within the existing building’s footprint. The proposal would infill part of an existing first floor balcony to the south-west corner of the building. With the extension limited in footprint (1.75 x 4.4 metres) it would amount to a very small increase in building floorspace and volume. Likewise as the extension would infill a corner to the rear of the building it would not block any views. Therefore it would represent a minor extension that would not have a detrimental impact on the openness of the locality with regard to the Green Belt Policy. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt.

	Original	Existing	% over original	Proposed	% over original
Footprint (m2)	111.73	120.11	+ 7.5 %	120.11	+ 7.5 %
Floor Area (m2)	199.93	206.87	+ 3.5 %	214.57	+ 7.3 %
Volume (m3)	737.18	767.07	+ 4.0 %	785.79	+ 8.7 %

2) Conservation Area Character and Appearance

The proposed first floor extension would have a minor effect on the appearance of the property and would preserve the character and appearance of this part of the Conservation Area.

continued/

3) Residential Amenity

The extension would be setback 7.5 metres from the common boundary line with the closest neighbour. Furthermore the opening in the flank elevation facing this neighbouring property would be infilled with an obscure glazed door. As the extension would infill the majority of the existing first floor balcony, it would actually diminish opportunity for overlooking of the adjoining property. For these reason the proposal would not cause a detrimental impact on any adjoining neighbour.

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.

SINGLE STOREY REAR EXTENSION (REVISED)

SHEELEY & ASSOCIATES FOR MR & MRS MARSH

RECOMMENDATION

Plan Nos: 36/2003/01A, 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 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/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

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

INFORMATION

a) Summary

Conservation Area: Pinner West Towers
Council Interest: None

b) Site Description

- located on the eastern side of West Towers within the West Towers, Pinner Conservation Area;
- site occupied by two storey semi-detached dwelling on a generous sized plot with mature garden;
- an existing single storey utility/garage and study attached to the main dwelling occupies the northern side of the plot adjoining a side/rear extension at 34 West Towers
- a large detached playroom, lean-to storeroom and air raid shelter are also situated on the northern boundary adjoining the side/rear extension at 34 West Towers.

c) Proposal Details

- the application proposes to infill an area between a study and detached playroom to the rear of the dwelling;
- the alterations would adjoin a similar extension to the neighbouring property which was approved on 05-JUN-03
- the playroom would also be widened from 3.0m to 3.4m and the height raised from 2.5m to 3.0m;
- the total depth of the extension would be 8.0m from the rear wall of the existing study;
- a small storage shed would be removed from the end of the playroom;
- two large 4 light windows would be included in the south side elevation and a 3 light door to the east end elevation

d) Relevant History

HAR/5777/A	Extension to kitchen at rear	GRANTED 13-JAN-56
WEST/230/02/FUL	Provision of rooflights in side and rear roof	GRANTED 22-May-02
P/2501/03/DFU	Single storey rear extension	REFUSED 15-DEC-03

Item 2/21 - P/480/04/CFU continued.....**e) Consultations**

CAAC: Consider that this link building, though small, would create a linked large extension, which would be out of character and overwhelm the existing building. The proposed fenestration is not in keeping with that of the main building.

Advertisement	Character of Conservation Area	Expiry
		08-APR-04

Notification	Sent	Replies	Expiry
	2	0	29-MAR-04

APPRAISAL**1) Character and Appearance of Conservation Area**

The proposed alterations are essentially an infill between a detached playroom and attached study to provide a larger kitchen area. The alterations would form a continuous building from the front of the dwelling to the rear of the existing playroom. The greater depth is acceptable where the neighbouring dwelling at 34 West Towers has a recent extension of similar proportions albeit with greater depth of 2.0m. The height and width of the infill and playroom would be increased in a similar way as the adjoining extension (3.0m & 3.4m respectively).

The current application addresses the previous concerns relating to an excessive amount of built form and the wrapping round of the rear elevation. The appearance and character of the rear elevation would be retained by the proposal, given the replacement of the existing detached playroom and removal of a shed and the use of materials to match existing.

The alterations would not be visible in the streetscene and it is therefore considered that the character and appearance of the West Towers, Pinner Conservation Area would be preserved.

2) Neighbouring Amenity

It is not envisaged that there would be any impact to neighbouring amenity. The adjoining alterations would have a greater depth of 2.0m and the adjoining neighbour in the semi-detached pair would be separated by up to 5.3m on the boundary.

3) Consultation Responses

Given the prior approval of a similar, albeit larger extension to the adjoining property, it is not considered that the concerns could be justified.

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.

20 EVELYN DRIVE, PINNER

2/22

P/2362/03/CFU/RJS

Ward: HATCH END

TWO STOREY REAR EXTENSION WITH ROOFLIGHT
AND REPLACEMENT WINDOWS WITH WOODEN
FRAMES

SAN MATTHEW TRENCH - ANALYTIC LTD for MR K M PURCELL

RECOMMENDATION

Plan Nos: Drg. No. 187/AP/01; 187/AP/02 Rev. C

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 be Approved
- 3 Completed Dev't - Conservation Area - Building

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:

- 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

continued/

MAIN CONSIDERATIONS

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

INFORMATION

a) Summary

Conservation Area: Pinnerwood Park Estate
Council Interest: None

b) Site Description

- A detached two storey house sited on the north west corner of Evelyn Drive and Langland Drive
- site lies within the Pinnerwood Park Estate Conservation Area
- the property features UPVC replacement windows

c) Proposal Details

- construct a two storey rear extension
- the extension would have a depth of 3.9 metres and with a width of 6.0 metres, and would be stepped in 1.0 metre from each of the side flank elevations
- the roof of the extension would be hipped to match the pitch of the main roof, however it would be set lower than the main ridge in order to be a subservient element
- internally the extension would accommodate a breakfast room, and enlarged lounge at ground floor, two additional bedrooms at first floor, and a playroom/ study within the roof space
- since the original submission, the application has been amended as follows:
 - a single rooflight being proposed within the roofslope of the rear extension;
 - all existing UPVC windows of the dwelling to be replaced with wooden windows;
 - all proposed windows of the extension to likewise consist of wooden frames;
 - replacement of the existing front door with a natural stained wooden door;

d) Relevant History

None

e) Consultations

CAAC: (original proposal): Object. This building is located on a very prominent corner plot within the conservation area. The proposed extension is dreadful, being extremely bulky and overbearing in relation to the principal building. It neither respects the individual building or the surrounding context of the conservation area. The proposed rooflights are unacceptable.

continued/

CAAC (revised proposal): Ideally the rear ridge should be set down as far as the front gable ridge and only one rooflight should be used.

Advertisement	Character of Conservation Area	Expiry 13-NOV-03
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Notification	Sent 4	Replies 1	Expiry 30-OCT-03
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Summary of Response: Proposal would not be in keeping with the character of the Pinnerwood Park Conservation Area by reason of its size and bulk on a prominent but relatively small corner site.

APPRAISAL

1) **Conservation Area Character and Appearance**

Following concerns at the size and bulk of the original proposal the extension has been reduced in overall size and scale to be more in keeping with the character and appearance of other properties in the Conservation Area.

Although the rear ridge of the proposed extension would still be higher than the front gable ridge, it would still be clearly subservient to the main roof form of the dwelling. The ridge of the extension is specifically set below the main ridge of the dwelling.

While the proposed two storey rear extension would be clearly visible within the streetscene, it has been designed to match and compliment the existing building. This has been achieved by proposing a subservient double storey rear extension. With the roof being stepped down and the rear walls being stepped in by 1.0 metre from each flank elevation, there is a clear and definable break between the existing dwelling and proposed extension. It would therefore be a complimentary form of extension for the dwelling.

Although the proposal has not been amended in all respects to meet officers original concerns, a precedent could be said to have been set with the granting of permission for the two storey rear extension at 56 Evelyn Drive. This property occupies an almost identical siting on a corner plot and has a two storey rear extension which is actually slightly larger than that being proposed in this case. In these circumstances it would be difficult to reasonably withhold permission for this proposal. Additionally, as part of the overall proposal, it is intended to improve the original building by replacing all existing UPVC windows with wooden framed windows, and replacing the front door with a natural stained wooden one. Such improvements to the finer detail of the dwelling would clearly improve the dwelling's appearance within the Conservation Area.

continued/

With respect of the rooflights, a single one is proposed within the west facing roofslope of the rear extension. Due to its siting within a predominantly hidden and obscured section of roofslope the rooflight would not be a prominent feature nor clearly visible from vantage points along Evelyn Drive and Langland Drive.

Furthermore the extension is proposed to be constructed with clay facing brick, bond in order to match the appearance of the existing dwelling. As such this attention to detail would ensure that the proposed extension would appropriately match the existing building.

Overall it is considered that the proposed works would compliment the general style of the existing dwellinghouse to ensure that the character and appearance of the Conservation Area would be preserved.

3) Residential Amenity

It is considered that the proposal has been designed positively to respond to the constraints and opportunities of the site. The proposed rear extension would limit openings in the flank elevation facing the neighbour to a single ground floor window. Accordingly this would not cause any concerns of possible overlooking for the immediately adjoining neighbour. Likewise with a 20.0m distance between the extension and the rear boundary of the subject site, there is no concern of overlooking being caused.

In other respects given the relationship between the extension and the adjoining house, the proposal would comply with supplementary planning guidance.

4) Consultation Responses

All relevant planning issues are addressed in the report.

CONCLUSION

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

LAURELHURST, PINNER HILL, PINNER

2/23

P/873/04/CFU/TEM

Ward: PINNER

SINGLE STOREY FRONT, SIDE,
BASEMENT AND REAR EXTENSIONS,
DEMOLITION OF STORE BUILDING

ORCHARD ASSOCIATES for MR & MRS PITHERS

RECOMMENDATION

Plan Nos: 399/1, 2, 4, 5, 6, 7, 8

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 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994

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:

E6 High Standard of Design

E8 Areas of Special Character

E11 as amended Green Belt - Extensions to Buildings

E38 Conservation Areas - Character

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

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

EP31 Areas of Special Character

EP34 Extension to Buildings in the Green Belt

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Green Belt Impact (E11 as amended) (EP34)
 - 2) Appearance and Character of Conservation Area and Area of Special Character (E6, D8, E38) (SD1, D4, D16, D17, EP31)
 - 3) Residential Amenity (E6, E45) (SD1, D4, D5)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Pinner Hill Estate

Green Belt

Council Interest: None

b) Site Description

- east side of Pinner Hill within Pinner Hill Estate Conservation Area, the Green Belt and Harrow Weald Ridge Area of Special Character
- occupied by extended 2-storey house with single storey elements, including glazed conservatory at southern end
- detached double garage between house and southern boundary
- detached houses in large grounds to north and south
- Pinner Hill golf course at rear

c) Proposal Details

- demolition of existing glazed conservatory at southern end and store building
- provision of replacement single storey extension
- development of basement storeroom/wine cellar beneath central element of house
- ground floor infill extension beneath existing rear loggia
- single storey front extension to northern wing of house
- provision of dummy pitched roof over existing ground floor extension at northern end of house
- new feature window in front circular stair well

d) Relevant History

LBH/21421	Two storey side extension	GRANTED 06-SEP-82
LBH/29344	Alterations to roof incorporating rear dormers	GRANTED 20-FEB-86

continued/

Item 2/23 – P/873/04/CFU continued.....

LBH/30105	Detached garage	GRANTED 19-JUN-86
LBH/31396	Single storey side extension	GRANTED 05-FEB-87
P/129/03/CFU	Underground structure to form cinema, gym and cellar, extension to conservatory, single storey rear extension and additional floor over garage	REFUSED 02-MAY-03

Reasons for refusal:

1. The proposed extensions would result in disproportionate additions to the original building to the detriment of the open character and appearance of this part of the Green Belt contrary to policies of the Harrow Unitary Development Plan and the provisions of PPG2.
2. The proposed extensions by reason of their size and siting would exacerbate the sprawl of development on the site, give rise to the loss of space about buildings, and threaten boundary planting, to the detriment of the character and appearance of Pinner Hill Conservation Area and Area of Special Character.”

P/1388/03/CFU	Underground structure to form cinema, gym and cellar, extension to conservatory and single storey rear extension	REFUSED 12-SEP-03
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Reasons for refusal:

1. The proposed extensions would result in disproportionate additions to the original building to the detriment of the open character and appearance of this part of the Green Belt, contrary to policies of the Harrow Unitary Development Plan and the provisions of PPG2.
2. The proposed extensions by reason of their size and siting would exacerbate the sprawl of development on the site and thereby give rise to the loss of space about buildings, to the detriment of the character and appearance of this part of Pinner Hill Estate Conservation Area and Area of Special Character.”

e) Consultations

CAAC: No objections

Advertisement Character of Conservation Area Expiry
20-MAY-04

Notifications Sent Replies Expiry
5 0 07-MAY-04

continued/

APPRAISAL

1) **Green Belt Impact**

The following table gives relevant data in relation to the original, existing and proposed size of the dwellinghouse including the proposed basement.

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	117	287	145	286	144
Floor Area (m ²)	214	495	131	543	154
Volume (m ³)	762	1371	80	1501	97

It can be seen that a slight decrease in footprint would result from the proposals. In detailed terms, the new side extension would be narrower than the existing conservatory which would be removed. The front extension would be minimal in relation to the scale of the house.

Increases in floor area and volume largely derive from the proposed basement extension which would have no impact on openness.

Overall the proposals would have a similar presence in the Green Belt to that which currently exists.

2) **Appearance and Character of Conservation Area and Area of Special Character**

The proposed extensions are designed in sympathy with the existing house. The new dummy pitched roof to the rear extension would provide a more appropriate appearance than the present flat roof. Given also that no sprawl of further development is involved in these proposals, unlike previous schemes, it is considered that the character of the Conservation Area and Area of Special Character would be preserved.

3) **Residential Amenity**

While the dummy roof to the rear extensions would permit access from an adjacent bedroom, this is currently possible onto the existing flat roof. In addition, good boundary screening exists between the extension and Hill End to the north so that use of the roof as a balcony can be accepted. Otherwise there are no implications for neighbouring amenity.

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.

CHALGROVE, 30 PETERBOROUGH ROAD, HARROW

2/24

P/1136/04/CCO/GM

Ward: HARROW ON THE HILL

RETENTION OF PAVED AREA/STEPS AT FRONT,
PAVED PATIO & WALL AT REAR, PROVISION OF
REPLACEMENT BOUNDARY FENCE & TIMBER GATE

COMPLETE PLANNING for MR J McGINLEY

RECOMMENDATION

Plan Nos: 1/2003/03 and site plan.

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

- 1 The existing boundary fence shall be replaced within 12 months from the date of this permission in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.
REASON: To safeguard the character and appearance of this part of the Conservation Area and to protect the special architectural or historic interest of the listed building.
- 2 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:
 - a) entrance gates off Tyburn Lane
 - b) boundary fence and gateThe works shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the character and appearance of this part of the Conservation Area and to protect the special architectural or historic interest of the listed building.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented

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:

- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E34 Statutorily Listed Building
- E38 Conservation Areas – Character

continued/

- 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
 - D4 Standard of Design and Layout
 - D12 Statutorily Listed Buildings
 - D16 Conservation Areas
 - D17 Extensions and Alterations in Conservation Areas
 - D18 Conservation Area Priority

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Visual Amenity/Setting of Listed Building (E6, E34, E45) (SD1, D4, D12)
- 2) Character and Appearance of Conservation Area (E5, E38, E39) (D16, D17, D18)
- 3) Highway Safety (E45) (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Area of Special Character
Grade II Listed Building
Conservation Area: Roxborough Park/Grove
Council Interest: None

b) Site Description

- Chalgrove is a large detached house fronting Peterborough Road with a large rear garden including a vehicular access from Tyburn Lane
- Farthings (previously Garlet), to the immediate south is a large detached house fronting Peterborough Road
- Grove End Cottage (5 Tyburn Lane) to the rear is a new replacement bungalow
- the site is within the Roxborough Park and the Grove Conservation Area and Chalgrove is Grade II listed

c) Proposal Details

- retention and completion of new steps and paving to the front of the property
- retention and completion of low level walls and paved area (patio) to the rear of the property
- replacement 1.8m high close-boarded timber fence positioned on top of existing stone boundary wall, stepped down at front entrance
- restoration of rear garden and landscaping at site boundaries
- installation of entrance gates at existing vehicle entrance on Tyburn Lane, set back from pavement and inward opening

continued/

e) Applicant's Statement

- application drawn up in consultation with Council's Conservation and Highways Officers

f) Consultations

CAAC: This is associated with an Arnold Mitchell listed house. It is a very prominent site at one of the main entrances to Harrow on the Hill. Object to artificial stone steps and low walls. A hedge would look much better – picket fence and privet hedge – opportunity to enhance. Something similar to the boundary treatments to the Arnold Mitchell houses on Grove Hill would be more acceptable. The current 'B&Q' style fencing is not appropriate in this context.

EA: No comments to make

TWU: No objection

Advertisement	Character of Conservation Area	Expiry
		03-JUN-04

Notifications	Sent	Replies	Expiry
	7	1	28-MAY-04

Summary of Responses: Fence is too tall and out of character, obscuring house; steps and wall of poor design, out of keeping with area.

APPRAISAL

1) Visual Amenity/Setting of Listed Building

Chalgrove is a Grade II Listed Building at the far eastern end of the Roxborough Park and The Grove Conservation Area. It is protected by an Article 4 Direction which removes permitted development rights for extensions, fences and hardsurfacing.

The house has been vacant for some time and unauthorised works took place during 2003 with the purpose of returning the property to residential use. This application seeks retrospective consent for some of the works and also consent for works to be finished and alterations made to the unauthorised boundary treatment.

The new steps and paving to the front of the property enhance its appearance and are in keeping with the character of the area. Existing trees in the front garden would not be affected and the majority of the garden would remain as lawn or planting areas.

The low level walls and paving to the immediate rear of the property are low key in appearance and again provide an enhanced setting for the listed building itself.

continued/

Item 2/24 - P/1136/04/CCO continued.....

The existing close-boarded fence sits behind the boundary wall and its replacement with a new fence set on top of the wall would be an improvement and appropriate to the location. The site adjoins a busy road and a boundary treatment which provides screening from the traffic would be necessary.

The restoration of the rear garden as landscaping would also enhance the appearance of the site and the setting of the building.

The installation of inward-opening entrance gates set back from the footpath would be acceptable subject to submission of full details.

2) Character and the Appearance of Conservation Area

The completion of the proposed works would benefit the character and appearance of this part of the Conservation Area.

3) Highway Safety

The set-back of the entrance gates and the proposal that they be inward-opening would be acceptable in terms of highway safety.

4) Consultation Responses

The steps and wall are presently unfinished but when complete would be acceptable and in keeping. The fence would be modified and is necessary to give the garden and house a degree of privacy and screening from the busy main road. Full details would be required by virtue of a planning condition.

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.

REPLACEMENT GARDEN STORE TO SIDE OF HOUSE

J V ARCHITECTS for MR V J PINDORIA

RECOMMENDATION

Plan Nos: Title No. NGL 609714; 03/308/01; /02; /03; /04; /05; /06A; /07A;/ 08A

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 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:

- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E27 Trees Masses and Spines
- E28 Trees - Tree Preservation Orders and Planting
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

H11 Improvement of the Existing Housing Stock

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
 - EP29 Tree Masses and Spines
 - EP30 Tree Preservation Orders and New Planting
 - D4 Standard of Design and Layout
 - D16 Conservation Areas
 - D17 Extensions and Alterations in Conservation Areas
 - H11 Maintenance and Improvement to Existing Housing Stock
-

continued/

MAIN CONSIDERATIONS

- 4) Conservation Area Character and Appearance (E5, E6, E38, H11), (SD1, SD2, D4, D16, D17, H11)
 - 5) Residential Amenity (E45), (D4, D17)
 - 6) Trees on Adjoining Land (E27, E28), (EP29, EP30),
 - 7) Consultation Response
-

INFORMATION

a) Summary

Conservation Area:	Canons Park Estate
No. of Residential Units:	1
Council Interest:	None

b) Site Description

- a detached two storey house located on the western side of Lake View, south west of the junction with Stone Grove
- site lies within Canons Park Estate Conservation Area
- as the dwellinghouse was constructed after 1986, it does not have any specific conservation value
- a small garden store is located alongside the north west facing elevation of the dwelling

c) Proposal Details

- demolition of the existing single storey garden store located to the side of the dwellinghouse
- construction of a single storey side extension as a replacement garden store, the extension would measure 3.0m in width by 7.2m in depth. The roof design has been revised from a part pitched/part flat roofed extension to a lean-to roof. The revised roof design would result in the height of the boundary wall being a maximum of 2.5m
- the extension would provide for a external garden store, that would not be internally linked to the main dwelling;

d) Relevant History

None

e) Consultations

CAAC: Object – This house has already been extended to perhaps over its limits and any more buildings would constitute over development.

Advertisement Character of Conservation Area

Expiry
26-FEB-04

continued/

Notification	Sent	Replies	Expiry
	3	1	16-FEB-04

Summary of Responses: Trees on adjoining property covered by a TPO would be removed or have foundations built over the tree roots.

APPRAISAL

1) Conservation Area Character and Appearance

Due to the orientation of the dwellinghouse the proposed garden store would be predominantly screened in views from the street. This would ensure that the proposal would have a limited, if any, impact on the streetscene. With questions being raised with respect of a potential overdevelopment of the property, it is highlighted that the side extension would not provide for any additional internal living space. The modest single storey side extension would merely provide a garden store, and would not be internally linked to the dwelling. Likewise it would be replacing an existing garden store and infilling the limited space between the dwelling and site boundary. The side extension would replicate the design and style of the existing dwelling to ensure that it would appear as an unobtrusive addition to the existing building. Accordingly it is considered that the style and design of the proposed extension would not have a detrimental impact on the character and appearance of the conservation area, nor amount to an overdevelopment of the site.

2) Residential Amenity

The proposed side extension would be sited along the side boundary. The adjoining land is occupied by a footpath and an area of open space and there are no residential properties in close proximity that would be affected by the side extension. Nevertheless, the proposed boundary wall would be limited in height to a maximum of 2.5m, to ensure that it is not an obtrusive element along the side boundary line.

3) Trees on Adjoining Land

Council's Landscape Assessment Officer has inspected the trees on the adjoining property located in close proximity to the proposed works. These trees are not considered to be important specimens or landscape features, and therefore would not warrant a specific Tree Preservation Order (TPO).

4) Consultation Response

Objections raised to the development have already been addressed within this 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.

3 CANONS DRIVE, EDGWARE

2/26

P/1132/04/CFU/JH

Ward: CANONS

SINGLE STOREY REAR EXTENSION (REVISED)

D R JOYNER for MR & MRS LAWRENCE

RECOMMENDATION

Plan Nos: OS Plan, 3875

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 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:

E4 Protection of Structural Features

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

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

MAIN CONSIDERATIONS

1) Neighbouring Amenity (E45), (D4)

2) Appearance or Character of Conservation Area (E4, E5, E6, E38), (SD2, D16, D17)

3) Consultation Responses

continued/

INFORMATION

a) Summary

Conservation Area: Canons Park Estate
Council Interest: None

b) Site Description

- two storey detached dwelling set on a large corner plot on the south side of Canons Drive
 - site located within the Canons Park Estate Conservation Area
 - dwelling has been previously extended with a 2-storey side extension
- Canons Drive comprises mainly large detached dwellings on sizeable open plots

c) Proposal Details

- the current application seeks to vary the terms of a previous permission (P/2676/04/CFU) to erect a single storey rear extension by increasing the depth from 2.1m –3.7m from the main rear wall of the dwelling;
- the extension would be set in from the boundary by 1.3m and by 1m deeper than that of the neighbour and it would infill an area to the rear of the garage and utility room to form a family room
- alterations to include crown roof and central rooflight with a total height of 3.7m and overall width of 4.6m.

d) Relevant History

LBH/14735	Erection of two storey extension to side of dwellinghouse	GRANTED 04-JUN-1979
P/2676/03/CFU	Single storey rear extension	GRANTED 26-APR-2004

e) Consultations

CAAC: Materials should match – no objections

Advertisement	Character of Conservation Area	Expiry 03-JUN-04
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Notifications	Sent 3	Replies 0	Expiry 26-MAY-04
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continued/

APPRAISAL

1) Neighbouring Amenity

The extension would be set away from the boundary with 1 Canons Drive and it is not envisaged that there would be any impact on neighbouring amenity.

2) Appearance or Character of Conservation Area

The extension would not be visible in the street scene and would be finished in materials to match the existing dwelling. The character and appearance of the Canons Park Estate Conservation Area would therefore be preserved.

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.

68 MARSWORTH AVE, PINNER

2/27

P/942/04/CFU/JH

Ward: HATCH END

SINGLE STOREY REAR EXTENSION.

MR & MRS ANGOL

RECOMMENDATION

Plan Nos: 68MARS2; 68MARS3; 68MARS4.

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 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:

- E4 Protection of Structural Features
- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological
- D4 Standard of Design and Layout
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Appearance or Character of Conservation Area (E4, E5, E6, E38, E45), (SD2, D4, D16, D17)
 - 2) Neighbouring Amenity (E45), (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Conservation Area: Pinnerwood Park
Council Interest: None

continued/

Item 2/27 – P/942/04/CFU continued.....

b) Site Description

- two storey semi-detached Artegen dwelling on the northern side of Marsworth Avenue
- site situated in the Pinnerwood Park Estate Conservation Area
- dwelling has been previously extended with a single storey rear extension across the full width of the original house

c) Proposal Details

- infill extension to the rear of the existing kitchen and adjoining the previous rear extension;
- extension to have a width 2.98m, depth 3.24m and height 3.1m respectively;
- materials, design and finish to match existing.

d) Relevant History

LBH/40898	Single Storey Rear Extension	GRANTED 30-AUG-1990
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e) Consultations

CAAC	No objection
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Advertisement:	Character of Conservation Area	Expiry 13-JUN-04
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Notifications	Sent 2	Replies 0	Expiry 05-MAY-2004
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APPRAISAL

1) Character and Appearance of Conservation Area

The extension would not be visible in the street scene and would be finished in materials to match the existing dwelling. The character and appearance of the Pinnerwood Park Estate Conservation Area would therefore be preserved.

2) Neighbouring Amenity

The extension would be set away from the boundary with 70 Marsworth Avenue by 0.9m and it is not envisaged there would be any impact to neighbouring amenity.

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.

18 HARROW VIEW, HARROW

2/28

P/3009/03/DFU/MRE

Ward: HEADSTONE SOUTH

CONVERSION OF DWELLINGHOUSE
TO TWO SELF-CONTAINED FLATS

MR H AGGARWAL for DR A S MAAN

RECOMMENDATION

Plan Nos: 869/03 and location 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 - Insulation of Building(s) - 4
- 3 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.

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
- E45 Quality of Development - Design and Layout of Residential Development
- E51 Noise Nuisance
- H10 Conversions
- T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

- SD1 Quality of Design
 - EP25 Noise
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - H10 Conversions of Houses and other Buildings to Flats
 - T13 Parking Standards
-

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Amenity and Character (E6, E45, E51, H10) (SD1, EP25, D4, D5, H10)
 - 2) Parking and Access (T13)
 - 3) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a nominated member.

a) Summary

Car Parking:	Standard: 2 (3)
	Justified: 0 (0)
	Provided: 2 (2)
Council Interest:	None

b) Site Description

- 2-storey detached dwelling on western side of Harrow View, between the junctions with Balfour Road and Hindes Road
- original net floor area of approximately 145m² with additional single storey rear extension and a rear garden area of approximately 215m²
- forecourt hardsurfaced; dwelling set back 6m from public highway
- property situated adjacent to substantial guest house at no.16

c) Proposal Details

- conversion of dwelling to two self-contained flats; ground floor flat to comprise 5 habitable rooms and first floor flat to comprise 4 habitable rooms
- no additions or external alterations are proposed

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
6	0	11-FEB-04

APPRAISAL

1) Amenity and Character

For the purposes of applying Policy H10, it is considered that due to the substantial length of Harrow View it would be appropriate to assess the section between Buckingham Road and Hindes Road (Nos. 1-75) in which the applicant's property is situated.

It is calculated that the proportion of non-single family dwellinghouses in the identified part of Harrow View would be increased from 36% to 37%. In his assessment of the 25% ceiling set out in the replacement H10, the Inquiry Inspector reported that he considered such a limit to be arbitrary and unjustified and should be removed. The Council's proposed modifications to the replacement UDP accept the Inspector's recommendation by removing the threshold criterion. A refusal on this basis is not, therefore, recommended.

continued/

Item 2/28 - P/3009/03/DFU continued.....

In terms of distribution, the Council's records show flat conversions at the properties: 1, 4, 5, 9, 10, 15, 19, 21, 22, 25, 27, 29, 31, 36, 40, 44, 46, 60, 61, 63, 67, 68, 71, 73, 74 and 75, with the remaining properties being single family dwellinghouses except for the guest house situated next door to the applicant's property.

In view of the locational advantages of the site – within walking distance of Harrow town centre and a supermarket and with good access to regional transport services both at Harrow on the Hill and Harrow & Wealdstone railway stations, it is considered that the property's situation lends itself favourably to the proposed development.

The ground floor flat would have a net floor area of approximately 88m² and would comprise 5 habitable rooms, providing 2 bedrooms. The first floor flat would have a net floor area of approximately 72m² and would comprise 4 habitable rooms, providing 2 bedrooms. In terms of floorspace their size would be suitably large to be considered sufficiently versatile to meet the needs of a range of occupier type. The internal circulation/general layout is considered to be acceptable. The scheme proposes a vertical arrangement of rooms that results in same room types being placed above one another to avoid undue internally generated noise conflict. In order to secure optimum living conditions for future occupiers of the proposed flats, it is recommended that permission be conditional on the agreement and implementation of a scheme of sound insulation.

The provision of rear garden space exceeds the minimum combined requirement of 150m² in respect of the Council's supplementary planning guidelines for residential development. Such a level of provision is considered to be acceptable and would secure adequate living conditions for future occupiers of the flats.

The rear garden would be split into 2 sections; front and rear. In order to gain access to the rear section of the rear garden future occupiers of the upper floor flat would be able to walk from the front around the property's side access. Such an arrangement is considered to be acceptable.

2) Parking and Access

The adopted UDP requires a minimum of two spaces (one per unit). The property has a hardsurfaced forecourt large enough to accommodate two cars with vehicular access provided by an existing crossover. This is considered to be sufficient and is complemented by the property's locational advantage being within close proximity of the two transport modes within the Borough.

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.

BURWOOD, 11 CHURCH LANE, PINNER

2/29

P/627/04/CFU/TW

Ward: PINNER

FRONT AND REAR DORMER WINDOWS

THOMAS SMITH

RECOMMENDATION

Plan Nos: Site plan, unnumbered plan received 10-MAR-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 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 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:

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

Replacement Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D17 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character and Appearance of Conservation Area (E38) (D17)
 - 2) Amenity of Neighbours (E45) (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Conservation Area: Pinner High Street
Council Interest: None

continued/

Item 2/29 - P/627/04/CFU continued.....

b) Site Description

- two storey detached house on the western side of Church Lane
- site is within the Pinner High Street Conservation Area, opposite Pinner House
- the property has one small dormer window in the rear roof slope

c) Proposal Details

- two dormer windows in the front roof slope measuring 1.35m in width
- one dormer window within the rear roof shape which would measure 2m in width

d) Relevant History

WEST/1012/02/FUL Provision of modified roof incorporating two REFUSED
front and two rear dormer windows and 07-FEB-03
rooflights at front

Reason for refusal:

“The proposed alterations, by reason of unsatisfactory design and/or appearance, would detract from the character and appearance of the property and this part of the Conservation Area.”

e) Consultations

CAAC: Awaited

Advertisement Character of Conservation Area Expiry
27-APR-04

Notifications Sent Replies Expiry
40 0 15-APR-04

APPRAISAL

1) Character and Appearance of Conservation Area

The house in question has been much altered and is of little intrinsic merit. The proposed dormers in the front roof slope would be of modest proportions and would be set well within the roof slope.

The rear dormer windows would match the existing relatively small dormer. The dormer is considered to be unobtrusive.

It is concluded that the proposal would preserve the character and appearance of this part of the Conservation Area.

2) Amenity of Neighbours

It is considered that the very modest bulk proposed would not have any impact on the amenity of neighbours.

Additionally it is considered that there would be no unacceptable overlooking as a result of the proposal.

continued/

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.

**HEADSTONE MANOR RECREATION GROUND
R/O 101 HEADSTONE LANE, HARROW WEALD**

2/30

P/765/04/DFU/JH

Ward: HEADSTONE NORTH

SINGLE STOREY FRONT AND REAR
EXTENSIONS AND PROVISION OF NEW ROOF

MR H D PATEL for WEST HARROW CRICKET CLUB

RECOMMENDATION

Plan Nos: WHCC/MARCH/002, /003, /004, /005, 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 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:

E4 Protection of Structural Features

E6 High Standard of Design

E18 Metropolitan Open Land - Appropriate Uses

E19 Metropolitan Open Land - Buildings/Extensions

E23 Parks, Open Spaces and Playing Fields - Buildings and Structures

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

R2 Criteria for Recreational Provision

R9 Outdoor Sports Facilities

Replacement Harrow Unitary Development Plan:

SEP5 Structural Features

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

EP43 Metropolitan Open Land

EP44 Additional Building on Metropolitan Open Land

SD1 Quality of Design

D4 Standard of Design and Layout

R3 Public Open Space

R4 Outdoor Sports Facilities - Further provision

SR1 Open-Air Leisure and Sporting Activities

SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities

continued/

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Recreation Policy (R2, R9) (SR1, SR2, R3, R4)
 - 2) Metropolitan Open Land (E4, E18, E19, E23) (SEP5, SEP6, EP43, EP44)
 - 3) Residential Amenity (E6, E46) (D4, SD1)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Metropolitan Open Land

Floorspace: 190.65m²

Council Interest: None

b) Site Description

- cricket pavilion situated on the western side of Headstone Manor Recreation Ground, to the rear of dwellings fronting Headstone Lane
- site designated as Metropolitan Open Land

c) Proposal Details

- rear extension to provide improved kitchen, changing and ablution facilities
- extension to infill an area (43m²) to the rear of the pavilion
- addition of a score room beneath the front canopy of the pavilion (6.27m²)
- replacement pitched roof to be provided

d) Relevant History

HAR/12598/A	Erect cricket pavilion	GRANTED 15-JUL-57
HAR/13989	Erect dressing accommodation	GRANTED 15-APR-58
LBH/6927/3	Use of pavilion for pre-school playgroup	GRANTED 23-JUN-75
LBH/11686	Use of pavilion for pre-school playgroup	GRANTED 12-MAR-76
LBH/20052/W	Single storey extension to pavilion	GRANTED 15-OCT-81
LBH/25775	Single storey extension to pavilion	GRANTED 25-JUL-84

continued/

Item 2/30 - P/765/04/DFU continued.....

LBH/29475	Single storey extension to pavilion	GRANTED 13-MAR-86
LBH/34483	Use of pavilion for nursery school	GRANTED 29-JAN-88
WEST/813/99/FUL	Extension to cricket pavilion	GRANTED 18-SEP-01

e)	Notifications	Sent 15	Replies 1	Expiry 05-MAY-04
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Summary of Response: Proposal is a further encroachment on the area of the recreation ground at the expense of the public and will significantly increase the area of the original pavilion; proposal will effect nearby blackthorn trees; contradiction in the floor areas proposed; current appearance offensive; roof finish should be specified; noise from vandals concern; shower and toilet windows to rear adjacent to public footpath and nearby gardens with concerns relating to offensive sights, noise and smells.

APPRAISAL

1) Recreation Policy

Policies in the adopted and replacement HUDP's support the improvement of recreational facilities as proposed by the application. The site on which the Cricket pavilion is located remains accessible to the public.

2) Metropolitan Open Land

The proposed alterations would represent an improvement to the existing kitchen, changing and score room facilities associated with the accepted use of the site for a cricket club. The alterations represent a modest increase in the context of the overall site area and the outlook would remain primarily open in accordance with plan policy. The infill of the area to the rear of the existing pavilion together with alterations to the roof height and design would improve the design and appearance of the pavilion.

3) Residential Amenity

The pavilion is sufficiently removed from adjoining residential properties to avoid any adverse impacts. The nearest rear boundary is 10.0m away and the rear of dwellings a further 44m

4) Consultation Responses

The concerns raised are largely addressed by the report above and as the alterations are ancillary to the existing use of the site as a cricket pavilion a number of the points raised 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.

BUCKINGHAM BOULANGERIE, 9 BUCKINGHAM PARADE, STANMORE P/982/04/CFU/JH

Ward: STANMORE PARK

INTERNAL ALTERATIONS TO PROVIDE MEZZANINE FLOOR FOR CLASS A3 (FOOD AND DRINK) USE

PRESTON BENNETT HOLDINGS LTD for DOVELAWN MANAGEMENT LTD

RECOMMENDATION

Plan Nos: 808/11, 808/07A, OS 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 from Music and Amplified Sound
- 4 Noise and Odour/Fume from Plant and Machinery
- 5 Restrict Hours on A3 Uses
- 6 The consumption of food and drink shall only operate on the mezzanine floor hereby approved and the ground floor shall only be used for preparation of foodstuffs and the retail sale of cold foods.
REASON: To safeguard the amenity of neighbouring residents and in the interests of the vitality of the shopping parade.
- 7 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

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:

E51 Noise Nuisance

S5 Shopping Hierarchy

S14 Change of Use of Shops - Secondary Frontages

T13 Car Parking

A4 People with Disabilities - Parking and External Access Needs

Continued/.....

Replacement Harrow Unitary Development Plan:
EP25 Noise
T13 Parking Standards
EM18 Change of Use of Shops - Secondary Shopping Frontages
EM26 Food, Drink and Late Night Uses
C20 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS

- 1) Retail Policy (S5, S14), (EM18, EM26)
- 2) Neighbouring Amenity (E51), (EP25)
- 3) Accessibility (A4), (C20)
- 4) Parking (T13), (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Town Centre	Stanmore		
Car Parking:	Standard:	5	(1 additional)
	Justified:	5	(1 additional)
	Provided:	0	
Floorspace:	163.m ²		
Council Interest:	None		

b) Site Description

- North-east side of Buckingham Parade adjacent to Stanmore Hill;
- Occupied by ground-floor retail unit (Bakery) with small rear mezzanine level and two floors of offices above;
- Site located within secondary frontage of Stanmore District Centre in parade 1-12 Buckingham Parade. Starting at No.1 existing uses are as follows: **Public House (A3)**, Charity Shop (A1), Florist (A1), Travel Agent (A1), Chemist (A1), Clothes Shop (A1), Clothes (A1), **Betting Shop (A2)**, Bakers (A1 - Application site), Hairdresser (A1), **Restaurant (A3)**, **Restaurant (A3)**: 8 x A1; 3 x A3; 1 x A2 uses in the parade

Continued/.....

c) Proposal Details

- Create A3 use ancillary to existing A1 use;
- Rearrange ground floor retail (A1);
- Installation of new mezzanine seating area (A3) for approximately 30 people (50.50m²);
- Retain existing window display/ shop frontage;
- Retain existing parking and servicing arrangements;
- Erect fire escape to rear of building;
- Increase staff from 9 –15 on a part-time/ shift rotation;
- Maintain existing hours of operation;
- New fume extractor.

d) Relevant History

LBH/41932	Shop Front	GRANTED 04-DEC-1990
P/2279/03/CFU	Change of use: Retail to food & drink (Class A1 – A3)	WITHDRAWN 09-DEC-2003

e) Applicants Statement

The applicant has submitted a lengthy statement in support of the application as summarised below:

- The mixed use is appropriate and complementary to the Centre and Designated Secondary Shopping Frontage;
- No loss of A1 floorspace. The proposal would enhance and increase retail floorspace by 64% with associated improvement to retail vitality of the locality;
- Proposed A3 mezzanine floorspace ancillary to principal retail use;
- Use comparable to existing A1 operations with on-site seating;
- No difference in the preparation/ cooking of food than exists at present;
- No impact to neighbouring amenity;
- Shopfront and groundfloor retail use remain unchanged. The principal retail function of the parade will be preserved.

Continued/.....

f) Consultations

Notification	Sent	Replies	Expiry
	07	2	6-MAY-04

Response: Premises entirely unsuitable for this type of user bearing in mind proximity of restaurants nearby. Applicants have not obtained landlords consent for change of use in accordance with their lease. Concern about demise of Stanmore's shopping facilities. No overall increase in lawful A1 useable space. Proposal does result in a loss of A1 floorspace. Concern relating to expansion of A3 use at a later date. Already numerous A3 uses in Stanmore and anymore would be detrimental to the vitality and viability of shopping function. 4.5 out of 6 units would be in non-retail use. More than 50% of combined secondary frontage in overall Stanmore District Centre in non-retail use contrary to policy EM18 of the revised UDP.

APPRAISAL

1) Retail Policy

Policy S14 of the Adopted UDP and EM18 of the Draft Deposit UDP normally permit the change of use of retail shops to non-retail uses in secondary shopping frontages of District Centres providing the use is:

- Appropriate to a town centre;
- Primarily for visiting members of the public;
- Requires an accessible location;
- Length of secondary frontage in non-retail use in the centre would not exceed 50% of the total;
- Premises can be adequately serviced without harm to highway safety and convenience;
- Window display or appropriate shop frontage is maintained; and
- A harmful concentration of non-retail uses is not created or added to.

The proposed alterations to provide an A3 mezzanine floor is ancillary to the A1 ground floor use and is considered appropriate to a town centre, situated in an accessible location and primarily for visiting members of the public.

The existing percentage in both the current and replacement UDP would increase from 45.32% to 46.37% if the application were granted for a full change of use. In this respect the resulting figures would satisfy the plan requirements.

The existing servicing arrangements would suffice without harm to highway safety and convenience and the existing shop frontage would also be maintained.

Continued/

The proposal would give rise to 7 x A1 uses, 4 non-A1 uses and 1 mixed A1/A3 use in the designated parade. The proposed use would be located between an A2 and A1 unit followed by two A3 units at the end of the parade. Were the change of use to non-retail for the premises as a whole it would constitute a harmful concentration at this end of the parade and so prejudice the retail function of that frontage.

However, the A1 use would be retained at ground floor level and the A3 use limited to the new mezzanine floor level. It is clear that there would be no loss of A1 floorspace in the premises and that the retail element would be improved by the proposal. The new A3 floorspace above would be ancillary to the Current retail function of the premises.

2) Neighbouring Amenity

There is no residential use immediately adjoining the site, however conditions relating to noise, fume emissions and hours of use are recommended in order to safeguard the amenities of the area.

3) Accessibility

The current application does not propose any modifications to the shopfront or access to the premises. An informative is included to take account of Access obligations.

4) Parking

In the revised Deposit Draft UDP the parking requirement for the A3 use on the mezzanine floor is 1 additional space. Although there is no scope for providing this additional space, sufficient parking space is available on Buckingham Parade adjacent to the shop. A large service area together with parking is also provided to the rear of the units on Buckingham Parade.

5) Consultation Responses

Addressed 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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

GREENWAYS, 633 UXBRIDGE ROAD, HATCH END

3/01

P/69/04/CFU/TW

Ward: PINNER

REDEVELOPMENT: DETACHED THREE STOREY BUILDING TO PROVIDE 8 FLATS WITH NEW ACCESS

BANNER HOMES

RECOMMENDATION

Plan Nos: 738/SP1A; 738/P1A; 738/P2A

Had the applicants not appealed against non-determination, the application would have been **REFUSED** for the following reason:

1 The proposal, by reason of excessive bulk and rearward projection, would be unduly obtrusive, would give rise to problems of overlooking and would be detrimental to the visual and residential amenities of the occupiers of Cherry Court.

2 Refusal - Parking in Front Garden - Appearance

INFORMATIVE:

1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E6, E45, T13), (SD1, D4, D5, T13)

MAIN CONSIDERATIONS

- 1) Character of the Area
 - 2) Amenity of Neighbours
 - 3) Parking/Highway Safety
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	12 (12 max)
	Justified:	11 (11 max)
	Provided:	11
Site Area:	0.147	

b) Site Description

- detached two storey building with accommodation in the roof, currently used as a nursing home
- the entire frontage of the site is hardsurfaced

c) Proposal Details

- redevelopment to provide a three storey building accommodating 8 flats
- the site frontage would accommodate 11 car parking spaces

continued/

Item 3/01 - P/69/04/CFU continued.....

- the main part of the building would be 2/3 storeys and a rear projecting element would be two storeys in height
- an appeal against non-determination has been lodged

d) Relevant History

WEST/297/94/FUL Change of use: Class C3 to C2 (house to care home), 2 storey side and link extension to existing care home at 633 GRANTED 22-DEC-94

Relating to larger site of 633, 635 and 138 Waxwell Lane

WEST/550/02/FUL Redevelopment: Detached 3 storey building with rooms in the roofspace, to provide 18 flats, access and parking RESOLVED TO REFUSE 12-AUG-02 APPEAL DISMISSED 05-MAR-03

WEST/848/02/FUL Redevelopment: 3 storey building to provide 18 flats, access and parking (duplicate) REFUSED 14-OCT-02

P/1514/03/CFU Redevelopment: 3 storey building to provide 22 flats, basement parking and access REFUSED 12-SEP-03 APPEAL PENDING

e) Consultations

EA: No objections
TWU: No objections

Notifications	Sent	Replies	Expiry
	117	7	11-FEB-04

Summary of Response: Increased traffic, no need for development, drainage issues, should not be extended to include larger site, overbearing. 2 letters of no objection.

APPRAISAL

1) Character of the Area

This part of Uxbridge Road contains a variety of residential buildings including large detached houses and substantial flatted developments. With respect to the effects on the streetscene, the proposal would have an almost identical width to the existing building. The highest part of the roof would be the same as the existing and the ridge would be 1m higher.

continued/

The adjacent development at Cherry Court comprises two buildings of substantial proportions. The depth of that element closest to the proposal site is 36m. The proposed building would have a depth of 24m. In these circumstances it is considered that the proposed building would not appear out of character. Additionally the proposed forecourt car park would contain landscaping at its margins, which would be an improvement over the existing arrangement.

It is considered that the proposed provision of the forecourt car park would result in an undue degree of hardsurfacing which would have a prejudicial impact on the character of the area.

2) Amenity of Neighbours

The neighbouring flats at Cherry Court have an elevation containing numerous habitable room windows facing the application site and an area of amenity space in between. The main part of the proposed building would represent roughly the same bulk as the existing property. The rear element that is proposed however at a distance of 3m from the common boundary would be two storeys in height and 9m in length. It is considered that the proposal would appear overbearing when viewed from the garden areas at Cherry Court and would have a prejudicial effect on the amenity of the residents of Cherry Court.

3) Parking/Highway Safety

The proposed number of spaces amounts to 1.375 per flat which is considered to be acceptable in relation to the maximum requirement for such a development of 1.4 spaces per flat.

The vehicular access onto Uxbridge Road would be acceptable with the imposition of a condition relating to the maintenance of suitable visibility lines and boundary heights.

4) Consultation Responses

Increase in traffic)	
Overbearing)	addressed above
Highway safety)	
No need for development	-	not material
Drainage issues	-	could be dealt with by condition
Should not include larger site	-	does not/not material

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.

180-188 NORTHOLT ROAD, SOUTH HARROW

3/02

P/435/04/COU/GM

Ward: ROXBOURNE

PROVISION OF TWO ADDITIONAL FLOORS
OF OFFICE ACCOMMODATION.

MR R SOOD for DURBIN PLC

RECOMMENDATION

Plan Nos: OAK/6/2003/rs/Harrow/lh; lk

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 on Sherwood Road and their gardens, and would give rise to additional overlooking and a loss of privacy for their occupants, to the detriment of their amenities.

INFORMATIVES:

- 1 Standard Informative 36 – Measurements from Submitted Plans
 - 2 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E6, E46, T13, EM7 (Revised), E47), (SD1, D4, D6, T13, EM23)
-

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Visual and Residential Amenity (E6, E46, E47) (SD1, D4, D6)
 - 2) Employment Policy (EM7 Revised) (EM23)
 - 3) Parking (T13) (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Employment Area

Car Parking

Standard:	15 (0))
Justified:	15 (0)) See Report
Provided:	N o additional	

Floorspace:

528m²

Council Interest:

None

b) Site Description

- 4 storey flat roof office building (with plant room on roof and basement) on western side of road
- 4 storey office buildings to either side, 2 storey residential properties on Sherwood Road to north-west, commercial parade with some residential use above on opposite side of Northolt Road

continued/

c) Proposal Details

- outline application but with only landscaping reserved
- two additional floors, raising height of building by up to 6m, across full width of roof
- materials to match existing building

d) Relevant History

LBH/10050/2	Demolition of existing premises and erection of 4 storey office block to Northolt Road frontage with basement parking at rear and provision of access road	GRANTED 22-MAR-78
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e) Notifications

Sent
129

Replies
1

Expiry
07-MAY-04

Summary of Responses: Loss of views and sunlight; overshadowing and loss of privacy.

APPRAISAL

1) Visual and Residential Amenity

The existing building is of a functional design and lies in a run of commercial properties. Due to a change in levels at the rear the building appears to be 5 storeys high viewed from residential properties on Sherwood Road. The closest rear garden lies some 15-19m from the building itself. The existing building, together with the adjoining offices, appears visually dominant viewed from the properties on Sherwood Road and their gardens due to the proximity. The proposal would increase the height of the building by some 40% viewed from the rear and would significantly increase its visual dominance. It would appear overbearing, would increase the extent of overlooking and loss of privacy, and generally detract from the amenities of the residential occupiers.

It is not considered that there would be a detrimental impact on the streetscene of Northolt Road or the amenities of properties on the opposite side of Northolt Road due to the orientation.

2) Employment Policy

Whilst the site lies in an existing business use area and would provide for additional employment, this would be at the cost of the amenity of adjoining properties and there would therefore be a conflict with policies EM7 of the adopted UDP and EM23 of the replacement plan.

3) Parking

The site has good public transport accessibility with a bus and railway station adjacent. Therefore, notwithstanding the parking deficiency in relation to the adopted UDP standards it is not considered that a parking reason for refusal could reasonably be justified. It is also relevant that the replacement plan would require no additional parking and that the adjacent roads are covered by a CPZ.

continued/

Item 3/02 - P/435/04/COU continued.....

4) Consultation Responses

These are addressed in the report.

CONCLUSION

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

**ST. JOHN THE BAPTIST CHURCH, 274 STATION ROAD,
HARROW**

3/03
P/429/04/CFU/GM
Ward: GREENHILL

PROVISION OF 1.8 METRE HIGH RAILINGS AT FRONT
OF CHURCH

MR ADRIAN COX (CHURCH WARDEN) for PAROCHIAL CHURCH COUNCIL

RECOMMENDATION

Plan Nos: Site plan, photograph and manufacturer's brochure rec'd 15-MAR-04

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

- 1 The proposed fencing would not be of a design commensurate with the quality of the Grade II Listed Building and would fail to respect its special architectural or historic character.

INFORMATIVE:

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E6, E46, E34), (SD1, SD2, D12)
-

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Visual Appearance/Listed Building (E6, E34, E46) (SD1, SD2, D12)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Grade II Listed Building
Town Centre Harrow
Council Interest: None

b) Site Description

- Grade II Listed Church built in 1904 at junction of Station Road and Sheepcote Road
- area of hardsurfaced open land to south of church with bollards at front and some scrub planting on boundary with 276 Station Road

c) Proposal Details

- installation of 1.8m high bow top wrought iron railings, painted black, between church and 276 Station Road

d) Relevant History

None

continued/

Item 3/03 - P/429/04/CFU continued.....

e)	Advertisement	Setting of Listed Building		Expiry 10-JUN-04
	Notifications	Sent 12	Replies 0	Expiry 15-APR-04

APPRAISAL

1) Visual Appearance/Setting of Listed Building

St. John the Baptist Church is an important landmark listed building, 1 of only 2 listed buildings in the town centre and sited at an entry point for pedestrians to the town centre. It suffers to some degree from anti-social behaviour and the proposal is intended to reduce this by blocking off the area of hardstanding at the southern end of the Church. This area is not particularly attractive and the principle of fencing is considered acceptable, subject to any fence being of an appropriately high standard of design. Unfortunately, the fencing as proposed is not considered to be of an appropriate standard. Bow top fencing does not pick up on any design features in the Church itself or the existing gates at the other end of the site and would look more appropriate around a playground or other municipal space.

Although the fencing would be set back, it would still be visible and be physically attached to the Church. It would be seen in the context of the Church but would fail to respect its special architectural or historic character.

The applicant has been asked to consider an alternative design and to contact the Harrow Heritage Trust regarding a possible funding contribution, but has elected to pursue the current scheme.

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 refusal.

PARK HOUSE, 102 HIGH STREET, HARROW ON THE HILL

3/04

P/872/04/CVA/GM

Ward: HARROW ON THE HILL

VARIATION OF CONDITIONS 4, 5 & 6 OF PLANNING PERMISSION P/1772/03/CFU, LIMITING OPENING HOURS, USES WITHIN CLASS D1 AND NUMBERS OF PRACTITIONERS

J R ANDREWS for T J HARRISS

RECOMMENDATION

Plan Nos: 101/01; 02 and location plan

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

- 1 The proposed removal of conditions relating to hours of use, the nature of the use and the number of practitioners would be likely to be detrimental to the amenities of adjoining properties, and the character of the conservation area, through increased general activity and disturbance, particularly at unsocial hours and increased vehicular activity leading to on-street parking detrimental to the free flow and safety of traffic on the neighbouring highway.

INFORMATIVE:

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E51, T13, E46, C9) (SD1, EP25, D4, T13, C12)
-

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Residential Amenity (E46, E51) (SD1, EP25, D4)
 - 2) Conservation Area Character (E39) (D18)
 - 3) Health Care Policy (C9) (C12)
 - 4) Parking/Highway Safety (T13) (T13)
 - 5) Consultation Responses
-

INFORMATION

The applicant is related to a member of the Council

a) Summary

Area of Special Character

Conservation Area: Harrow on the Hill Village

Site Area: 198m²

Council Interest: None

b) Site Description

- 2 storey terraced building, currently vacant, on western side of High Street
- no. 100 to north is a residential property, nos. 104-106 to the south are in the same ownership as the application site and are in commercial use

continued/

- within Harrow on the Hill Village Conservation Area and designated commercial core of Harrow on the Hill

c) Proposal Details

- removal of conditions 4, 5, and 6 of planning permission ref: P/1772/03/CFU which state as follows:
 - “4. The use hereby permitted shall not be open to customers outside the following times:-
 - (a) 08.00 hours to 18.00 hours, Monday to Saturday inclusive, without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
 - 5. 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.
(c) In the interests of highway safety.
 - 6. The number of practitioners seeing and consulting with patients at any one time shall be limited to three.
REASON: In the interests of highway safety and to safeguard the amenity of neighbouring residents.”
- removal of conditions would allow unrestricted hours of opening, any use of the premises within the D1 Use Class and any number of practitioners to see patients at any one time

d) Relevant History

WEST/388/97/FUL	Change of use: Office (Class B1) to Restaurant (Class A3) (Revised)	REFUSED 10-SEP-97
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Reasons for refusal:

- “1. Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council’s minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s), would be detrimental to the free flow and safety of traffic on the neighbouring highway(s) and the amenity of neighbouring residents and the character of this part of the Conservation Area.
2. The proposed change of use would result in increased noise, disturbance and general activity at unsocial hours to the detriment of the amenities of neighbouring residents.
3. The use of the first floor as a restaurant seating area would give rise to problems of overlooking of the rear garden of no.100 High Street and result in a loss of privacy at unsocial hours, to the detriment of the amenities of the occupants.”

continued/

P/1772/03/CFU	Change of use: Class B1 to D1 (office to complimentary therapy clinic) on ground and first floor	GRANTED 16-NOV-03
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e) Applicant's Statement

- the authorised B1 use may accommodate 20 personnel and has no restrictions on operating hours
- building constructed entirely independently from its neighbours and no complaints of noise or disturbance has been received during applicants ownership
- proposal would increase employment prospects of the building and bring some vitality to the area
- numerous activities on the Hill, with a much greater turnover of clientele, offer no parking and have extended opening hours despite their proximity to residential units
- many uses on the Hill have no restrictions to opening on Sundays and Bank Holidays
- the D1 use restriction makes the building almost of no value if the business proposed for the site is unsuccessful
- many chiropractors, osteopaths, beauty salons and other uses locate in residential areas

f) Consultations

CAAC: Comments awaited

Advertisement	Character of Conservation Area	Expiry 27-MAY-04
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Notifications	Sent 26	Replies 1	Expiry 13-MAY-04
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Summary of Responses: Movement and activity at no. 102 is clearly audible at no.100, any relaxation of conditions would have an adverse effect on use and enjoyment of no.100; change of use could lead to a material change to the character of this part of the Conservation Area; concerns at road safety problems; would constitute over use of premises.

APPRAISAL

1) Residential Amenity

The planning conditions imposed on the original permissions were intended to protect the amenities of adjoining residential occupiers. It is true that some other commercial uses on Harrow on the Hill are not controlled by restrictive planning conditions, however many of these predate planning controls or were approved prior to current national and local planning policy being formulated.

As proposed there would be no controls on hours of use, the number of practitioners (if a medical use is pursued), or the use within Class D1. It should be remembered that the latter also includes use as a crèche/day nursery or day centre, the provision of education, use as an exhibition hall and use for religious purposes amongst other matters. Each of the above could have serious amenity implications for neighbours.

continued/

Item 3/04 - P/872/04/CVA continued.....

Whilst it is possible that some variations to the conditions, perhaps to increase the hours of use, the number of practitioners or include particular other D1 uses, might be acceptable, the complete removal of the controls is not considered acceptable. There would be potential for considerable disturbance through increased activity including during unsocial hours.

2) Conservation Area Character

The removal of the conditions would not result in any immediate physical changes to the building as there would be no direct works resulting. In this respect the conservation area would not be affected. Should the nature of the use change however, i.e. to a nursery or day centre, or to use for religious purposes, then potentially the number of cars coming to and from the site and where they park could alter significantly. This in itself could have a detrimental effect upon the character of the conservation area and is addressed further below.

3) Health Care Policy

The Borough UDP policies seek to assist providers of health care. If the application sought to increase the range of health care uses that could be undertaken at the property, or an increase in the number of practitioners or just an increase in the hours of use, then it is likely that a case could be made and justified. However, in the circumstances it is not considered that the complete removal of all three conditions could be justified solely on the basis of the Council's support for improved health care.

4) Parking/Highway Safety

As noted above, the range of D1 uses is wide and includes a crèche/day nursery and use for religious purposes. These types of uses tend to generate considerable numbers of car journeys. Parents dropping off or picking up young children have a tendency to park as close as possible to the relevant site regardless of parking restrictions due to the relatively short nature of their stay and concerns about safety. Religious uses can attract large numbers of people, even to small premises, on a regular basis. The lack of control proposed on hours of use could also result in parking congestion outside the site at unsocial hours.

Overall the potential for harm to highway safety due to either illegal or injudicious parking, and the likely level of parking demand from unrestricted use of the site is considered to be unacceptable.

5) Consultation Responses

These are addressed in the report.

CONCLUSION

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

2 RADNOR AVENUE, HARROW

3/05

P/936/04/CVA/JH

Ward: MARLBOROUGH

VARIATION OF CONDITION C OF PLANNING PERMISSION LBH/5470/4 TO PERMIT USE OF DWELLINGHOUSE FOR PLAYGROUP PURPOSES BETWEEN 08.30 AND 17.30 HOURS MON-FRI EXCLUDING BANK HOLIDAYS

JEREMY PETER ASSOCIATES for MRS MYRNA SAMSON

RECOMMENDATION

Plan Nos: OS Plan

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

- 1 The proposal to extend the hours of operation of the playgroup from 08:30 to 17:30 would give rise to an increase in activity and noise disturbance at the site to the detriment of the residential amenity of neighbours.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (C2) (C3)
-

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Residential Character and Neighbouring Amenity (C2) (C3)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Site Area: 315m²
Floorspace: 126m²

b) Site Description

- two storey semi-detached dwelling on the north side of Radnor Avenue opposite the junction with Radnor Road
- the area is predominantly residential in character
- parking in the street requires a residents permit
- the property has been in use as a playgroup since September 1970

c) Proposal Details

- vary condition (c) relating to planning permission LBH/5470/4:

“That the use of the premises as a playgroup shall not take place on Saturdays, Sundays or Bank Holidays nor between the hours of 12 noon and 9am the following day.”

continued/

Item 3/05 – P/936/04/CVA continued.....

- the applicant proposes to extend the hours of operation to 08:30 to 17:30 Monday to Friday and not Bank Holidays

d) Relevant History

LBH/5470	Use of dwelling house for playgroup	GRANTED 02-SEP-70
LBH/5470/1	Continued use of dwelling house for playgroup	GRANTED 08-SEP-71
LBH/5470/2	Continued use of dwellinghouse for playgroup	GRANTED 20-OCT-72
LBH/5470/3	Continued use of dwellinghouse for playgroup	GRANTED 14-SEP-73
LBH/5470/4	Continued use of dwellinghouse for playgroup	GRANTED 08-OCT-76
WEST/44643/92/VAR		GRANTED 25-JUN-92

e) Applicant's Statement

Planning permission was first granted for use as a playgroup in 1970. The proposal is to vary an original planning condition so that it removes the restriction on afternoon usage. Recently there has been a push by Government to increase good quality childcare for children aged 0-4 and in Harrow's case, there is a planned increase of 1370 childcare places across all sectors. Policy C3 of the Revised UDP states that:

“Increasing the number of childcare places will require potentially a combination of new facilities and expansion of existing ones.”

The playgroup operated by Mrs. Samson is registered and certified by Ofsted and is also on the Councils database. It has operated as a safe and secure teaching environment for over 30 years without any problems to neighbouring residents and given this it is unlikely the removal of the restriction would change the situation in accordance with Policy C3. The number of children will remain the same i.e. 20 but the removal of the restriction would allow the provision of more nursery provision for which there is demand. Mrs. Samson currently has a waiting list of 71 children looking for a place primarily from local parents in the neighbouring streets.

continued/

f)	Notifications	Sent	Replies	Expiry
		43	3	06-MAY-04
	Summary of Responses: Present noise and intrusion caused by children and staff in the garden is acceptable only because it is for a limited duration in the morning; should hours of use be extended, privacy, peace and quiet would be intruded upon at all times; establishing a routine for own children would be difficult given extended hours; the constant noise would make it difficult to sleep during the day or work from home; during opening and closing hours the residential roads around the site become congested and parking problems result; inappropriate for a full time business enterprise to be operating from a residential area			

APPRAISAL

1) Residential Character and Neighbouring Amenity

Policy C3 of the Replacement UDP relates to the provision of nursery and childcare facilities in residential premises. The proposal to extend the hours of operation of the existing established use would therefore be considered subject to the criteria outlined by the policy including:

- A) The effect on the amenities of neighbouring residents, particularly in relation to noise disturbance and privacy;
- B) The scale and intensity of use of the property and the character of the locality;
- C) The provision of a safe environment for children and visitors delivering and collecting children at the premises;
- D) The provision of adequate parking spaces provided in a visually acceptable manner; and
- E) The effect on highway safety and movement

In general it is accepted that the use of the ground floor and garden of the dwelling as a playgroup is well established given its continual use for over 30 years in accordance with the criteria above. However, the use was permitted subject to a number of conditions to ensure that the use of the property did not prejudice the enjoyment by neighbouring occupiers of their properties. In this instance the use was limited to hours of operation between 9am and 12 noon and for no more than 20 children.

Given the current level of use and associated noise and activity it is considered that the residential amenity of the locality and in particular those properties immediately adjoining the site would be adversely affected by the proposal to extend the hours of use from 08:30 to 17:30. At present noise and disturbance is limited to 3 hours per day whereas the proposal would allow the operation for 9 hours per day. In particular, rooms to the rear of adjoining dwellings together with garden areas would be subject to constant noise and loss of privacy contrary to criteria (A) above.

continued/

Item 3/05 – P/936/04/CVA continued.....

Parking and traffic movement is established by the existing use and given that the site is residents parking restricted, the extension of hours of operation is likely to put added pressure on the locality at busy times of the day when residents are likely to be leaving or returning from work. This would result in further detriment to the residential amenity of the area.

2) Consultation Responses

Addressed 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.

LAWSONS, 301-303 BURNT OAK BROADWAY, EDGWARE **3/06**
P/1046/04/CVA/TEM
Ward: EDGWARE

VARIATION OF CONDITION 8 OF PLANNING PERMISSION EAST/710/97/FUL TO PERMIT OPENING HOURS FROM 07.30 HRS MONDAY TO FRIDAY INCLUSIVE

RENNIE & PARTNERS for LAWSONS TIMBER MERCHANTS

RECOMMENDATION

Plan Nos: Site Plan

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

- 1 The proposed variation of opening times would be detrimental to the amenities of adjacent residents in Vancouver Road by reason of the likely generation of noise and disturbance at unsocial hours.

INFORMATIVES:

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E46, E51) (D4, EP25)

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Residential Amenity (E46, E51) (D4, EP25)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Site Area: 1800m²
Council Interest: None

b) Site Description

- west side of Burnt Oak Broadway, south of junction with Bacon Lane
- occupied by timber merchants, redeveloped within past 6 years to provide warehouse, covered storage areas and shop/office
- combined access/egress from Burnt Oak Broadway
- houses at rear in Vancouver Road
- social club to north
- commercial parade to south, some with residential above
- storage use opposite site in L.B. Barnet

c) Proposal Details

- variation of Condition 8 of planning permission EAST/710/97/FUL to allow opening at 07:30 instead of 08:00 on Mondays to Fridays

continued/

Item 3/06 - P/1046/04/CVA continued.....

It is not considered that the proposal would be detrimental to the amenities of properties in Burnt Oak Broadway where ambient levels of activity and noise are greater at 07.30 hours than in Vancouver Road.

3) Consultation Responses

Fumes, traffic congestion

- it is not considered that these concerns would necessarily result from the proposals

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 refusal.

184 WHITCHURCH LANE, EDGWARE

3/07
P/1135/04/CFU/TEM
Ward: CANONS

CONTINUED USE OF PROPERTY AS A 6
BEDROOM HOUSE IN MULTIPLE
OCCUPATION INCLUDING USE OF
EXISTING GARAGE AS HABITABLE ROOM

NESBITT AND MIRE for MICHAEL KAUFFER

RECOMMENDATION

Plan Nos: 1:1250 location plan, BMCP184WL01, 02A, 03, 04A

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

- 1 The proposed conversion would result in an inappropriate and excessive scale of use of the property which, by reason of associated disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and be out of character in the locality.

INFORMATIVE:

- 1 Standard Informative 41 - UDP & Replacement UDP Policies and Proposals (E6, E45, E51, H1, H13, T13) (SD1, D4, D5, EP25, H13, T13)

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Character of Area (E6, E45, H1) (SD1, D4, H13)
 - 2) Neighbouring Residential Amenity (E6, E45, E51) (SD1, D4, D5, EP25, H13)
 - 3) Parking (T13) (H13, T13)
 - 4) Enforcement Considerations
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	8 (7)
	Justified:	See Report
	Provided:	4
Habitable Rooms:	6	
No. of Residential Units:	6	
Council Interest:	None	

b) Site Description

- south side of Whitchurch Lane opposite St. Lawrence Church
- occupied by extended semi-detached house in use as house in multiple occupation
- hardsurfaced area for 4 cars in front of original garage
- remainder of front garden planted up
- adjoining single family dwellinghouse at No. 182
- No. 186 divided into 2 flats

continued/

Item 3/07 - P/1135/04/CFU continued.....

c) Proposal Details

- continued use of property as house in multiple occupation with 6 bedrooms in total
- 4 bedrooms on ground floor, 2 with ensuite toilet and shower, plus communal kitchen
- 2 bedrooms on first floor with communal kitchen and bathroom
- up to 11 residents could be accommodated

d) Relevant History

None

e) Notifications

Sent

Replies

Expiry

22

4

26-MAY-04

Summary of Responses: Harmful to character of area, vehicle overcrowding and parking difficulties, devaluation, transient population, overcrowding, harm to security, noise from garden

APPRAISAL

1) Character of Area

The existing appearance of the proposal as a single family dwellinghouse would be unchanged by the proposal. However, under the HMO registration scheme, the property is capable of accommodating 11 people in the 6 proposed bedrooms. It is considered that this would give rise to an excessive and inappropriate scale of use and activity in relation to the character of the area.

2) Neighbouring Residential Amenity

Such a scale of use would be detrimental to neighbouring residents by reason of the potential levels of activity, and potential noise and disturbance.

3) Parking

Given that the site is close to bus routes and within 600m of Edgware Town Centre, the parking requirement for the proposal can be reduced, so that the provision of 4 spaces on-site is considered to be adequate.

4) Enforcement Considerations

A report on enforcement considerations will be submitted to the Committee in due course.

5) Consultation Responses

Devaluation

- not a planning issue

Harm to security

- this need not result from the proposals

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 refusal.

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

**COUNTY END, MAGPIE HALL ROAD, BUSHEY HEATH,
HERTS**

4/01
P/1050/04/CNA/RJS
Ward: None

CONSULTATION: FIRST FLOOR REAR EXTENSION

HERTSMERE BOROUGH COUNCIL

**COUNTY END, MAGPIE HALL ROAD, BUSHEY HEATH,
HERTS**

4/02
P/796/04/CNA/AB
Ward: None

CONSULTATION: APPLICATION FOR LISTED BUILDING
CONSENT: FIRST FLOOR REAR EXTENSION
INCORPORATING CANOPY OVER GARAGE, DINING
ROOM AND STUDY.

HERTSMERE BOROUGH COUNCIL

P/1050/04/CNA & P/796/04/CNA

RECOMMENDATION

Plan Nos: MB/1289/1

RAISE NO OBJECTIONS to the development set out in the application.

INFORMATIVE:

1 Standard Informative 34 - Consultation as a Neighbouring LPA

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

- 1) Impact on London Borough of Harrow
 - 2) Impact on Setting of Locally Listed Building
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Green Belt

Council Interest: None

b) Site Description

- a large part single, part two storey detached building, located on the corner intersection of Magpie Hall and Heathbourne Roads
- dense vegetation is located around the road perimeter of the site except for the two crossovers located to the eastern end of the property
- the single storey section of the building is orientated to the northern side of the buildings

continued/

c) Proposal Details

- construction of a first floor extension over the single storey section at the rear of the existing building

d) Relevant History

None

e) Notifications

Sent
1

Replies
0

Expiry
25-MAR-04

APPRAISAL

1) Impact on London Borough of Harrow

The proposed development represents a standard first floor extension to an existing building. With respect to the impact on the London Borough of Harrow, the proposed works are physically isolated from properties located within the Borough by virtue of the adjacent roadway. Both the roadway and setback of the building ensures that there is a horizontal separation distance of a minimum of 25m from the proposed works and the property opposite to the east (within the Borough of Harrow). Furthermore, existing boundary vegetation provides partial screening of the first floor extension.

Due to these factors the proposed development would not cause a direct impact upon on the London Borough of Harrow nor to any person or property within the Borough.

2) Impact of Setting of Locally Listed Building

The proposed alterations to County End would not affect the setting of the locally listed Belswood Cottage opposite (within the Borough of Harrow) since they are on the side to rear elevation and well screened from the road. In addition, Belswood Cottage is orientated to face away from the road and from County End and is set within its own large garden. The alterations would not affect the wider Borough as they are limited extensions to a single building.

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 Council has no objection.