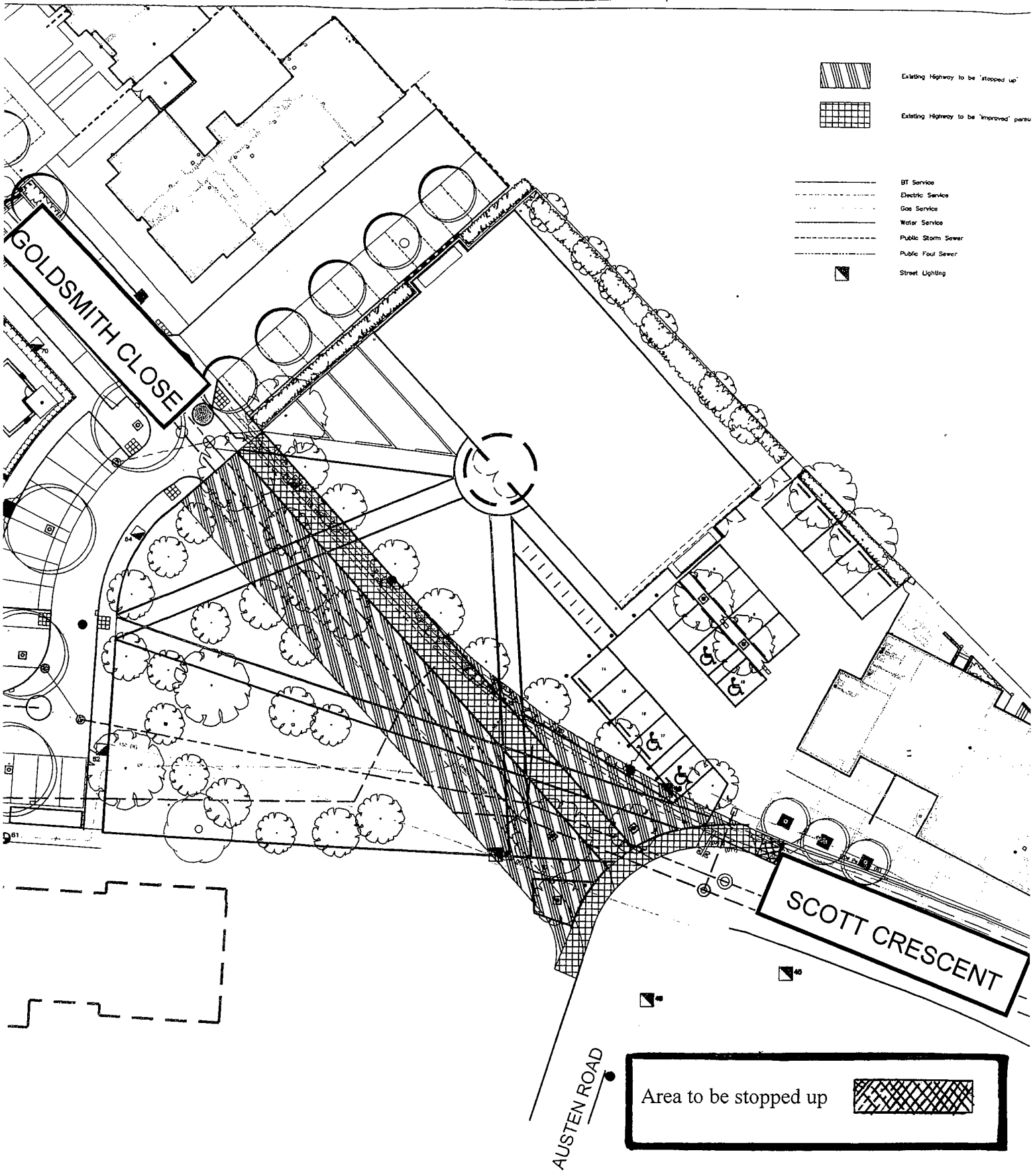












Appendix 1



-  Existing Highway to be 'stopped up'
-  Existing Highway to be 'improved' pavement
-  BT Service
-  Electric Service
-  Gas Service
-  Water Service
-  Public Storm Sewer
-  Public Foul Sewer
-  Street Lighting

Area to be stopped up 

KARMA WAY

GOLDSMITH CLOSE

RAYNERS LANE

Providence Avenue

Goodwill Drive

Teenage Friendly Zone

Possible Shop

Possible Creche

Area to be stopped up

Rayners Lane

NEW ROAD

Community Centre

Tennis Court

Tithe Farm Social Club

Rayners Lane

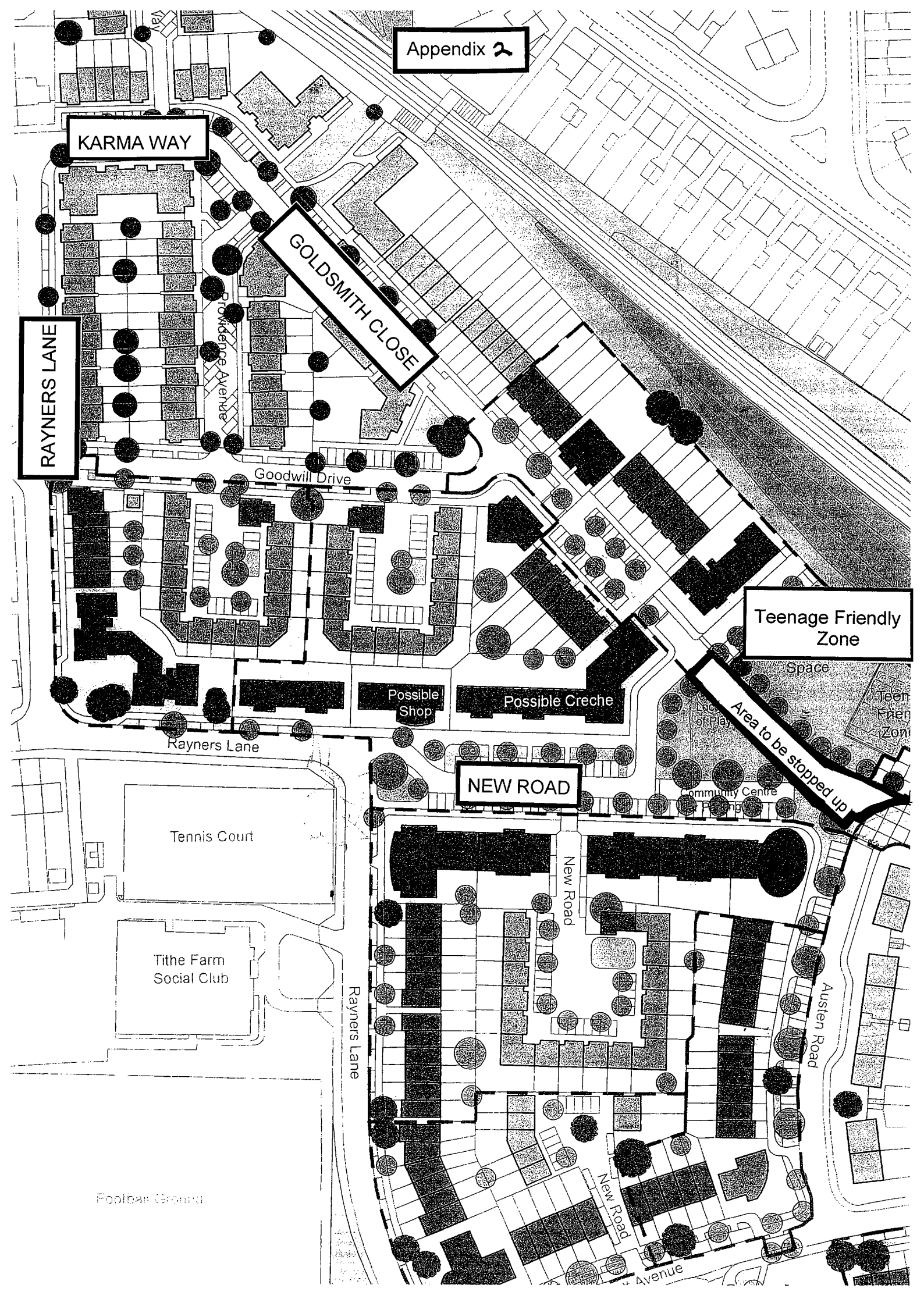
New Road

Austen Road

Football Ground

New Road

Avenue



**HEAD OF PLANNING
DELEGATED APPLICATION REPORT**

Ref. / Officer:	P/1341/07/DDP	Ward:	Roxbourne
Address:	Rayners Lane Public Open Space and Teenage Friendly Zone, Goldsmith Close, Rayners Lane Estate, Harrow.		
Proposal:	Approval of Reserved Matters For Open Space Pursuant to Planning Permission WEST/112/02/OUT		
Statutory Expiry Date:	28-JUNE-07		

RECOMMENDATION

Plan Nos: 0642 PO1 rev A 0642 PO2 revA 28.01 revA 28.02 revA 28 03revA

APPROVE the details in accordance with the development described in the application and submitted plans, subject to the following conditions	
1	Full_Time3
2	FENCE-CN-M – Fencing During Construction
3	Notwithstanding the details shown on the plans hereby approved revised details of the off street parking layout for the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The details so approved shall be retained thereafter and shall not be altered without the prior permission in writing of the Local Planning Authority. REASON: In the interest of highway safety.

INFORMATIVES

INFORM 23-M

- 1 INFORM40_M - Reasons for Grant of Planning Permission
London Plan: 3D8 3D11 4A3 4B.1 4B.3 4B.5 4B.6

Harrow Unitary Development Plan: D4 D9 D10 EP12 EP25 EP47 EP48 SR2 R4 T6
C17

- 2 INFORM 23 –M Contractors Code of Practice
- 3 INFORM –27M – Access Guidance
- 4 INFORM - 51 M – Compliance With Conditions Precedent

MAIN CONSIDERATIONS AND POLICIES (2008 London Plan & 2004 UDP)

- 1) Open Space and Recreational Facilities (3D.6 3D.8 3D.11 R3 R4 R5 R6)
- 2) Community Facilities (4A. 3 4B.1 4B.3 4B.5 4B.6 C16 C17)
- 3) Access and Parking (4B.5 C17 T13) .
- 5) S17 Crime & Disorder Act (4B.6 D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	5	
Site Area	2994 sqm	
Car Parking	Standard	10 (1 space per 3-600 sqm)
	Justified	14
	Provided	14
Council Interest:	Yes	

b) Site Description

The proposed MUGA (Multi Use Games Area) would be located at the north eastern corner of the site adjacent to the recently opened Beacon Community Centre. This is at the junction of Goldsmith Close and Scott Crescent. The site has a strategic value in the master plan for the estate as it is an incident on the principal east west axis and is the terminal point on the north south axis of the estate, Austin Road, which is a main access route to the eastern half of the estate.

c) Proposal Details

- Permission is sought for the approval of Reserved Matters for the Rayners Lane Public Open Space and Teenage Friendly Zone. This involves the

erection of floodlighting and boundary fencing and the setting out of hard and soft landscaping and hard standing for a car parking area located between the proposed MUGA and the beacon Community Centre. Bollards will enclose this area. Cycle parking for users of the two facilities is also proposed.

d) Relevant History

WEST/112/02/OUT Outline: Regeneration of Estate GRANTED 16-OCT-2002
Including Demolition of 515 Flats
and Maisonettes and
Construction of 329 Houses and
406 Flats With Parking,
Community Building, Estate
Office, Shop and provision of
Public Open Space, with Play
Areas and New Road Layout.

e) Pre-Application Discussion

Yes

f) Applicant Statement

- Scheme is based upon discussions that were part of a community engagement exercise in 2007 involving the Teenage Friendly Zone Focus Group held at the Beacon Centre and earlier discussions with the Harrow Metropolitan Police Crime Prevention Design Officer.

g) Consultations

Access Officer: The applicants attention should be drawn to the SPD 'Access for All.'

Police Crime Prevention Design Officer: A youth shelter should not be permitted in this environment, as it could become a focal point of gang crime and vandalism. If such a facility is included in the proposal it is recommended that it be located away from the entrance to a place where it has natural surveillance and is in a non-confrontational setting. It should not be located at the main entrance as youths could intimidate potential users of the TFZ and prevent them from entering/leaving the site. Such a shelter should have a well-designed lighting system, both to provide natural surveillance and to ensure safety for users. The path to the shelter should also be

lit, as this provides indirect light to the shelter itself. In these ways the risk of vandalism is reduced.

Fencing should be at least 3m in height and should be a permeable design. Gates and fencing must have no climbing aids.

Car parking facilities must have good natural surveillance that will achieve the British Parking Association Park mark safer parking standard. Fencing and gates must be installed to restrict access. They should be installed so that they are level with building lines and be at least 2.4m in height. They must be of a permeable design and they must not be installed with climbing aids. Car parks must be lit with low glare/high uniform lighting and meet the relevant BS.

Car parks must be provided with good quality CCTV lighting that can provide a good standard of image.

It is presumed that the cycle parking area is for the TFZ and the Community Centre. If that is so then the location lacks natural surveillance when viewed from Community Centre, Two separate area should be provided, both of them should be designed so that they cannot be used as 'perching seats'; this is to prevent them from becoming gathering areas.

The proposed copse would prevent natural surveillance of the TFZ and the paths leading to it. Landscaping should not be set out in this way, as it could result in an increase in crime and anti social behaviour.

All shrubs and hedges should be designed to that they have a maximum growth height of 1m, trees should be pruned up to a minimum height of 2.2. This is so that there will be a clear field of vision for the facility. A landscape maintenance regime should be established to ensure that these conditions are maintained.

Advertisement: General Notification (S 65) Expiry: 5 JUNE 2007

Notifications:

Sent 64

Replies 0

Expiry: 5 JUNE 2007

APPRAISAL

1) Community Facilities

The scheme has been modified in the light of post application discussions with the Police and Council Officers. The shortcomings of the original scheme were identified and have been overcome in the following ways:

A main area of concern was the location of the youth shelter at the entrance to the

MUGA. It was felt that in such a position and by virtue of the fact that the MUGA had been provided with only one entrance, the shelter could become a focus for youths to collect and bully younger children who wish to use the facilities.

In more general terms, the layout of the open space was regarded as incoherent. The Community Centre and the MUGA seemed unrelated even though they are next to each other. There was also an over provision of parking and was unclear how this was allocated. Furthermore, there appeared to be no clear route through the car park.

The area between the LUL boundary and the MUGA seemed to have no function and appeared to be dead space. The view presented in this layout from the direction of Austin Road was dominated by car parking and fencing. And the general impression was that the layout appeared as three disparate areas rather than a unified entity.

Such a layout would have been contrary to the objectives of London Plan Policy 4B.6 and HUDP Policy D4 that seek to provide community facilities that are safe, secure and accessible and in which high quality, coherent layout of open space and design of landscaping is encouraged.

Revised plans were submitted that took these shortcomings into account.

The youth shelter has been redefined a sculptural entrance canopy. This would act as a marker for the entrance to the facility, whilst its design could be regarded as a piece of public art and provides the practical function of a shelter for users of the MUGA who wish to change their footwear.

In the light of the CPDA's (Crime Prevention Design Advisor) concerns about the location of the shelter at the entrance to the MUGA, it was discussed and agreed with the Council that an alternative entrance be provided which will act as an alternative means of escape and an alternative point of access to allow maintenance of the land.

Important details such as the height of the boundary fencing (this needs to be 3m to meet Sport England requirements) has been agreed. The CPDA concur with this height too. The applicants have also confirmed that the facility will be floodlit on 6m high lighting columns. The lighting would be controlled from the Beacon Centre. The car park will also be floodlit from apparatus mounted on the adjacent Beacon Centre.

Likewise, access to the car park would be restricted and controlled by the client (Home Housing Association) via a lockable bollard. A CCTV system is also

proposed that would be linked to the existing system that monitors the Beacon Centre. Home are also exploring ways in which this system could be integrated with that of LB Harrow.

Changes to the layout of the TFZ were also agreed on the basis of the earlier comments that were made. These involved the enclosure of the Public Open Space by lockable bollards or another form of barrier, to prevent unauthorised parking in the event that the bollards at the end of the single track road are removed or vandalised.

Concern was had for the number and size of bollards that are proposed, as they could detract from the character of the Public Open Space, particularly if they are 900mm in diameter and built in concrete. It was concluded that a revised boundary treatment, showing smaller bollards at longer intervals and perhaps of a timber construction would be more suitable.

2) Access and Parking

The Concern was had for the lack of manoeuvrability on the parking layout for the proposal. A revised scheme, in which the proposed spaces are reconfigured and set out diagonally, but in which the existing gangways between each series of parking bays is maintained, was agreed and is regarded as complying with HUDP Policy T13. Details of such a revised layout are sought by a planning condition.

3) S17 Crime & Disorder Act:

The scheme has been amended in the light of the comments made by the Police Crime Prevention Design Advisor (see above) and is now considered to be acceptable.



4) Consultation Responses: None received.

CONCLUSION

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

this application is recommended for grant.

Delegation of Decision
Planning permission may be refused under powers delegated to the Director of Planning as the application falls within Category 9 (a) and is not excluded by provisos A-H of the schedule of delegation dated 19 April 2007.

Signed Case Officer:		Date:	22-7-08
Signed Team Manager / Deputy:		Date:	22/7/08

Team Manager comments:



MEPK Architects
10-18 Vestry Street
London
N1 7RE

MEPK Architects	
JOB NO. 0642	PLN LA
28 JUL 2008	
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Use restricted	

TOWN & COUNTRY PLANNING ACT 1990

APPROVAL OF DETAILS

Ref: P11341/07/DDP

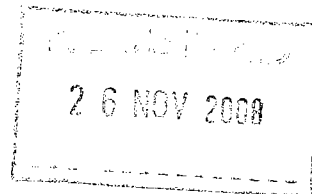
With reference to the application received on 03 May 2007 accompanied by Drawing(s)
0642 P01 Rev A, 0642 P02 Rev A, 28.01 Rev A, 28.02 Rev A, 03 Rev A

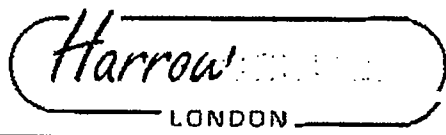
For: APPROVAL OF RESERVED MATTERS FOR OPEN SPACE PURSUANT TO PERMISSION WEST1112/02/OUT

At: Rayners Lane Public Open Space & Teenage Friendly Zone, Goldsmith Close, Rayners Lane Estate, Harrow

HARROW COUNCIL, the Local Planning Authority;
APPROVES the details (subject to the following conditions, if any):

1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.</p>
2	<p>No demolition or site works in connection with the development hereby permitted shall commence before: -</p> <p>(a) the frontage. (b) the boundary.</p> <p>of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.</p> <p>REASON: In the interests of amenity and highway safety.</p>





3 Notwithstanding the details shown on the plans hereby approved revised details of the off street parking layout for the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The details so approved shall be retained thereafter and shall not be altered without the prior permission in writing of the local planning authority.

REASON: In the interest of highway safety.

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

London Plan: 3D.8, 30.11, 4A.3, 4B.1, 4B.3, 4B.5, 4B.6

Harrow Unitary Development Plan:

D4, D9, D10, EP12, EP25, EP47, EP48, SR2, R4, T6, C17

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

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

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

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

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4	<p>INFORMATIVE:</p> <p>IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences</p> <ul style="list-style-type: none"> - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. - Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. - Beginning development in breach of a planning condition will invalidate your planning permission. - If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.
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Date of decision: 23 July 2008

A handwritten signature in black ink, appearing to read "Les Simpson".

g Les Simpson
 Service Manager
 Development Management

THIS IS NOT A BUILDING REGULATION APPROVAL. YOUR ATTENTION IS PARTICULARLY DRAWN TO THE ENCLOSED NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL AUTHORITY.