

SECTION 1 – MAJOR APPLICATIONS

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW HA2 0AS

Item: 1/01

P/0392/10/SL/MAJ

Ward HARROW-ON-THE-HILL

VARIATION TO CONDITIONS 4, 6, 9, 13, 17, 19, 20 AND 21 OF OUTLINE PLANNING PERMISSION REF: P/0892/08 DATED 23 MAY 2008 FOR REDEVELOPMENT TO PROVIDE NEW TWO AND THREE-STOREY BUILDING ALONG WITH INDOOR AND OUTDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING, AND ANCILLARY FACILITIES.

Applicant: LONDON BOROUGH OF HARROW

Agent: HOWARD FAIRBAIRN MHK

Statutory Expiry Date: 21-MAY-10

RECOMMENDATION

GRANT permission for the Variation of Conditions as described in the application.

REASON

The decision to recommend GRANT of planning permission has been taken having regard to the policies and proposals in The London Plan [2008] and the saved policies of Harrow's Unitary Development Plan [2004], and to all relevant material considerations, to meet the Vision of the Council in maintaining high standards of schools, as detailed in Harrow's Sustainable Community Strategy [Mar 09], and any comments received in response to publicity and consultation.

MAIN CONSIDERATIONS AND POLICIES [The London Plan 2008 & saved policies of The London Borough of Harrow Unitary Development Plan 2004]

The London Plan [2008]

3A.24 – Education Facilities

London Borough of Harrow Unitary Development Plan [2004]:

D4 – The Standard of Design and Layout

Harrow's Sustainable Community Strategy [Mar 09]

INFORMATION

a) Summary

Statutory Return Type: Major Development Other

Site Area: 4.2 ha

Council Interest: Council-owned property

b) Site Description

- Large triangular site is to the north of Porlock Avenue, to the south of houses on Whitmore Road, and to the east of houses on Shaftesbury Avenue.
- Access to the site is off Porlock Avenue.

c) Proposal Details

As above.

d) Relevant History

P/0892/08	OUTLINE: REDEVELOPMENT TO PROVIDE NEW TWO AND THREE-STOREY BUILDING ALONG WITH INDOOR AND OUTDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING, AND ANCILLARY FACILITIES.	GRANTED 23-MAY-08
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e) Consultations:

Notifications:

Sent: 272

Replies: 3

Summary of Responses:

Three responses received, detailed in the Appraisal section of this report.

APPRAISAL

1) Re-worded Conditions

Condition 4

Prior to first use or occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the local planning authority.

The boundary treatment shall be completed:

A: before the use hereby permitted is commenced

B: before the building(s) is / are occupied

C: in accordance with a timetable agreed in writing with the local planning authority.

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

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

Condition 6

The development hereby permitted shall not be used or occupied until details of the means of vehicular access have been submitted to and approved in writing by the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be permanently retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

Condition 9

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

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

Condition 13

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

A: the extension / building(s)

B: the ground surfacing

C: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

Condition 17

The development hereby permitted shall not be used or occupied until a scheme for:

A: the design and appearance of the refuse storage area

B: the storage and disposal of refuse / waste

C: and vehicular access thereto

Has been submitted to and approved in writing by the local planning authority.

The development shall not be used or occupied 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.

Condition 19

The development hereby permitted shall not be used or occupied until works for the disposal of surface water have been provided on site in accordance with details to be submitted to and approved in writing by the local planning authority. The works hereby permitted shall thereafter be permanently retained.
REASON: To ensure that adequate drainage facilities are provided.

Condition 20

The development hereby permitted shall not be used or occupied until surface water attenuation / storage works have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The works hereby permitted shall thereafter be permanently retained.
REASON: To prevent the increased risk of flooding.

Condition 21

The development hereby permitted shall not be used or occupied until a scheme demonstrating that carbon emissions from the total heating, cooling, ventilation and lighting energy needs of the project are reduced by a minimum of 20% by the use of on-site generation of renewable and low zero carbon energy sources has been submitted to and approved in writing by the local planning authority. The details as approved shall be implemented prior to first use or occupation of the development and shall thereafter be permanently retained.

REASON: To ensure the development meets the basic requirement of London Plan Policies 4A.1 and 4A.7.

All of the conditions to be varied are recommended to be varied from 'pre-commencement of development' to 'prior to first use or occupation of the development'. The applicant has submitted this application to regularize the outline planning permission Ref: P/0892/08 dated 23 May 2008 for the two and three-storey school building.

Condition 21 is recommended to be re-worded so that it would accord with the provision of policies contained in The London Plan 2008.

It is considered that the proposed variation to the above conditions, Details which would still need to be submitted to and approved in writing by the local planning authority is acceptable. It would still allow the applicant to submit such Details for approval and the variation of the said conditions would also regularise the planning permission.

2) Section 17 Crime & Disorder Act

It is considered that the proposal would not have any detrimental impact upon community safety and is therefore acceptable on these grounds.

3) Consultation Responses

Three responses received [Two in support and one objecting] to the proposal on the following grounds:

- Clarification of the proposal.

A schedule of planning conditions to be varied has been submitted by the applicant and is detailed in Section 1 of the Appraisal.

CONCLUSION

This variation of conditions application would regularise the outline planning permission Ref: P/0892/08 dated 23 May 2008 for a school building without compromising on the information that would be required to approve those conditions.

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**.

INFORMATIVES

INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan (2008): 3A.24

Harrow Unitary Development Plan (2004) : D4 Standard of Design and Layout

WHITMORE HIGH SCHOOL, 8 PORLOCK AVENUE, HARROW HA2 0AS

**Item: 1/02
P/0458/10/SL**

Ward HARROW-ON-THE-HILL

REVISIONS TO VEHICULAR AND PEDESTRIAN ACCESS OFF PORLOCK AVENUE OF APPLICATION REF P/0892/08/COU DATED 23/5/2008 FOR 'OUTLINE: REDEVELOPMENT TO PROVIDE NEW TWO AND THREE-STOREY BUILDING ALONG WITH INDOOR AND OUTDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING, AND ANCILLARY FACILITIES'.

Applicant: LONDON BOROUGH OF HARROW

Agent: HOWARD FAIRBAIRN MHK

Statutory Expiry Date: 31-MAY-10

RECOMMENDATION

Under Regulation 3 of The Town and Country Planning General Regulations 1992, GRANT permission for the development described in the application and submitted plans, subject to conditions.

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is LB Harrow and the land at Whitmore High School is owned by LB Harrow.

REASON

The decision to recommend GRANT of planning permission has been taken having regard to the policies and proposals in The London Plan [2008] and the saved policies of Harrow's Unitary Development Plan [2004], and to all relevant material considerations, to meet the Vision of the Council in maintaining high standards of schools, as detailed in Harrow's Sustainable Community Strategy [Mar 09], and any comments received in response to publicity and consultation.

Legal Comments

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him. The application is made by LB Harrow who intends to carry out the development and the land at Whitmore High School is owned by LB Harrow.

The grant of planning permission for this development falling within Regulation 3 shall enure only for the benefit of LB Harrow.

MAIN CONSIDERATIONS AND POLICIES [The London Plan 2008 & saved policies of The London Borough of Harrow Unitary Development Plan 2004]

The London Plan [2008]

3A.24 – Education Facilities

London Borough of Harrow Unitary Development Plan [2004]:

D4 – The Standard of Design and Layout

Harrow's Sustainable Community Strategy [Mar 09]

INFORMATION

a) Summary

Statutory Return Type: Major
Site Area: 4.2 ha
Council Interest: Council-owned property

b) Site Description

- Large triangular site is to the north of Porlock Avenue, to the south of houses on Whitmore Road, and to the east of houses on Shaftesbury Avenue.
- Access to the site is off Porlock Avenue.

c) Proposal Details

As above.

d) Relevant History

P/0892/08	OUTLINE: REDEVELOPMENT TO PROVIDE NEW TWO AND THREE-STOREY BUILDING ALONG WITH INDOOR AND OUTDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING, AND ANCILLARY FACILITIES.	GRANTED 23-MAY-08
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e) Consultations:

Notifications:

Sent: 267

Replies: 5

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Summary of Responses:

Five responses received, detailed in Section 4 of the Appraisal.

APPRAISAL

1) Principle of Development

The approved access arrangement off Porlock Avenue has been established through outline planning permission Ref: P/0892/08 and subsequent approval of conditions. Accordingly, the proposal for a revised access arrangement off Porlock Avenue is considered acceptable in principle.

2) Transport

The access points delineated on the plan submitted for and granted outline planning permission under Ref: P/0892/08 is now not appropriate to the detailed scheme that has been developed.

Currently, there are four permanent vehicular access points on to Porlock Avenue with an additional temporary access point into the Contractor's car parking compound. This will be reduced to three access points in total to serve the following:

- That serving the staff parking and delivery / refuse area;
- The ingress to the 'lay-by' area and staff / visitor parking; and
- The egress to the 'lay-by' area and staff / visitor parking.

The vehicular access between the School House and Millook will be closed to school traffic and will serve the School House garage only.

In addition, there are to be four pedestrian access points as shown on Drawing No. 70289-H01 including one as a shared surface as part of the vehicular access between the School House and Millook.

Harrow's Highways Engineer raises no objection to the proposal.

3) Section 17 Crime & Disorder Act

It is considered that the proposal would not have any detrimental impact upon community safety and is therefore acceptable on these grounds.

4) Consultation Responses

Five responses received [Two in support and three objecting] to the proposal on the following grounds:

- Clarification of the proposal;
- Potential for accidents as a result of the revised access points; and
- Detriment to visual amenity from opposite properties along Porlock Avenue.

The proposal is explained in Section 3 above with five existing access points, which would be reduced to three. Harrow's Highways Engineer is satisfied with the proposal and raises no objection. The proposal, which would reduce the number of access points off Porlock Avenue, is considered to represent an improvement to the visual amenity along this part of the highway.

CONCLUSION

The reduction in the number of vehicular access points from five to three would represent an improvement; both in terms of visual amenity and highway safety. It is on these grounds that the application is recommended for grant.

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, subject to the following condition.

CONDITIONS

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

The London Plan [2008] Policies: 3A.24

The London Borough of Harrow UDP [2004] Policies:

D4 Standard of Design and Layout

Plan Nos: 70289-H01; 70289-H02; 70289-H03; 70289-H04; 70289-H05; 70289-H06; 70289-H07

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
THE BUNGALOW, ALMA ROW, P/2746/09/GL/C
HARROW, HA3 6HN

Ward HARROW WEALD

REDEVELOPMENT: CONSTRUCTION OF THREE TWO STOREY HOMES WITH PARKING SPACES AND LANDSCAPING; DEMOLITION OF EXISTING BUNGALOW

Applicant: Mr M Kanbi
Agent: Saloria Architects
Statutory Expiry Date: | 15-FEB-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans, subject to conditions

REASON:

The decision to GRANT planning permission has been taken as the proposal would provide good quality additional housing in the borough that would comply with Lifetime Homes standards and having regard to the policies and proposals of the London Plan 2008 and 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:

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing

London Plan:

- 3A.1 – Increasing London's supply of housing
- 3A.2 – Borough housing targets
- 3A.3 – Maximising the potential of sites
- 3A.5 – Housing choice
- 4A.7 – Renewable Energy
- 4B.1 – Design principles for a compact city
- 4B.8 – Respect local context and communities

Harrow Unitary Development Plan:

- D4 – The Standard of Design and Layout
- D5 – New Residential Development – Amenity Space and Privacy
- D9 – Streetside Greenness and Forecourt Greenery
- EP12 – Control of Surface Water Run-off
- T6 – The Transport Impact of Development Proposals
- T13 – Parking Standards
- C16 – Access to Buildings and Public Spaces

- Supplementary Planning Guidance, Extensions: A Householder's Guide (2008)
- Supplementary Planning Document, Accessible Homes (2006)
- Sustainable Planning Document, Sustainable Building Design (2009)
- Draft London Housing Design Guide (2009)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008, Saved Policies in the Harrow Unitary Development Plan 2004 and any other relevant guidance)

- 1) Principle of Development and Character of the Area (London Plan 3A.1, 3A.2, 3A.3, 4B.1, 4B.8, D4, D5, D9, EP12, SPG)
- 2) Residential Amenity, including Lifetime Homes (London Plan 3A.5, D4, D5, C16, SPD)
- 3) Parking/Highways Considerations (T6, T13)
- 4) Sustainable Development (4A.7, SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application was deferred from the planning committee on 10th March 2010 for a members' site visit. The site visit was conducted on 14 April 2010.

a) Summary

Statutory Return Type:	Minor Dwellings	
Lifetime Homes	3	
Wheelchair Homes	0	
Parking	Standard	3.6
	Provided	3
Residential Density	48 dph / 238 hrph	
Council Interest:	None	

b) Site Description

- The application site is a rectangular plot (approximately 20m x 30m) on the north side of Alma Row at its junction with Elm Terrace, which contains a single-storey family dwelling house.
- Both Alma Row and Elm Terrace are private unmade streets
- Alma Row has a recently-built three-storey block of 14 flats on the north-eastern side near the junction with High Road, with two two-storey blocks of two purpose-built flats immediately adjacent to the application site. The south side of Alma Row has the rear gardens of properties on High Road and Weighton Road, together with a development of three two-storey blocks of two purpose-built flats arranged off an access road between Alma Row and Weighton Road
- Elm Terrace comprises 19 two-storey Victorian terraced houses on its western side. The southern part of the eastern side of Elm Terrace has the return frontage of the application site, with the rear of the High Road bus depot beyond

c) Proposal Details

- Demolition of existing single-storey dwellinghouse
- Construction of a terrace of three two-storey dwellinghouses facing onto Alma Row with a single parking space, vehicular access and landscaping in each of the front gardens
- The terrace would be a total of 17.7m long and 10.1m deep (maximum), with each house having a two-storey bay window.
- The terrace would have a hipped roof with a ridge height of 7.8m.
- The houses would each have a living/dining room, a kitchen and a WC on the ground floor and three bedrooms (one with en-suite) and a bathroom on the first floor
- Refuse storage for the two end houses would be in the rear gardens, with the refuse storage for the centre house in a shielded enclosure

Revisions to previous application:

Following the previous refusal of planning permission (reference P/2878/08), the following amendments have been made:

- Number of proposed dwellinghouses reduced from five to three
- Orientation of development changed from facing onto Elm Terrace to facing onto Alma Row
- Accommodation in roofspace removed
- Integral garages removed

Revisions to current application:

The following amendments have been made to the current application:

- Number of proposed dwellinghouses reduced from four to three.

d) Relevant History

HAR/9823	Erection of bungalow	GRANTED 29-OCT-1954
HAR/9823/A	Erection of bungalow and garage	GRANTED 03-DEC-1954
HAR/9823/C	Increase height of flank wall	GRANTED 07-MAY-1956
HAR/13145	Refused 17-Jul-1957	REFUSED 17-JUL-1957
LBH/2932	Erection - 8 flats, pair s/d houses and detached house and garages	REFUSED 07-FEB-1968

Reason for Refusal:

The proposal represents an overdevelopment of the site

LBH/2932/1	Erection – 6 flats, pair of semi detached houses and detached house with garages – outline	GRANTED 18-APR-68
P/2878/08	Redevelopment: Construction of five two-storey terraced homes with accommodation in the roof space and integral garages; demolition of existing bungalow	REFUSED 23-OCT-08 APPEAL DISMISSED 08-SEP-09

Reasons for Refusal:

- The proposal, by reason of inappropriate siting, excessive site coverage, poor design and inappropriate materials, would represent an overdevelopment of the site, and would fail to respect the local context of development, to the detriment of the character and appearance of the area and the visual and residential amenities of neighbouring occupiers, contrary to policy D4 of the Harrow Unitary Development Plan (2004).
- The proposal, by reason of poor design and inappropriate siting, would result in overlooking of the rear gardens of neighbouring properties, to the detriment of the residential amenities of neighbouring occupiers, contrary to policies D4 & D5 of the Harrow Unitary Development Plan (2004).
- Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's 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, contrary to policies D4, T6, and T13 of the Harrow Unitary Development Plan (2004).
- The proposal would result in the unacceptable loss of trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality, contrary to policies D4, D9 and EP29 of the Harrow Unitary Development Plan (2004).

e) Pre-Application Discussion

PAT/ENQ/4023/2/7/2008 (Part 2, part 3 storey building to provide 9 x 1 & 2 bed flats)

Overdevelopment of site – considered to be excessive in scale and massing, and 3 storeys height would be out of keeping with modest scale of adjacent residential development in Elm Terrace and Alma Row

PAT/ENQ4023/17/07/2008 (6 x 3-bed dwellings)

Design considered bulky and blocky, too big for this modest corner site and completely out of scale with neighbouring residential properties. Proposal for a maximum of 2-3 units or a block of 4 flats more likely to be acceptable

PAT/ENQ/00005/20/1/2009 (4 x 3-bed dwellings)

Boundary to boundary width still considered excessive and visually obtrusive, particularly on Elm Terrace frontage

Excessive hard surfacing to front with minimal landscaping provision considered unacceptable

Parking frontage should have a minimum of 4.8m, proposal varies between 3 – 4.5m

Obtrusive refuse storage – refuse storage should be designed as an integral part of the buildings or sited at side or rear

Suggest site can take a maximum of 2 to 3 small houses to allow reasonable spacing to boundaries and a more satisfactory appearance in the streetscene

Whilst the proposal appears to comply with Part M (Building Regulations), it does not comply with Lifetime Homes standards – each unit should comply with all relevant Lifetime Homes Standards

f) Applicant Statement

- Site has good public transport links and local facilities; design of properties would respect the scale of development in the locality; new dwellings would conform to Lifetime Homes standards

g) Consultations

Thames Water: Developer needs to make proper provision for surface and foul water drainage. Storm flows need to be attenuated. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

Drainage Engineers: Conditions regarding foul and surface water drainage and surface water storage and attenuation required.

Landscape Architect: Conditions regarding hard and soft landscaping, including permeable driveways, required

Highways Engineers: If one parking space is provided per dwelling there is no objection

Planning Arboricultural Officer: Previous trees on site have been removed

First Notification:

Sent : 48

Replies : 7

Expiry : 13-JAN-10

Plus petition with 29 signatures

Neighbours consulted:

1 – 7 (odd) Weighton Road

435, 465 High Road

Azure, 465 High Road (14 flats)

3, 4, 5, 6 Ravenscourt, Alma Row

6 – 12 (even) Alma Row

1 – 19 (consecutive), Elm Terrace

Summary of Responses:

- Overdevelopment; parking pressure in unadopted road; loss of light to properties in Elm Terrace; risk of flooding from pressure on drains; lack of landscaping on Elm Terrace boundary; damage to road surface during construction; no access to Boxtree Park as stated in Design and Access Statement; danger to pedestrians; insufficient access for emergency vehicles; out of character with area

Second Notification (amended proposal):

Sent: 48

Replies: 12

Expiry: 23-FEB-10

Plus petition with 20 signatures

Summary of Responses:

- Overdevelopment; parking pressure in unadopted road; loss of light to properties in Elm Terrace; risk of flooding from pressure on drains; lack of landscaping on Elm Terrace boundary; damage to road surface during construction; no access to Boxtree Park as stated in Design and Access Statement; danger to pedestrians; insufficient access for emergency vehicles; out of character with area; change in proposal should warrant a fresh planning application

APPRAISAL

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

The principle of the redevelopment of this site for residential purposes is considered acceptable, subject to consideration of a number of relevant strategic, local and supplementary planning policies.

Alma Row and Elm Terrace were among the first areas to be developed in this part of Harrow Weald. Maps from 1896 show terraced houses on the west side of Elm Terrace and the north side of Alma Row.

Although all the terraced houses that used to occupy Alma Row before World War 2 have now been demolished and redeveloped into either purpose-built flats or, in the case of the application site, a bungalow, the original terraced houses on Elm Terrace have remained largely unaltered since the nineteenth century. Although these houses are neither statutorily nor locally listed, and are not in a Conservation Area, they retain a distinctive character and are of historic interest. Any development proposal in the vicinity of these cottage-style dwellings should respect the built form of the terrace, as required by London Plan policy 4B.8 and UDP policy D4.

The previous refused application, P/2878/08, involved a proposal for five terraced houses facing Elm Terrace. This would have contrasted with the historical arrangement in which the original terraced houses in Alma Row were aligned to face Alma Row. Although the Inspector, in dismissing the appeal against that refusal, did not comment on the orientation of the then proposed terrace, he did concur with the Council's reason for refusal relating to the cramped nature of the proposed development and the overdevelopment of the site.

This current application would provide three two-storey terraced dwellinghouses facing onto Alma Row. This would, in officer's opinion, better reflect the historical arrangement of development in the area.

The proposal would result in three two-storey houses that would be centrally located within the plot. The terrace would have space at either end, which would maintain an element of space around the development.

An indicative landscaping scheme for the front garden is shown on the submitted drawings. Approximately half of the front gardens would be given over to car parking. Subject to a detailed hard and soft landscaping scheme being approved and implemented, it is considered that this would provide a reasonable level of streetside greenness and forecourt greenery, as required by saved policy D9 of the UDP.

Between the refusal of the previous application and the Inspector's site visit, the applicants removed the mature trees and hedging on the Elm Terrace boundary of the site. These trees, which were not worthy of statutory protection, nevertheless provided a useful screen to the site, and made a significant contribution to streetside greenery in this location. Any proposed landscaping scheme would need to include the provision of trees or hedges on the Elm Terrace boundary to mitigate the impact of the development on that boundary and to improve streetside greenness.

The refuse storage arrangements for the two end dwellinghouses would be in the rear gardens. This is considered acceptable. The refuse storage for the central dwellinghouse would be at the front of the house, in an area below the WC window. This position is considered acceptable, although full details of any screening enclosure for these bins would need to be submitted and approved in writing before the development commences to ensure that it would have a satisfactory appearance.

The proposed site coverage of the dwellinghouses has been optimised. Therefore, in order to restrict extensions of the dwellinghouses, and to limit the coverage of land by buildings and hard surfaces, a condition removing permitted development rights in Classes A, B, D, E and F has been attached.

Neighbouring occupiers have expressed concerns about the capacity of the drains in Elm Terrace and Alma Row to cope with additional surface and foul water. Connection to public sewers is a matter that is covered by other legislation. However, the sewerage undertaker has the right to impose conditions on flow rates into the public sewers. Notwithstanding this, saved policy EP12 of the Harrow Unitary Development Plan requires that appropriate attenuation measures should be incorporated in all development generating surface water run-off. To this end, conditions requiring surface and foul water drainage, together with surface water storage and attenuation details, to be approved and implemented before the development of buildings on the site have been attached.

2) Residential Amenity, including Lifetime Homes

The room sizes in the proposed dwellinghouse would meet the needs of the intended occupiers and would comply with the previously adopted Environmental Health Standards and the Draft London Housing Design Guide (2009).

The internal arrangements of the proposed new dwellings are considered acceptable, and conform to the requirements of Lifetime Homes, as required by saved policy C16 of the Harrow Unitary Development Plan, London Plan policy 3A.5 and the adopted SPD, "Accessible Homes".

Saved policy D5 of the UDP requires new residential development to provide an adequate area of amenity space as a usable amenity area for the occupiers of the development. Although the UDP does not have minimum sizes for garden areas, the reasoned justification, at paragraph 4.30, states that the form and amount of usable amenity space that should be provided in new development will depend on the character of the surrounding area and the configuration of the site.

The house nearest Elm Terrace would have a rear garden area of approximately 110 sqm, and the other two houses would have rear garden areas of approximately 90 sqm. These garden areas are comparable with other properties in the area and are considered acceptable.

The proposed terrace would comply with the horizontal 45 degree code with respect to the neighbouring block of maisonettes, Nos. 6 & 8 Alma Row. The proposed dwellings would have windows only to the front and rear and would not result in overlooking of neighbouring properties.

The flank wall of the proposed terrace facing the properties in Elm Terrace would be 10.1m from the front windows in Elm Terrace at its closest point. This complies with the vertical 45 degree code with respect to these properties and would not result in overshadowing of the dwellings in Elm Terrace. The proposed terrace would have a hipped roof, which would lessen the impact of the bulk of the proposed terrace and it is considered that the proposed development would not have an overbearing impact on the occupiers of the properties in Elm Terrace.

3) Parking/Highways Considerations

Each of the proposed dwellinghouses would have a single off-street parking space. This is less than the maximum permitted by schedule 5 attached to saved policy T13 of the UDP. Given the level of public transport accessibility in the area, this is considered adequate.

Both Alma Row and Elm Terrace are private unmade roads. There have been representations regarding the effect that the development would have in terms of overspill parking resulting from the development itself, and the loss of existing on-street parking facilities in Alma Row itself.

The Inspector, in dismissing the appeal against the earlier refusal, noted that both Alma Row and Elm Terrace are heavily parked and that the existing arrangement has the potential for pedestrian and vehicle conflicts given the restricted manoeuvrability and the volume of parked vehicles.

In that refused scheme, the proposed garages would not have been adequate to accommodate a single car without overhanging onto the highway.

In the current scheme, the proposed parking areas would each be adequate to accommodate a car, and the previous concerns have largely been addressed. It is considered that the proposed parking arrangements are adequate. The number of associated vehicle movements with two additional dwellings would not have any significant highway safety implications, especially as the condition of the highway does not lend itself to driving at high speed.

The control of parking on these private roads would be outside the remit of the Council, and the impact of the development is not considered to warrant refusal on these grounds.

In addition to the concerns about overspill parking, concerns have been raised about potential damage to the roadway. As both Alma Row and Elm Terrace are private roads, this would be a private matter between the developer and the frontagers.

4) Sustainable Development

The Design and Access Statement makes some reference to sustainable building techniques and methods of reducing the environmental impact of the proposed development.

Harrow Council has recently approved a new Supplementary Planning Document on Sustainable Building Design (adopted May 2009).

It is considered that the Sustainable Building Design Vision contained within the SPD can be adequately addressed by the imposing of a condition on the proposed development which would satisfactorily address sustainability matters and ensure that the development will achieve the appropriate level to meet the Code for Sustainable Homes or Buildings Research Establishment Environmental Assessment Method (BREEAM) standards.

5) S17 Crime & Disorder Act

The proposal would have no impact with respect to this legislation.

6) Consultation Responses

Overdevelopment; risk of flooding from pressure on drains; lack of landscaping on Elm Terrace boundary; out of character with area – *these issues have been addressed in the Character and Appearance of the Area section of the appraisal above*

Loss of light to properties in Elm Terrace – *this issue has been addressed in the Residential Amenity section of the appraisal above*

Parking pressure in unadopted road; damage to road surface during construction; danger to pedestrians; insufficient access for emergency vehicles – *these issues have been addressed in the Transport Impact section of the appraisal above*

No access to Boxtree Park as stated in Design and Access Statement – *although there is no direct access from Elm Terrace to the Recreation Ground, the Recreation Ground is a short walk from the application site, and this error is not considered sufficient to warrant refusal of the scheme.*

Change in proposal should warrant a fresh planning application – *the applicant is free to amend a planning application during the course of its consideration. All neighbours were consulted on the revised scheme.*

CONCLUSION

The principle of the development, which involves a reduced scheme of three units, is considered acceptable. The proposal would provide three additional Lifetime Standard homes for the borough that would not have a detrimental impact on the residential amenities of neighbouring occupiers. Conditions have been attached to ensure that the dwellinghouses are not extended and that the privacy of neighbouring occupiers is maintained.

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, this application is recommended for grant:

CONDITIONS

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

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

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

a: the extension / building(s)

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

8164-00-P0; 8164-09-P1; 8164-10-P4; 8164-11-P5; Design and Access Statement

REASON: For the avoidance of doubt and in the interests of proper planning.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6 Development of the proposed dwellinghouse, hereby permitted, shall not be commenced until the applicant has demonstrated that the development will achieve the appropriate level to meet the Code for Sustainable Homes or BREEAM Standards. To this end, the applicant is required to provide certification and other details submitted to, and approved in writing, by the Local Planning Authority.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that the proposed development is sustainable.

7 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

8 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 development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

11 The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

12 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.

13 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

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

a: the frontage

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

15 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

16 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

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

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3A.1 – Increasing London's Supply of Housing
- 3A.2 – Borough Housing Targets
- 3A.3 – Maximising the potential of sites
- 3A.5 – Housing Choice
- 4A.7 – Renewable Energy
- 4B.1 – Design principles for a compact city
- 4B.8 – Respect local context and communities

Harrow Unitary Development Plan:

- D4 – The Standard of Design and Layout
- D5 – New Residential Development – Amenity Space and Privacy
- D9 – Streetside Greenness and Forecourt Greenery
- T6 – The Transport Impact of Development Proposals
- T13 – Parking Standards
- C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance, Extensions: A Householder's Guide (2008)

Supplementary Planning Document, Accessible Homes (2006)

Draft London Housing Design Guide (2009)

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Please quote **Product code**: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405. E-mail: communities@twoten.com

4 INFORMATIVE

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 800

5 INFORMATIVE

Note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

6 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

Plan Nos: 8164-00-P0; 8164-09-P1; 8164-10-P5; 8164-11-P6; Design and Access Statement

Item: 2/02

**THE ROOKERY, WESTFIELD LANE, P/2847/09/NR
HARROW, HA3 9EA**

Ward KENTON EAST

TWO STOREY BUILDING WITH ROOMS IN ROOFSpace TO PROVIDE 8
FLATS, WITH CAR PARKING

Applicant: Self Build Homes Limited

Agent: Home Plans

Statutory Expiry Date: | 28-JAN-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans, subject to conditions.

REASON

The decision to grant planning permission has been taken having regard to the policies and proposals in The London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 (listed below) and national planning policy encouraging more efficient use of land for housing, as well as to all relevant material considerations including any comments received in response to publicity and consultation.

National Planning Policy:

PPS1 – Delivering Sustainable Development

PPS3 – Housing

The London Plan 2008:

2A.1 – Sustainability Criteria

3A.1 – Increasing London's Supply of Housing

3A.2 – Borough Housing Targets

3A.3 – Maximising the Potential of Sites

3A.5 – Housing Choice

3A.6 – Quality of New Housing Provision

4A.22 – Spatial Policies for Waste Management

4B.1 – Design Principles for a Compact City

London Housing Design Guide – Draft for Consultation (2009)

London Borough of Harrow Unitary Development Plan 2004

D4 – The Standard of Design and Layout

D5 – New Residential Development – Amenity Space and Privacy

D9 – Streetside Greenness and Forecourt Greenery

EP25 – Noise

T6 – The Transport Impact of Development Proposals

T13 – Parking Standards

C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance: Extensions: A Householder's Guide (2008)

Supplementary Planning Document: Accessible Homes (2006)

Supplementary Planning Guidance: Designing New Development (2003)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008 and saved policies of The London Borough of Harrow Unitary Development Plan 2004)

- 1) Principle of Development (PPS1, PPS3, 2A.1, 3A.3)
- 2) Character and Appearance of the Area (4A.22, 4B.1, D4, D9, SPG:Extns)
- 3) Residential Amenity (D5, EP25, SPG:Extns)
- 4) Traffic and Parking (T6, T13)
- 5) Accessible Homes (C16, 3A.5, SPD:Access)
- 6) Housing Provision and Density (3A.1, 3A.2, 3A.3, 3A.5)
- 7) S17 Crime & Disorder Act (D4, 3A.6, SPG's)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: 13. Minor Dwellings
Lifetime Homes: 8
Council Interest: None

b) Site Description

- Application site comprises 688m² of land, located at a point along Westfield Lane where the road forms a partial cul-de-sac, continuing north as a footpath and access along the eastern boundary of the site.
- The site was formerly occupied by a two storey purpose built block of two flats, with two garages located to the south of the site, which have recently been demolished.
- To the north and west of the site are the rear gardens of residential properties on Kenton Park Crescent.
- To the east, the site adjoins the pedestrian path of Westfield Lane, with No.5 Westfield Lane, a residential dwelling, beyond.
- To the south of the site is the residential dwelling at No.3 Westfield Lane and to the south-east is Cunningham House, a three storey office block.

c) Proposal Details

- Detailed application for construction of two storey building with habitable roofspace to provide 8 x 1 bedroom flats, with associated parking and refuse storage at the front of the site.
- The building would be located between 1.2 and 2.4 metres from the boundary with the properties on Kenton Park Crescent, between 1.3 and 2.3 metres from the side boundary with Westfield Lane, approximately 13.5 metres from the boundary with No.3 Westfield Lane and 8.7 metres from the rear boundary of the site.
- The proposed building would have a pitched roof, with a height of 9.4 metres and an eaves height of 5.85 metres.
- The hard surfaced parking area would be located to the south of the site comprising 8 spaces, with vehicular access from the end of the Westfield Lane roadway.

Revisions to Previous Application (P/1800/07 allowed on appeal):

- Width of building increased from 14.6 metres to 15.2 metres and depth of building increased from 14.4 metres to 15.2 metres.
- Roof design amended with larger front dormers.

d) Relevant History

P/1861/05/CFU	Redevelopment: 2 storey block to provide 6 flats and car parking	GRANTED 12-JAN-06
P/1800/07/CFU	Redevelopment: 2 storey building with rooms in roofspace to provide 8 flats, with car parking	REFUSED 06-AUG-07 APPEAL ALLOWED (REF APP/M5450/A/07 /2059649) 18-JUN-08
P/0144/08/CFU	Redevelopment: Two storey building to provide 6 flats with parking	REFUSED 08-MAY-08

e) Pre-Application Discussion

- None.

f) Applicant Statement (Summary of Design and Access Statement)

- The proposed building has a footprint of 197m², which would be an increase of 14% over the previously approved building.
- The building has been enlarged to accommodate better internal layout and access arrangements.
- The building maintains a minimum clearance of 1.2m to the boundary fence with the adjoining rear gardens and a minimum clearance of 1.3m to the side boundary with Westfield Lane.
- The new building would have a similar appearance to the approved scheme, albeit with more steeply pitched roofs.
- The proposal would enable the retention of most of the trees on the site, as well as enhancement to the landscaping.
- A secure bin store will be provided at the front of the site and it is anticipated that CCTV will be provided.
- The entrance to the building is in a prominent location and would incorporate a level threshold.
- Arboricultural Assessment also submitted.

g) Consultations:

Notifications:

Sent: 28

Replies: 1

Expiry: 06-JAN-10

Addresses Consulted:

- 105-123 (odd) Kenton Park Crescent
- 45-49 (odd) Kenton Park Avenue
- 3-5A (odd) Westfield Lane
- Cunningham House, 19 Westfield Lane
- 13-23 (odd) Westfield Gardens

Summary of Response:

Concerns over character and appearance, bulk in relation to existing, overshadowing, overlooking, loss of green area, increased traffic safety and congestion, loss of privacy, increased noise and air pollution, increase in refuse storage, proposal is over-intensive.

APPRAISAL

1) Principle of Development

Paragraph 27(viii) of PPS1 promotes the more efficient use of land through the use of suitably located previously developed land and this is re-iterated in London Plan policies 2A.1 and 3A.3. Annex B of PPS3 states that 'previously developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land'. As the site previously comprised residential flats, it is previously developed land for the purposes of PPS3 and therefore housing development is appropriate in principle. The principle of a flatted development has been established with the granting of previous permissions on the site for flats.

2) Character and Appearance of the Area

The appeal decision relating to the previous scheme for 8 flats (ref APP/M5450/A/07/2059649) forms the basis for the assessment of this current proposal, which is in effect an enlargement of the scheme that benefits from planning permission granted on appeal. In allowing this appeal, the Inspector commented that 'the site is in a transitional location between the very urban development to the south and suburban residential areas to the north and west' (Paragraph 5). The Inspector at that time considered that the proposed building would have an acceptable impact on the character and appearance of the area.

The proposed building would be 600mm wider and 800mm deeper than the appeal scheme. The applicant states that the larger building is proposed to facilitate a better internal layout and improve access considerations and it is considered that the enlarged building would improve living conditions for the future occupants. It is considered that this modest increase in scale would not be significant and would not be visually discernable when viewed from the street, or from neighbouring residential properties. Given the Inspectors conclusions in allowing the previous appeal on the site and the modest increase in scale of this proposal compared to the appeal scheme, it is considered that the proposal would not have a detrimental impact on the character and appearance of the area and would comply with saved UDP policy D4. The revised roof design with larger front dormers would also have an acceptable appearance.

The proposed hard surfaced car park would have a similar footprint to the previously approved scheme and a bin storage area is proposed adjacent to the access to the site. This is considered to be a suitable location for the bin store. A condition is imposed requiring details of soft landscaping and the bin storage enclosure to be submitted and approved prior to commencement of the development.

3) Residential Amenity

The Inspector, in allowing the previous appeal, considered that the amount of amenity space provided was adequate to serve the occupiers of the proposed flats. Due to the increase in the footprint of the building in the current proposal, this would be marginally reduced. The occupants of the 8 flats would share a rear communal garden area that occupies approximately 1/3 of the total site area. The area of communal amenity space around the proposed building would be approximately 230m², compared to 245m² considered at appeal, thereby giving 28m² per flat. Given the modest increase in the footprint of the proposed building, it is considered that the impact on the amount of usable amenity space would be negligible. Therefore, given the Inspector's conclusions in allowing the previous appeal and the modest increase in building footprint, the proposal is considered to provide adequate amenity space for future occupiers of the proposed development, and would comply with saved UDP policy D5 in this respect. The proposed flats would also provide an adequate standard of accommodation, with the modest increase in scale of the proposal leading to an increase in the size of the proposed flats.

In allowing the previous appeal for 8 flats, the Inspector considered that the proposal would not unduly impact upon the amenities of neighbouring occupiers, by reason of overlooking, overshadowing or noise and disturbance. It is considered that the proposed increase in scale of this proposal would not be discernable from neighbouring properties. It is therefore considered that the proposal would not result in a substantive increase in overbearing impact to neighbouring occupiers. The proposed fenestration would not materially differ from the appeal scheme and this proposal would therefore not result in increased overlooking or loss of privacy.

In summary, taking into account the appeal decision, the proposal is considered to have an acceptable impact on the occupiers of neighbouring residential properties and would not adversely affect the amenities of future occupiers of the development itself.

4) Traffic and Parking

At present, Westfield Lane is considerably congested and this is likely to be because of the existing office development and temple in the vicinity of the application site. The site is considered to have a low accessibility, with a PTAL rating of 1. Eight parking spaces are proposed on the hard surfaced area to the front of the building, the nearest to the building being a 3.3 metre wide disabled badge holder's space. It is considered that this would be adequate to serve the proposed scheme and the car park would allow for sufficient turning space and the proposal is considered to be acceptable in this regard.

5) Accessible Homes

The proposed flats would comply with all 16 points of the Lifetime Homes Standards, as required for all new dwellings by London Plan policy 3A.5 and is considered acceptable in this regard.

6) Housing Provision and Density

The proposal represents an additional 8 units to the boroughs housing stock and in this respect is supported in principle. The proposed density, at 116 units per hectare and 262 habitable rooms per hectare, would exceed the maximum density levels for this location, as set out under table 3A.2 of the London Plan. However, it is noted that the Inspector, in allowing the previous appeal, considered that an increased density could be justified on this site, given the transitional nature of the site between the urban development to the south and the suburban development to the north and west. The proposed density has therefore been established by virtue of the appeal decision.

7) S17 Crime & Disorder Act

The Inspector, in allowing the previous appeal, did not agree with the Council's concerns about the security of the site. Given that the current proposal would have a similar layout, no objection is raised in relation to security.

8) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None.

CONCLUSION

For all the reasons considered above, the proposal is considered to comply with the relevant policies of The London Plan 2008 and saved policies of the Harrow Unitary Development Plan 2004. The development involves a similar scheme compared to that allowed on appeal, except for a modest increase in building size, and would utilise previously developed land for the provision of housing. Given the Inspectors conclusions in allowing the previous appeal, the proposed development is considered to be consistent with the character and appearance of the area, would not adversely affect the amenities of neighbouring occupiers and would not give rise to undue highways implications. The proposal is therefore recommended for grant, subject to the following condition(s):

CONDITIONS

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1302/1A, 7A, 8A and Design and Access Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

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

a: the buildings and refuse store

b: the ground surfacing

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

REASON: To safeguard the appearance of the locality.

4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed before the building is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

6 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with paragraph (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
- (v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

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

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

8 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

9 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

10 The development hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

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

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

12 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close boarded or other security 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.

13 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

14 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

15 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

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

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

S.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

Plan Nos: 1302/1A; 7A; 8A; Design and Access Statement

ELMGROVE FIRST AND MIDDLE SCHOOL, KENMORE AVENUE, HARROW, MIDDLESEX, HA3 8LU P/0018/10/FOD/E

Ward: KENTON WEST

SINGLE STOREY EXTENSION TO WEST OF MAIN BUILDING AND ENTRANCE PORCH ADJACENT TO SCHOOL HALL

Applicant: London Borough of Harrow

Agent: David Kann Associates

Statutory Expiry Date: 12-MAR-10

RECOMMENDATION

Under Regulation 3 of the Town and Country Planning General Regulations 1992, GRANT permission for the development described in the application and submitted plans, subject to conditions

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is LB Harrow and the land at Elmgrove First and Middle School, Harrow, is owned by LB Harrow

Reason: - The decision to GRANT planning permission has been taken having regard to the saved policies and proposals of the Harrow Unitary Development Plan 2004, listed below, and all relevant material considerations, to provide an appropriate form of development, taking account of the need to provide additional educational facilities and maximising the usage of educational land, without impinging unduly upon the amenity of the neighbouring occupiers, in accordance with policies C7, D4 and EP25 of the Harrow Unitary Development Plan (2004), policy 3A.24 of the London Plan (2008) and the strategic objectives of the Harrow Sustainable Community Strategy (2009).

National Planning Policy

Planning Policy Statement 25 – Development and Flood Risk (2006)

The London Plan 2008

3A.24 – Educational Facilities

Harrow Unitary Development Plan 2004

EP12 – Control of Surface Water Run-Off

EP25 – Noise

D4 – The Standard of Design and Layout

C7 – New Educational Facilities

C16 – Access to Buildings and Public Spaces

T13 – Parking Standards

Supplementary Planning Document – Access for All (2006)

Legal Comments

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development and the land at Elmgrove First and Middle School, Harrow, is owned by LB Harrow.

The grant of planning permission for this development falling within Regulation 3 shall enure only for the benefit of LB Harrow.

MAIN CONSIDERATIONS AND POLICIES (National Planning Policy, the London Plan 2008, the saved policies of the London Borough of Harrow Unitary Development Plan 2004 and any other relevant policy)

- 1) New Educational Facilities and the Loss of a Playing Area (C7, London Plan policy 3A.24)
- 2) Character and Appearance of the Area (D4)
- 3) Residential Amenity (EP25, D4)
- 4) Accessibility, Traffic and Parking (C16, T13, London Plan policy 3A.5, SPD – Accessible Homes)
- 5) Drainage (EP12, PPS25)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder Development
Council Interest: Council Owned Land
Floor Area: 144m²

b) Site Description

- Elmgrove First and Middle School lies on the eastern side of Kenmore Avenue. The properties on the western side of Kenmore Avenue and to the north of the school are all residential dwellings.
- Harrow Skills Centre occupies a three-storey property to the south-west of the school site.
- Residential properties occupy the areas to the north and west of the site.
- The site is occupied by a series of interlinked single and two-storey blocks. The main entrance block to the school is single storey and sited approximately 35 metres from the highway.
- The total area of the site is 1.232 hectares. The site features a generous area of open space on the front and southern sides of the site.
- Vehicular access is to the north-west of the site, adjacent to the Cullington Close. A secondary vehicular access to the school exists on the south-eastern boundary adjacent to the roundabout.

- The southern side of the site abuts Kenton Recreation Ground, an area of Open Space.
- Elmgrove School Bungalow is sited in the south-western corner of the site and is enclosed by close boarded fencing. The building is currently vacant.
- Parking restrictions are in place on the eastern side of the highway adjacent to the school to provide for buses. No parking restrictions are in place on the western side of the highway.

c) Proposal Details

- It is proposed to erect a single storey extension to the west of the main entrance to the school.
- The proposed extension would adjoin the central part of the main entrance block and would extend in a south-westerly direction.
- The proposed extension would project 3.9 metres beyond the southern wall and 17.5 metres beyond the front elevation of the main entrance block and would feature a canopy entrance.
- The area of the proposed extension would be 144m².
- The proposed extension would be fully accessible and would serve as the reception and administrative area for the school.
- The walls of the proposed extensions would be facing brickwork and windows would be powder coated aluminium.
- A small entrance porch is proposed adjacent to the school hall.

d) Relevant History

P/495/06/DFU	Two outdoor fabric canopies to provide covered outdoor play/work area	GRANTED 24-APR-06
P/2558/07	Alterations and extensions to school	GRANTED 18-NOV-07

e) Revision to previous application (P/2558/07)

- Front entrance re-sited and design amended

f) Applicant Statement

- Design and Access Statement
- Previous permission required the diversion of a surface water sewer under the site which proved too costly to implement
- Concept is to create a highly visible new entrance to the First and Middle School
- Proposal is of modest scale and bulk and would not be visually intrusive
- Level access can only be achieved adjacent to the caretakers house
- Vehicular and pedestrian access to the site would be unaffected
- Location influenced by the location of the surface water sewer
- Proposed floor area of the extension is 144m²

g) Consultations

Traffic and Parking Engineer: No objection
Sport England: No objection

Notifications:

Sent 28 Replies 0 Expiry: 17-MAR-10

Neighbours Consulted:

Cullington Close: No.'s 1-6
Kenmore Avenue: No.'s 2, 4, 6
Daintry Close: No.'s 53-66
Martock Close: No.'s 8-11

Summary of Responses:

None

APPRAISAL

1) Provision of New Educational Facilities

Saved policy C7 of the HUDP (2004) states that the Council will seek to ensure that appropriate education facilities are provided. The school is located in an area with adequate public transport links and the proposed new buildings would not impact upon vehicular activity on the site. Given the need of the school to provide administrative space and provide access to the property for all users and the generous availability of space around the buildings, it is considered that the addition of educational facilities for the school would ensure the proper functioning of the school and maximise the use of the site, in line with the principle of policy 3A.24 of the London Plan and saved policy C7 of the HUDP (2004).

The proposed single storey front entrance extension to the school would occur on a hard surfaced playground. Sport England have commented on the application and consider that the proposal would not have a detrimental impact on playing facilities at the site, given the substantial areas of hard surfaced playing areas available on the southern side of the site. It is considered therefore, that the provision of new entrance to the school would outweigh the loss of this informal area of play space, thereby maximising the educational use of the school.

2) Character and Appearance of the Area

The proposed extension of the school would extend the building envelope significantly to west of the site, extending approximately halfway from the existing main entrance block to the western boundary of the site. Whilst this would represent a substantial extension of the school in one of the more prominent locations within the site and in an unusual projection, it is considered that the existing front entrance block does not provide any distinctive character. The extension would be easily contained within the site and it is considered that the scale, height and bulk for the proposed extension would follow on from that of the existing main entrance block.

The extensive use of glazing would result in a functional, practical and inclusive design, consistent with what would be expected of a school building and the contrasting use of facing brickwork, as opposed to the white uPVC panels of the existing school would provide a signature entrance to the school. It is considered that the proposed single storey extension to the west of the main entrance provides a high standard of design and provides a readily accessible, functional and identifiable extension to the public realm, in accordance with saved policy D4 of the HUDP (2004).

The proposed front entrance porch would result in the loss of some hard surfaced playing area. However, given the substantial areas of hard surfaced areas currently available on the site, it is considered that the proposal would not conflict with the provision of educational facilities and play areas within the school.

The proposed entrance porch adjacent to the school hall would be modest and would match the appearance of the existing school and is considered acceptable.

3) Residential Amenity

Given the distances between the nearest residential premises and the proposed extensions to the school, it is considered that the proposals would not have an impact on the amenity of any of the residential properties bounding the site.

4) Accessibility, Traffic and Parking

Level access is proposed to the entrance of the extension and door widths in all areas would provide access for all users. An entrance level wheelchair WC has also been indicated and the proposal would therefore accord with London Plan policy 3A.5, saved policy C16 of the HUDP (2004) and the Council's SPD – Access for All (2006).

The proposed extension would not impact on parking, which is provided to the north of the site, nor would there be an appreciate increase on parking pressures on the site or in the area. As such, the proposal would comply with saved policy T13 of the HUDP (2004).

5) Drainage

The Council's Drainage Team have commented on the application and consider that the additional extensions to the school proposed would be likely to increase the pressure on existing facilities on the school, increasing the likelihood on flooding on the site or elsewhere. As such, attenuation measures in respect of surface water disposal, to ameliorate the increased pressure on drainage facilities on the site are considered necessary and reasonable a condition is attached to this effect.

6) S17 Crime and Disorder Act

It is considered that the proposed development does not have any adverse crime or safety concerns.

7) Consultation Responses

None

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. It is considered that the proposed extension would provide a distinctive, functional and identifiable addition to the public realm whilst maximising the educational use of the site without conflicting with the educational provisions provided within the site. The application is therefore recommended for grant, subject to the following condition(s):

CONDITIONS:

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

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

2 The 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 single storey front extension

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

REASON: To safeguard the appearance of the locality.

3 The materials to be used in the construction of the external surfaces of the entrance porch extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

5 The development hereby permitted shall be carried out in accordance with the following approved plans: KBM/EFS/01 Rev A, KBM/EFS/02, KBM/EFS/03 Rev A, KBM/EFS/04, Design and Access Statement - dated 5 January 2010

REASON: For the avoidance of doubt and in the interests of proper planning

INFORMATIVES:

1 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.

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

3 There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 08459 200 800.

Construction within 3 metres of a public sewer will not normally be allowed in order to protect the structure from any additional loading that may be imposed from the proposed development.

The applicant should contact Harrow Drainage Section at the earliest opportunity on 020 8424 1586.

Plan Nos: KBM/EFS/01 Rev A, KBM/EFS/02, KBM/EFS/03 Rev A, KBM/EFS/04, Design and Access Statement - dated 5 January 2010

51 CEDAR DRIVE, PINNER, HA5 4BY

Item: 2/04

P/0070/10/GL/C

Ward HATCH END

REDEVELOPMENT: TWO STOREY DETACHED SINGLE DWELLING HOUSE, WITH ASSOCIATED PARKING; LANDSCAPING AND REFUSE STORAGE; DEMOLITION OF EXISTING DWELLINGHOUSE

Applicant: Miss Annette Cooper

Agent: David R Yeaman & Associates

Statutory Expiry Date: | 10-MAR-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans, subject to conditions

REASON:

The decision to GRANT planning permission has been taken as the proposal would provide a good quality replacement home that would respect the character and appearance of the area and would comply with Lifetime Homes standards and having regard to the policies and proposals of the London Plan 2008 and 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:

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing

London Plan:

- 3A.1 – Increasing London's supply of housing
- 3A.2 – Borough housing targets
- 3A.3 – Maximising the potential of sites
- 3A.5 – Housing choice
- 4A.7 – Renewable Energy
- 4B.1 – Design principles for a compact city
- 4B.8 – Respect local context and communities

Harrow Unitary Development Plan:

- D4 – The Standard of Design and Layout
- D5 – New Residential Development – Amenity Space and Privacy
- D9 – Streetside Greenness and Forecourt Greenery
- H10 – Maintenance and Improvement to Existing Housing Stock
- EP12 – Control of Surface Water Run-off
- T6 – The Transport Impact of Development Proposals
- T13 – Parking Standards
- C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance, Extensions: A Householder's Guide (2008)
Supplementary Planning Document, Accessible Homes (2006)
Sustainable Planning Document, Sustainable Building Design (2009)
Draft London Housing Design Guide (2009)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008, Saved Policies in the Harrow Unitary Development Plan 2004 and any other relevant guidance)

- 1) Principle of Development and Character of the Area (London Plan 3A.1, 3A.2, 3A.3, 4B.1, 4B.8, D4, D5, D9, H10, EP12, SPG)
- 2) Residential Amenity, including Lifetime Homes (London Plan 3A.5, D4, D5, C16, SPD)
- 3) Parking/Highways Considerations (T6, T13)
- 4) Sustainable Development (4A.7, SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is referred to Committee at the request of a nominated member.

a) Summary

Statutory Return Type:	Minor Dwellings	
Lifetime Homes	1	
Wheelchair Homes	0	
Parking	Standard	2
	Provided	3
Residential Density	22 dph / 130 hrph	
Council Interest:	None	

b) Site Description

- The application site is a rectangular plot on the north side of Cedar Drive, which contains a two-storey family dwelling house. The property has a single-storey detached outbuilding at the side, adjacent to No. 53 Cedar Drive
- The area is characterised by two-storey detached and semi-detached dwellinghouses, many of which have been extended to the side and rear
- The neighbouring property to the east, No. 53 Cedar Drive, has been extended with a two-storey side to rear extension
- The neighbouring property to the west, No. 49 Cedar Drive, has not been extended.

c) Proposal Details

- Demolition of existing two-storey dwellinghouse and outbuilding
- Construction of a new two-storey dwellinghouse with integral garage, with parking space, vehicular access and landscaping in the front garden
- The proposed dwellinghouse would be 10.4m wide and 11.4m deep, with a centrally located two-storey rear projection that would be a maximum of 4.3m wide and 1.6m deep.
- The dwellinghouse would have a hipped roof with a maximum height of 8m and the roof form would reflect those of other properties in the vicinity
- The property would have a rear terrace / patio area that would be 150mm above ground level
- Refuse storage would be in the rear garden

Revisions to current application:

The following amendments have been made to the current application:

- Width of proposed dwellinghouse reduced from 10.9 to 10.4m
- Depth of proposed dwellinghouse reduced from 12.1m to 11.4m

d) Relevant History

HAR/1882/A	Erection of detached house (amended)	GRANTED 09-JUN-50
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e) Pre-Application Discussion

None

f) Applicant Statement

- Domestic extensions in the area has changed character of the area from detached to more semi-detached and terraced
- Application property could be extended up to boundary with No. 53 to create terrace effect
- Proposal would comply with Lifetime Homes
- Two photovoltaic cells are proposed for the roof

g) Consultations

Hatch End Association: We consider the demolition of the existing 1938 dwelling and replacing it with a much larger dwelling, creating more mass and rearward projection, would result in an overdevelopment of the site detrimental to the predominant character of the road, that of smaller detached houses and to the amenities of neighbours by reason of overshadowing.

Drainage Engineers: Conditions regarding foul and surface water drainage and surface water storage and attenuation required.

Landscape Architect: Conditions regarding hard and soft landscaping, including permeable driveways, required

Highways Engineers: No response received

Planning Arboricultural Officer: No response received

Notifications:

Sent : 11 Replies : 3

Expiry: 05-FEB-10

Neighbours consulted:

47, 49, 53, 55 Cedar Drive

62, 64, 66 Cedar Drive

10 Hazelcroft

55, 61, 63 Rowlands Avenue

Summary of Responses:

- Two-storey side and rear elements would block light to habitable rooms; extension appears to project further than at neighbouring property; area is becoming too overdeveloped; parking congestion on street; disruption from construction activity

APPRAISAL

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

Saved policy H10 of the Harrow Unitary Development Plan notes that the Council will consider favourably proposals for the extension of existing dwellinghouses in preference to redevelopment.

Notwithstanding this, the proposed replacement dwellinghouse would maintain space around the building and would represent a more cohesive form of development than if the existing dwellinghouse were extended in a manner similar to neighbouring properties.

On balance, it is considered that the harm caused by the proposed redevelopment is outweighed by the benefits that would accrue in terms of the character and appearance of the area, and of a more sustainable dwellinghouse. Therefore, the principle of the redevelopment of this site is considered acceptable in this instance.

The area is characterised by both detached and semi-detached dwellinghouses. Many of these properties have been extended with two-storey side and rear extensions. Although the neighbouring property to the east, No. 49, has not been extended, the neighbouring property to the west, No. 53, has been extended up to the shared boundary.

With detached properties in this street that have been extended, the characteristic is that they are extended up to one boundary, while maintaining a gap on the other boundary.

This current proposal would result in a two-storey detached dwellinghouse of a design that is similar to the existing properties in the street.

The proposed dwellinghouse would have a gap of 0.9m between the flank wall and No. 51 Cedar Drive, and a gap of 1.4m between the other flank wall and the boundary with No. 49 Cedar Drive. This would retain space around the building on both sides that would be in keeping with the existing form of development. It is noted that the Supplementary Planning Guidance on Householder Extensions (SPG) would normally allow for a two-storey side extension up to the site boundary to be constructed on one side of the property, similar to the extensions at Nos. 53 and 55 Cedar Drive. It is considered that the proposed replacement dwellinghouse, with gaps on both sides, would be a preferred form of development in terms of the character and appearance of the area.

In order to protect the gaps at the sides of the property, a restriction on the relevant classes of permitted development has been attached to this permission.

An indicative landscaping scheme for the front garden is shown on the submitted drawings. Approximately half of the front garden would be given over to car parking, and half for soft landscaping. Subject to a detailed hard and soft landscaping scheme being approved and implemented, it is considered that this would provide a reasonable level of streetside greenness and forecourt greenery, as required by saved policy D9 of the UDP.

The refuse storage arrangements for the dwellinghouse would be in the rear garden. This is considered acceptable.

The proposed site coverage of the dwellinghouse has been optimised. Therefore, in order to restrict extensions of the dwellinghouse, and to limit the coverage of land by buildings and hard surfaces, a condition removing permitted development rights in Classes A, B, D, E and F has been attached.

In order to control surface water run-off, and to regulate the disposal of sewage, conditions relating to foul and surface water drainage, and surface water storage and attenuation are attached.

2) Residential Amenity, including Lifetime Homes

The room sizes in the proposed dwellinghouse would meet the needs of the intended occupiers and would comply with the previously adopted Environmental Health Standards and the Draft London Housing Design Guide (2009).

The internal arrangements of the proposed new dwellinghouse are considered acceptable, and conform to the requirements of Lifetime Homes, as required by saved policy C16 of the Harrow Unitary Development Plan, London Plan policy 3A.5 and the adopted SPD, "Accessible Homes".

Saved policy D5 of the UDP requires new residential development to provide an adequate area of amenity space as a usable amenity area for the occupiers of the development. Given that there is no change in the number of dwellings on the site, the garden area is considered acceptable.

The proposed dwellinghouse would extend further to the rear than the existing dwellinghouse. However, the main bulk of the proposed dwellinghouse would not extend further rearward than the neighbouring property, No. 53 Cedar Drive.

The proposed dwellinghouse would comply with the requirement of the Householder Extensions SPG (which also applies to new development) insofar as the rear main wall would not be more than 3m beyond the original rear wall of the neighbouring unextended dwellinghouse (No. 49 Cedar Drive).

The two-storey rear elements of the proposed dwellinghouse would comply with the horizontal 45 degree code with respect to both neighbouring dwellinghouses. It is considered that the proposed dwellinghouse would not cause overshadowing of, or loss of light to, the neighbouring properties.

There are some flank windows proposed, and a utility door on the flank elevation facing the extension at No. 53 Cedar Drive. The door is considered acceptable as it would face a brick wall and would not result in overlooking. A condition has been attached requiring the flank windows to be obscure glazed and non-opening below a height of 1.7m above finished floor level to avoid any perceived overlooking. In addition, an informative is attached indicating that these windows are not to be considered 'protected' and could not prejudice future development at neighbouring properties.

3) Parking/Highways Considerations

The proposed dwellinghouse would have an integral garage and an off-street parking area. Although this is more than the maximum permitted by schedule 5 attached to saved policy T13 of the UDP, given the low level of public transport accessibility in the area, this is considered acceptable. Furthermore, this would reduce the likelihood of overspill parking in the street, which would assist the free movement of traffic on the highway.

4) Sustainable Development

The Design and Access Statement makes reference to the use of photovoltaic panels, thus reducing the environmental impact of the proposed development.

Harrow Council has recently approved a new Supplementary Planning Document on Sustainable Building Design (adopted May 2009).

It is considered that the Sustainable Building Design Vision contained within the SPD can be adequately addressed by the imposing of a condition on the proposed development which would satisfactorily address sustainability matters and ensure that the development will achieve the appropriate level to meet the Code for Sustainable Homes or Buildings Research Establishment Environmental Assessment Method (BREEAM) standards.

5) S17 Crime & Disorder Act

The proposal would have no impact with respect to this legislation.

6) Consultation Responses

Area is becoming too overdeveloped – Addressed in Character and Appearance of the Area section of the appraisal

Two-storey side and rear elements would block light to habitable rooms; extension appears to project further than at neighbouring property – Addressed in Residential Amenity section of the appraisal

Parking congestion on street – Addressed in Parking/Highways Considerations section of the appraisal

Disruption from construction activity – Although this is not a material planning consideration, an informative regarding the Considerate Contractor Code of Conduct is attached. Any excessive construction noise outside regular hours is a matter for the Council's Environmental Health Department who can be contacted on 020 8901 2600.

CONCLUSION

The principle of the development is considered acceptable. The proposed replacement dwellinghouse would retain space around the property and would maintain the character and appearance of the area and would not have a detrimental impact on the residential amenities of neighbouring occupiers. Conditions have been attached to ensure that the dwellinghouse is not extended and that the privacy of neighbouring occupiers is maintained.

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, this application is recommended for grant:

CONDITIONS

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

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

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

a: the extension / building(s)

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: "001; 002 A; 003 A; 004 A; 005 B; 006 A; 007 A; Design and Access Statement"

REASON: For the avoidance of doubt and in the interests of proper planning.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6 Development of the proposed dwellinghouse, hereby permitted, shall not be commenced until the applicant has demonstrated that the development will achieve level 3 of Code for Sustainable Homes. To this end, the applicant is required to provide certification and other details to be submitted to, and approved in writing, by the Local Planning Authority.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that the proposed development is sustainable.

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

The boundary treatment shall be completed:

b: before the building(s) is / are occupied

The development shall be carried out 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.

8 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

9 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 development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

10 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

11 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

12 The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

13 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

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

a: the frontage

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

15 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

16 The window(s) in the flank wall(s) of the approved development shall:

a) be of purpose-made obscure glass,

b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

17 The proposed garage(s) / parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3A.1 – Increasing London’s Supply of Housing
- 3A.2 – Borough Housing Targets
- 3A.4 – Housing Choice
- 3A.5 – Large Residential Developments
- 4A.7 – Renewable Energy
- 4B.1 – Design principles for a compact city
- 4B.8 – Respect local context and communities

Harrow Unitary Development Plan:

- D4 – The Standard of Design and Layout
- D5 – New Residential Development – Amenity Space and Privacy
- D9 – Streetside Greenness and Forecourt Greenery
- H10 – Maintenance and Improvement to Existing Housing Stock
- EP12 – Control of Surface Water Run-off
- T6 – The Transport Impact of Development Proposals
- T13 – Parking Standards
- C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance, Extensions: A Householder’s Guide (2008)

Supplementary Planning Document, Accessible Homes (2006)

Draft London Housing Design Guide (2009)

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Please quote **Product code**: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE

There may be public sewers crossing / adjacent to the site, so any building within 3m of the sewers will require an agreement with Thames Water Utilities. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 800

5 INFORMATIVE:

Note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

6 INFORMATIVE

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

7 INFORMATIVE

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

Plan Nos: 001; 002 A; 003 A; 004 A; 005 B; 006 A; 007 A; Design and Access Statement

Item: 2/05

**STANMORE COLLEGE, ELM PARK, P/2338/09/NR/E
STANMORE, HA7 4BQ**

Ward STANMORE PARK

RETENTION OF GROUND FLOOR TEMPORARY CLASSROOM BUILDING WITH
ADDITION OF FIRST FLOOR CLASSROOM TEMPORARY EXTENSION (3
YEARS)

Applicant: Mr Tristan Shanahan (Stanmore College)

Statutory Expiry Date: | 29-JAN-10

RECOMMENDATION

Under Regulation 3 of the Town and Country Planning General Regulations 1992, **GRANT** permission for the development described in the application and submitted plans, subject to conditions:

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is LB Harrow and the land at Stanmore College, Elm Park, Stanmore, HA7 4BQ.

REASON

The decision to grant planning permission has been taken having regard to national planning policy, the policies of The London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 (listed below), as well as to all relevant material considerations including any responses to consultation. The proposal is considered to comply with the relevant education policies and would enable the continued provision of further education at the college. The proposal would have an acceptable visual appearance in the street scene and would not unduly impact on the amenities of local residents or highway safety.

Legal Comments

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development and the land at Stanmore College, Elm Park, Stanmore, HA7 4BQ.

The grant of planning permission for this development falling within Regulation 3 shall enure only for the benefit of LB Harrow.

The London Plan 2008:

3A.24 – Education Facilities

London Borough of Harrow Unitary Development Plan 2004

D4 – Standard of Design and Layout

D10 – Trees and New Development

C7- New Education Facilities

C16 – Access to Buildings and Public Spaces

EP25 – Noise

T6 – The Transport Impact of Development Proposals

T13 – Parking Standards

Supplementary Planning Document: Access For All (2006)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008 and saved policies of The London Borough of Harrow Unitary Development Plan 2004)

- 1) Principle of Development (C7)
- 2) Education Policy (C7, 3A.24)
- 3) Character and Appearance of the Area (D4)
- 4) Residential Amenity (D4, C7, EP25)
- 5) Traffic and Parking (T6, T13)
- 6) Accessibility (C16, SPD)
- 7) Trees and New Development (D10)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: 18. Minor Development, all other

Council Interest: The Council is landowner

b) Site Description

- Site comprises Stanmore College, a further education establishment comprised of two to three storey buildings, located on the west side of Elm Park.
- A temporary building known as the Spruce Building is located between the main three storey building and the boundary of the site with Elm Park, to which this application relates.
- The adjacent site boundary along Elm Park comprises a low brick wall and railings and there is a row of trees located between the boundary and the Spruce Building, although these are not protected.
- To the north of the Spruce Building is the main entrance gate to the college.
- The northern boundary of this part of the site bounds the side boundaries of the residential properties on the west side of Elm Park.
- To the east of the site, on the opposite side of Elm Park, are residential properties on Elm Park and Bernays Close.

c) Proposal Details

- Retention of existing temporary classroom (Spruce Building) with the addition of a first floor temporary office extension, for a further 3 years.
- The building is located between 5.0 metres and 5.5 metres from the boundary with Elm Park and has a width of between 7.2 metres and 10 metres, with a staggered appearance.
- The proposed first floor extension would increase the height of the building by 3.54 metres, resulting in a total height of 7.0 metres.
- The proposed extension would sit on top of the ground floor and would incorporate timber cladding to the northern and southern portions of the building and this would continue into the existing ground floor.
- External staircases and a lift are also proposed to provide access to the first floor.

d) Relevant History

P/622/04/CFU	Removal of 3 temporary buildings and replacement with single temporary building to provide 5 teaching rooms	GRANTED 24-MAY-04
P/1659/08	Outline: Redevelopment to provide new two to four storey building along with indoor sports and recreational facilities, internal roads and footpaths, access and parking, and ancillary facilities	GRANTED 24-AUG-09

e) Pre-Application Discussion

- None.

f) Applicant Statement

- It is proposed to extend the temporary period for occupation of the existing classroom building for 3 years, due to the need for teaching space following the lack of funding available to implement the approved redevelopment of the site.
- The first floor addition is proposed, also for 3 years, to provide open plan staff workroom and administrative office accommodation, to enable relocation of fragmented staff and to rationalise the internal areas within the campus.
- There are no plans to remove any trees from the site, although the line of trees between the Spruce Building and Elm Park will need some reduction to remove limbs that may be growing into the area occupied by the second storey. A tree survey and plan is therefore submitted.

g) Consultations:

1st Notifications:

Sent: 38

Replies: 0

Expiry: 05-JAN-10

2nd Notification on Amendments:

Sent: 38

Replies: 0

Expiry: 06-APR-10

Addresses Consulted:

- 14-40 (even) Ridgeway Court, The Ridgeway
- 1-7 (odd) The Ridgeway
- 1 & 2 Bernays Close
- 73-87A (odd) Elm Park
- 78-86 (even) Elm Park
- 14, 15 & 16 Manor House, Old Church Lane
- Stanmore Society
- Elm Park Residents Association

Summary of Response:

None received.

APPRAISAL

1) Principle of Development

The educational use of this site is established and, under UDP policy C7, there is no in principle objection to the extension of existing educational facilities, subject to consideration of the need for new facilities, the accessibility of the site and safe setting-down and picking-up points within the site.

Detailed consideration of these and other policy requirements and material considerations is undertaken in the sections below. In summary, the retention of the temporary classroom building and its proposed extension is considered to be acceptable in principle, as the building would continue to provide temporary classroom space required by the college, as well as administrative office space. Given that the comprehensive redevelopment of the site is unlikely to be delivered in the foreseeable future, the proposal would therefore provide necessary educational floorspace.

2) Education Policy

As discussed above, the proposed retention and extension of this temporary building is proposed in order to accommodate classroom and administrative space at a time when the long term redevelopment of the site is uncertain. Given that the classroom space is existing and that the proposed office space would consolidate existing office space, it is considered that the number of pupils and staff are unlikely to increase as a result of the proposal. It is therefore considered that the proposal would comply with the criteria set out in UDP policy C7.

3) Character and Appearance of the Area

The existing building is sited 5.0 metres from the Elm Park frontage at its closest point and is constructed of grey panels with a blue fascia trim. It is proposed to add a first floor to this building, which would incorporate a different window arrangement. It is also proposed to install timber panelling on the northern and southern sections of the building and this would run between the existing building and the proposed extension, to ensure that the resulting building would be read as a single entity.

It is considered that the proposed cladding and first floor window arrangement would add visual interest and would ensure that the proposal would have an acceptable streetscene impact. The proposed external staircases would be necessary features that would not unacceptably detract from the appearance of the building, whilst the proposed access lift would be sited on the college side of the building and would therefore not be overly visible from the street.

4) Residential Amenity

The proposed temporary building would be sited some 20 metres from the side boundary with the nearest residential property to the north, No.86 Elm Park and the front boundaries of the properties on the opposite side of Elm Park would be 17 metres from the building.

It is considered that the 20 metre separation distance between the proposed additional floor and the boundary with the neighbouring properties to the north would result in an acceptable relationship with these properties and would not result in undue overshadowing or overbearing impact. The external staircase at the north of the building would be enclosed and no windows are proposed at first floor level facing these properties, and there would therefore be no unreasonable overlooking of these properties.

The 17 metre separation distance between the front of the building and the front boundaries of residential properties opposite is also considered to be adequate. The proposed windows would not result in unreasonable overlooking of any areas of private amenity space or habitable room windows. In summary, the proposal would have an acceptable amenity impact.

5) Traffic and Parking

As discussed above, the proposal is unlikely to result in an increase in the number of pupils studying at the college and an increase in staff members would also be unlikely to occur. The proposal would not result in the loss of parking space and it is therefore considered that no undue traffic and parking impacts would occur.

6) Accessibility

Disabled access ramps are currently provided to the ground floor classrooms and a DDA compliant lift is proposed to access the first floor administrative offices. It is noted that an accessible toilet is not provided within the building. However, the main college building, with accessible facilities is located close to the building and, given the temporary nature of the proposal, this is considered acceptable. The proposal would therefore comply with saved UDP policy C16 and the SPD.

7) Trees and New Development

The proposal would require a number of the trees along the Elm Park frontage to be cut back, in order to accommodate the proposed first floor extension, although no trees would be removed. These trees are not protected, although they do form an important visual amenity feature along this frontage. The submitted tree report is considered to be satisfactory and the modest cutting back of the trees would not harm their long term health. The proposal is therefore considered to be acceptable on tree grounds.

8) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

9) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None.

CONCLUSION

In summary, for all the reasons considered above, the proposal is considered to comply with the relevant policies listed. The proposal is considered to comply with the relevant education policies and would contribute to the Vision of the Council in terms of the provision of educational facilities, by enabling the continued provision of further education at the college. The proposal would not unduly impact on the amenities of local residents, highway safety or the character and appearance of the area. In conclusion, 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, subject to the following conditions:

CONDITIONS

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1080-01 Rev B1, 1080-10 Rev F, Design and Access Statement, Arboricultural Report (BA2514.2), Tree Survey Plan (BA2514TS), Site Block Plan and Site Plan.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The development hereby permitted shall be removed and the land restored to its former condition within three years of the date of this permission.

REASON: To reflect the particular circumstances of this proposal.

4 The development hereby permitted shall be for college use only, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent an over-intensive use of the site.

INFORMATIVES

1 INFORMATIVE:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

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Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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.

Plan Nos: 1080-01 Rev B1; 1080-10 Rev F; Design and Access Statement; Arboricultural Report (BA2514.2); Tree Survey Plan (BA2514TS); Site Block Plan; Site Plan

Item: 2/06
GARAGES ADJACENT TO MAYFIELD HOUSE, MAYFIELD AVENUE, HARROW, HA3 8EX

Ward KENTON WEST
CHANGE OF USE FROM LOCK UP GARAGES TO OFFICES (SUI GENERIS TO CLASS B1) WITH EXTERNAL ALTERATIONS

Applicant: Mr S Randhawa and Others
Statutory Expiry Date: 01-JAN-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans, subject to conditions.

REASON

The decision to grant planning permission has been taken having regard to the policies and proposals in The London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 (listed below) and national planning policy encouraging more efficient use of land for business use, as well as to all relevant material considerations including any comments received in response to publicity and consultation. The proposed use is considered to be acceptable and appropriate for its town centre location. The proposed external alterations to the building would improve the appearance of this back of shops area and the proposed use would have an acceptable impact on the amenities of neighbouring residents and on local highway conditions.

National Planning Policy:

PPS1 – Delivering Sustainable Development
PPS4 – Planning for Sustainable Economic Growth

The London Plan 2008:

2A.1 – Sustainability Criteria
3B.2 – Office Demand and Supply
3D.1 – Supporting Town Centres
3D.2 – Town Centre Development
4A.22 – Spatial Policies for Waste Management
4B.1 – Design Principles for a Compact City

London Borough of Harrow Unitary Development Plan 2004

D4 – The Standard of Design and Layout
D7 – Design in Retail Areas and Town Centres
D10 – Trees and New Development
EP25 – Noise
EM22 – Environmental Impact of New Business Development
T6 – The Transport Impact of Development Proposals
T13 – Parking Standards
C16 – Access to Buildings and Public Spaces
Supplementary Planning Guidance: Extensions: A Householder's Guide (2008)
Supplementary Planning Document: Access For All (2006)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008 and saved policies of The London Borough of Harrow Unitary Development Plan 2004)

- 1) Principle of Development (PPS1, PPS4, 2A.1, 3D.1)
- 2) Character and Appearance of the Area (4A.22, 4B.1, D4, D7, D10, EM22; SPG:Extns)
- 3) Residential Amenity (EM22, EP25, SPG:Extns)
- 4) Employment and Retail Policy (PPS4, 3B.2, 3D.1, 3D.2)
- 5) Traffic and Parking (T6, T13, EM22)
- 6) Accessibility (C16, SPD:Access)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application is reported to the Committee because of three petitions totalling 97 signatures in objection.

a) Summary

Statutory Return Type: 14. Minor Offices
Council Interest: None

b) Site Description

- Single storey row of 12 vacant lock up garages, occupying land between a service road and the gardens of residential dwellings on Mayfield Avenue.
- The site is located within Kenton Local Centre, at its northern edge and forms a transitional zone between the principal town centre development and the suburban residential dwellings.
- To the south east is the service road to the rear of the parade No.162-190 Kenton Road, a three storey parade comprising a mixture of retail and commercial uses, with residential flats above. The service road is accessed from Mayfield Avenue.
- To the south west is Mayfield House, a single storey building with habitable roofspace comprising an office on the ground floor, with a residential flat above. Beyond Mayfield House is Mayfield Avenue itself.
- To the north west of the site are the rear gardens of the residential dwellings on Mayfield Avenue.
- To the north east is Fitzgerald House, a 2/3 storey office building.

c) Proposal Details

- Change of use of the lock up garages to offices (Sui Generis to B1), to provide 165m² of office space including ancillary facilities.
- External alterations are proposed, replacing the existing garage doors with windows and timber screens. Two new doors are proposed, one in each of the end garages.
- An additional layer of insulation is proposed to the roof of the garages, which would raise the roof height by 150mm.
- The proposed offices would incorporate internal refuse storage, accessible toilet, cycle parking and shower facilities.
- The existing path to the north west of the garages would be retained as a rear yard.

d) Relevant History

P/2392/04/CFU	Detached 2 storey building to provide 6 office units (Class B1) and 6 studio flats	REFUSED 11-NOV-04
P/3171/04/DOU	Outline: Part single, part 3 storey building to provide 6 office units (B1) and 4 flats with parking	REFUSED 27-JAN-05 APPEAL DISMISSED 04-NOV-05
P/2811/05/DOU	Outline: Demolition of garages, single and 2 storey extension to 1a Mayfield Avenue to provide 4 flats and 7 office suites (Class B1)	REFUSED 23-JAN-06 APPEAL DISMISSED 02-OCT-06

e) Pre-Application Discussion

- N/A.

f) Applicant Statement

- Design and Access Statement.
- Travel Plan.

g) Consultations:

Notifications:

Sent: 156 Replies: 10 (including Expiry: 23-DEC-09
 three petitions totalling
 97 signatures in
 objection)

Addresses Consulted:

- 1-43 Mayfield Avenue;
- 1-42 Willowcourt Avenue;
- 2, 6, 11, 26 and 30 Carlton Avenue;
- 6 and 8 Becmead Avenue;
- 140-206 (even) Kenton Road (including flats above).

Summary of Response:

- Would adversely affect the service road and servicing of shops, including refuse storage;
- Would cause congestion and parking problems;
- Inadequate parking provision;
- Potential for noise and disturbance and pollution to residents;
- Loss of privacy, development would overlook gardens;
- There is already a lot of unoccupied offices in the area;
- The applicant has a history of breaching planning regulations;
- Could lead to the applicant applying for other developments at a later date;

- The proposal fails to comply with Building Regulations or Health and Safety Regulations;
- The proposed office building would be out of character with the area;
- The applicant does not own the strip of land between the garages and No.1 Mayfield Avenue;
- Potential impact on a coniferous tree in the rear garden of No.1 Mayfield Avenue;
- The proposed offices would provide inadequate accommodation for future occupiers;
- The proposed entrance door onto the service road would be unsafe;
- Inadequate provision for refuse storage.

APPRAISAL

1) Principle of Development

Paragraph 27(viii) of PPS1 promotes the more efficient use of land through the use of suitably located previously developed land and this is re-iterated in London Plan policy 2A.1. As the site currently comprises a row of lock up garages, it is considered to be previously developed land. The conversion and extension of an existing building is considered acceptable in principle, subject to the implications of the use proposed, which is discussed in more detail below. The principle of an office development is considered acceptable in this town centre location and would be consistent with the character of the area. An office (B1) use by definition should not be detrimental to the amenities of neighbouring residents.

2) Character and Appearance of the Area

The existing row of lock up garages has a dated appearance and does not contribute positively to the character and appearance of this service road. The proposed change of use to offices would introduce activity to this back of shops area, at a level appropriate to this edge of centre location. Concerns have been raised that the office use would be out of character in this location. However it is noted that Mayfield House, to the south west of the site and Fitzgerald House, to the north east, are both in use as offices and both occupy similar locations in the transitional area between the shopping parade to the south east and the residential properties to the north west. It is therefore considered that the proposed office use would be entirely appropriate in this location and consistent with the prevailing character of the area.

The proposed external alterations would result in an improved appearance, with the existing garage doors being replaced with timber screens and windows. A condition is imposed requiring samples of these materials to be submitted, prior to commencement of the development, to ensure that the materials used would have an acceptable appearance. As no new buildings or extensions are proposed, the proposed works would not adversely impact any nearby trees.

Refuse storage for paper waste is proposed within the offices and this is considered to be an appropriate arrangement. The small amount of additional waste that would arise from an office of this size is proposed to be stored within the existing arrangement at the front of Mayfield House, which is also within the applicant's ownership. Given the modest size of the office and the small amount of non-paper waste that would be generated, it is considered that the proposal to share the existing arrangement would be acceptable.

3) Residential Amenity

It is proposed to install additional insulation to the roof of the building, which would result in an increase in height of 150mm. It is considered that this marginal increase in height would not materially affect the amenities of the occupiers of the residential properties on Mayfield Avenue. The proposal would not result in overlooking of the Mayfield Avenue properties as no flank windows or roof terraces are proposed. It is proposed to use the pathway at the rear of the garages as a rear yard to serve the offices. There is a concern that this area may be used as an amenity or smoking area for the occupants of the offices. Accordingly, a condition is imposed requiring that this area be used only for maintenance of the building.

The proposed office use falls within the B1 use class which, by definition, would not be detrimental to the amenities of neighbouring residents. As discussed, the area between the shopping parades along Kenton Road and the residential properties on Mayfield Avenue is characterised by office uses. It is therefore considered that the scale of the proposed office use would not give rise to excessive activity and disturbance in relation to nearby residential premises. The proposal would therefore comply with criteria A and B of saved UDP policy EM22. Discussion of the remaining criteria is undertaken below.

4) Employment and Town Centre Policy

The proposal would introduce a new office use to this edge of centre location which, as discussed, is considered acceptable in principle in the context of PPS4. Concerns have been raised that there is vacant office accommodation in the locality. However, the proposal would provide a small scale office use, and in addition it is considered that, for a Centre of its size, Kenton does not have an over-provision office space. It is therefore considered that the proposed small scale office use would not be detrimental to the viability of existing offices in the Local Centre or other nearby centres, which are likely to attract different occupiers.

It is considered that the likely levels of activity generated from the proposed use would not adversely affect the function of the service road. The modest sized proposed office unit would not attract significant volumes of service traffic, and only 12 full time members of staff are likely to be employed. The proposal would therefore not adversely affect the vitality and viability of the existing shops and businesses along Kenton Road.

5) Traffic, Parking and Pedestrian Safety

The site is considered to be in an accessible location, close to local bus routes and Kenton London Underground Station. Whilst the garages themselves and proposed office unit would not incorporate off street parking spaces, there are three parking spaces on the frontage of Mayfield House, which is also within the application site. This would result in an over-provision of parking spaces, when the floor areas of the existing office at Mayfield House and the proposed offices are combined. This over-provision is considered to be acceptable, given that the three parking spaces currently exist and serve a smaller office area.

The applicant has submitted a Travel Plan to support the proposal and has amended the proposed floor plans to show an internal cycle storage area to encourage employees to cycle to work. As discussed, the site is well located for public transport links and is close to London Cycle Network Route 88. The Council's Highways Engineer and Sustainable Transport Co-ordinator consider that the submitted Travel Plan adequately addresses any potential concerns about the highways impact. Given the conclusions of the Travel Plan, it is considered that the proposed use would not result in an unacceptable increase in on street parking, nor would it be detrimental to highway safety. A condition is imposed to ensure that the proposals contained within the Travel Plan are implemented prior to occupation. The proposal would therefore comply with Criteria C of saved UDP policy EM22.

The entrance to the proposed offices would be located adjacent to the service road, although there is a low pavement with a width of 1.3 metres between the building and the service road. Given the scale of the proposed use, it is considered that the users of the offices would not be unduly affected in terms of pedestrian safety. The proposed entrance would have a similar siting to the neighbouring entrance to the first floor flat at Mayfield House and there would be an adequate footway for pedestrian use. It is considered that the number of deliveries associated with the proposed office use would not be so significant as to result in undue congestion in the service road.

The lock up garages are currently vacant and underused. They do not serve neighbouring properties for parking or storage purposes and the loss of these garages would therefore not be objectionable. The proposal would therefore comply with Criteria D of saved UDP policy EM22.

6) Accessibility

The proposed external alterations would incorporate level access from the service road pavement and an accessible toilet would be provided. It is therefore considered that the proposal would comply with the Council's SPD on accessibility and would be fully accessible to all.

7) S17 Crime & Disorder Act

It is considered that the proposal would not give rise to undue security concerns and would therefore be acceptable in relation to this legislation.

8) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- The applicant has a history of breaching planning regulations: This is not a material consideration, as proposals are to be judged on their planning merits.
- Could lead to the applicant applying for other developments at a later date: This is not a consideration in relation to this application as the applicant is legally entitled to make further applications. Any further application would have to be assessed on its individual merits.
- The proposal fails to comply with Building Regulations or Health and Safety Regulations: These regulations are not material planning considerations.
- The applicant does not own the strip of land between the garages and No.1 Mayfield Avenue: The applicant has outlined this area in red on the submitted site plan, therefore declaring ownership of this land.
- The proposed offices would provide inadequate accommodation for future occupiers: This is not a material planning consideration, as it is covered by other legislation.

CONCLUSION

For all the reasons considered above, the proposed use is considered to be acceptable and appropriate for its town centre location. The proposed external alterations to the building would improve the appearance of this back of shops area and the proposed use would not have an adverse impact upon the amenities of neighbouring residents and on local highway conditions. The proposal is therefore recommended for grant, subject to the following condition(s):

CONDITIONS

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 01, 02, 03 Rev A, Site Plan, Design and Access Statement and Travel Plan.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces of the approved alterations have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

4 The rear yard as shown on the approved plans shall be accessed for maintenance only and shall not be used as an amenity area, without the further grant of specific permission from the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring residents.

5 The premises shall be used for the purpose specified in the application and for no other purpose, including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the amenity of neighbouring residents and the character of the locality, the viability of the shopping parade and in the interests of highway safety.

6 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

7 The Proposed Travel Planning Measures outlined within the approved Travel Plan shall be implemented upon occupation of the development hereby approved.

REASON: To ensure that employees and visitors are made aware of the travel options available, in the interests of highway safety.

INFORMATIVES

1 INFORMATIVE:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

Plan Nos: 01; 02; 03 Rev A; Site Plan; Design and Access Statement; Travel Plan.

Item: 2/07
16A UXBRIDGE ROAD, STANMORE, HA7 P/2648/09/NR
3LG

Ward STANMORE PARK

OUTLINE: TWO STOREY BUILDING WITH ROOMS IN ROOFSPACE TO PROVIDE THREE FLATS, WITH PARKING AND ACCESS (LAYOUT, ACCESS AND SCALE TO BE DETERMINED AT OUTLINE STAGE)

Applicant: Mr S N Bowery
Agent: James Ross Architects
Statutory Expiry Date: | 24-FEB-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans, subject to conditions.

REASON

The decision to grant planning permission has been taken having regard to the policies and proposals in The London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 (listed below) and national planning policy encouraging more efficient use of land for housing, as well as to all relevant material considerations including any comments received in response to publicity and consultation.

National Planning Policy:

PPS1 – Delivering Sustainable Development
PPS3 – Housing

The London Plan 2008:

2A.1 – Sustainability Criteria
3A.1 – Increasing London's Supply of Housing
3A.2 – Borough Housing Targets
3A.3 – Maximising the Potential of Sites
3A.5 – Housing Choice
3A.6 – Quality of New Housing Provision
4A.22 – Spatial Policies for Waste Management
4B.1 – Design Principles for a Compact City
London Housing Design Guide – Draft for Consultation (2009)

London Borough of Harrow Unitary Development Plan 2004

D4 – The Standard of Design and Layout
D5 – New Residential Development – Amenity Space and Privacy
D9 – Streetside Greenness and Forecourt Greenery
D10 – Trees and New Development
EP25 – Noise
T6 – The Transport Impact of Development Proposals
T13 – Parking Standards
C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance: Extensions: A Householder's Guide (2008)
Supplementary Planning Document: Accessible Homes (2006)
Supplementary Planning Guidance: Designing New Development (2003)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008 and saved policies of The London Borough of Harrow Unitary Development Plan 2004)

- 1) Principle of Development (PPS1, PPS3, 2A.1, 3A.3)
- 2) Character and Appearance of the Area (4A.22, 4B.1, D4, D9, SPG:Extns)
- 3) Residential Amenity (D5, EP25, SPG:Extns)
- 4) Traffic and Parking (T6, T13)
- 5) Trees and New Development (D10)
- 6) Accessible Homes (C16, 3A.5, SPD:Access)
- 7) Housing Provision and Density (3A.1, 3A.2, 3A.3, 3A.5)
- 8) S17 Crime & Disorder Act (D4, 3A.6, SPG's)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: 13. Minor Dwellings
Lifetime Homes: 3
Council Interest: None

b) Site Description

- Application site comprises 660m² of land, located on the north side of Uxbridge Road.
- The site was previously occupied by a single storey dwelling, which has been demolished, and the site is now vacant.
- The site has an existing vehicular access to Uxbridge Road.
- The site is covered by a number of Tree Preservation Orders.
- To the north east of the site is Riverine Lodge, a three/four storey block of 15 flats, incorporating a covered car park at the rear. There is a rise in levels of approximately 900mm to this property.
- To the south west of the site is The Chantries, a development of 14 flats in two blocks, two-storey in height with habitable roofspace. There is a drop in levels of approximately 1.6 metres to this property.
- To the rear (north west) of the site is the residential dwelling Caprice, which fronts Old Lodge Way.
- Opposite the site is the recent RAF Stanmore Park residential development of dwellings and flats.

c) Proposal Details

- Outline permission is sought, with layout, scale and access to be determined at outline stage.
- Construction of two storey building with habitable roofspace and basement to provide 2 x 3 bedroom flats and 1 x 2 bedroom flat, with associated parking.

- The 2 three bedroom flats would be located on the ground and first floors, whilst the two bedroom flat would be located on the second floor (roofspace).
- Building would be located 1.5 metres from the boundary with Riverine Lodge, between 1.5 and 2.7 metres from the boundary with The Chantries, 14 metres from the rear boundary of the site and approximately 21 metres from the front boundary with Uxbridge Road.
- The proposed building would have a maximum height of 9.25 metres and an eaves height of 6.9 metres.
- The hard surfaced parking area would be located to the south east (front) of the site, with vehicular access from the existing crossover to Uxbridge Road.
- The proposal would incorporate refuse storage adjacent to the northern boundary of the site, next to the parking area and underneath a pergola structure with planting.
- There would be a communal garden area at the rear, a front terrace area for the ground floor flat and the first and second floor flats would each have front balconies.

Revisions to Previous Application (P/1517/09):

- Footprint of building and amount of hard surfacing reduced.
- Basement flat and sunken patio removed from proposal.
- Front balconies recessed into the building.

d) Relevant History (only recent history shown)

P/1078/03/CFU	Demolition of house and replacement with 4 storey building with basement parking to provide four flats	REFUSED 04-AUG-03 APPEAL DISMISSED 23-JUN-04
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Reasons for Refusal:

- 1) The proposal would represent a cramped overdevelopment of the site by reason of inadequate space around the building, rear garden depth and usable rear amenity space to the detriment of the character of the locality.
- 2) The proposal, by reason of excessive size and bulk, and extent of hardsurfacing, would be unduly obtrusive, out of character and result in a loss of light and overshadowing to the detriment of the streetscene and the amenity of the adjoining residents.
- 3) The proposal by reason of its size, bulk and position of terraces and balconies, would give rise to overlooking and a loss of privacy to the detriment of the amenity of adjoining residents.
- 4) The proposal would result in the unacceptable loss of trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality.

P/2824/04/CFU	Demolition of house & replacement with 3 storey detached building to provide 3 flats, with access & parking	REFUSED 26-APR-05
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Reasons for Refusal:

As P/1078/03/CFU

P/822/06/CFU	Re-development to provide 3 flats in 2 storey building with rooms in roof, access, parking	GRANTED 15-DEC-06
P/1517/09	Outline: two storey building with basement and rooms in roofspace to provide four flats, with parking and access. (layout, scale and access to be determined at outline stage)	REFUSED 25-AUG-09

Reasons for Refusal:

- 1) The proposal by reason of excessive size and bulk, and extent of hardsurfacing, would represent a cramped overdevelopment of the site with inadequate space around the building, rear garden depth and usable rear amenity space to the detriment of the character of the locality, contrary to policies D4 and D9 of the Harrow Unitary Development Plan (2004).
- 2) The proposal by reason of the lack of usable amenity space, inadequate layout, stacking of rooms and poor outlook from the basement flat, would result in unacceptable activity and general disturbance to future occupants, and would fail to provide an adequate standard of accommodation, to the detriment of the future occupiers of the proposed development, contrary to policy D5 of the Harrow Unitary Development Plan (2004).
- 3) The proposed first floor front balcony by reason of its prominence and proximity to Riverine Lodge, would give rise to overlooking and a loss of privacy to the detriment of the amenities of the occupiers of that property, contrary to policy D5 of the Harrow Unitary Development Plan (2004).

P/2813/09	Extension of time for implementation of planning permission P/822/06/CFU dated 15/12/2006 for re-development to provide 3 flats in 2 storey building with rooms in roof, access, parking	GRANTED 10-MAR-10
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e) Pre-Application Discussion

- None.

f) Applicant Statement

- Design and Access Statement.
- Arboricultural Assessment.

g) Consultations:

Notifications:

Sent: 53

Replies: 1

Expiry: 05-FEB-10

Addresses Consulted:

- Flats 1-15 Riverine Lodge, Old Lodge Way
- Caprice & The Nook, Old Lodge Way
- 1 & 2 Glanville Mews
- 15 Dearne Close
- Flats 1-10 Caernafon House, Lady Aylesford Avenue
- Flats 1-10 Vardy House, Hodgkins Mews
- Flats 1-14 The Chantries, Uxbridge Road

Summary of Response:

One response in objection concerning worsening traffic.

APPRAISAL

1) Principle of Development

Paragraph 27(viii) of PPS1 promotes the more efficient use of land through the use of suitably located previously developed land and this is re-iterated in London Plan policies 2A.1 and 3A.3. Annex B of PPS3 states that 'previously developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land'. As the site previously comprised a residential dwellinghouse, it is considered to be previously developed land for the purposes of PPS3 and therefore housing development is acceptable in principle. The principle of a flatted development has been established with the granting of previous permissions on the site for flats.

2) Character and Appearance of the Area

UDP policy D4 states that 'buildings should respect the form, massing, composition, proportion and materials of the surrounding townscape, and attention should be paid to the urban "grain" of the area in terms of building form and patterns of development'. It goes on to state that 'where a particular built form contributes significantly to local character (for example, frontage widths, plot sizes, building height, massing or spaces between buildings) it should be respected in all development'. This part of Uxbridge Road is characterised by large single family dwellings and flatted developments, set in spacious plots.

The forward projection and footprint of the proposed building and the extent of the hardsurfaced parking area has been reduced in size following the most recent refusal of planning permission (ref P/1517/09). The proposed building footprint and extent of hardsurfaced parking would therefore now be comparable with the extant permission recently granted an extension of time (ref P/2813/09). It is therefore considered that the proposed development would have acceptable site coverage, would not be overly prominent and would have adequate space around the building, consistent with the character of this part of Uxbridge Road. The appearance of the proposal is reserved at outline stage, although the illustrative elevations which accompany the application show a design which would be similar to other developments in the locality. It is therefore considered that the proposed development would have an acceptable impact on the character and appearance of the area.

Saved UDP policy D9 states that 'the Council will resist proposals which include hardsurfacing of the whole of front gardens or the loss of landscaped areas forming a setting to flatted developments'. As discussed, the amount of hardsurfacing has been significantly reduced since the previous refusal (ref P/1517/09) and, in conjunction with the reduction in forward projection of the building, the revised proposal is therefore considered to result in an acceptable amount of open space for landscaping and the proposal is therefore considered to comply with saved UDP policy D9.

Refuse Management

One 1100 litre waste bin and one 1280 litre blue bin ('paladin' style containers) would be required to serve the development, as set out in the Council's Code of Practice for waste storage. It is proposed to store these refuse bins adjacent to the northern boundary of the site with Riverine Lodge, similar to the approved siting on the extant permission. The bins would be sited some 11 metres from the front boundary and would be screened by a wooden pergola structure with planting. It is therefore considered that the proposed siting of the bins would be acceptable.

3) Residential Amenity

Saved UDP policy D5 states that new residential development should provide amenity space which is sufficient to protect the privacy and amenity of occupiers of surrounding buildings and as a usable amenity area for the occupiers of the development. The policy states that the form and amount of amenity space should depend on the character of the surrounding area.

An area of some 153m² is shown as a communal garden area. Each flat would also have access to a private area of amenity space in the form of a front terrace for the ground floor flat and front balconies for the upper floor flats. It is considered that this overall amenity space provision would be adequate to serve the occupiers of the proposed three flats and it would be consistent with the level and nature of provision in surrounding flatted developments. It is considered that the use of the communal rear amenity space would not be so intensive as to harm the amenities of the future occupiers of the proposed flats. The proposed building footprint would allow for room sizes to comply with the Draft London Housing Design Guide and the proposed flats would therefore provide acceptable living conditions for future occupiers.

The minimum separation distance between the proposed building and The Chantries would be 8.0 metres and the proposed building would therefore not transgress a 45 degree splay on the vertical plane taken from the ground floor windows. The proposal would also comply with the 45 degree code on the horizontal plane from The Chantries. The flank elevation of Riverine Lodge would be sited a minimum distance of 9.0 metres from the proposed building. The flank wall of Riverine Lodge comprises secondary windows to habitable rooms and bathrooms. It is considered that the spacing would negate any adverse impact on these windows and the 45 degree code on the horizontal plane would be complied with. It is therefore considered that the proposed building would not result in undue impact on The Chantries or Riverine Lodge by way of overshadowing or loss of outlook.

Given the separation distance of 15 metres between the rear of the proposed building and the rear boundary of the site, it is considered that the proposed building would not result in undue overlooking to the property at the rear, Caprice, particularly given that the application site abuts the side boundary of the rear part of the garden. The illustrative flank elevations of the proposed building show minimal glazing, mainly comprising small bathroom windows and small windows to the stairwell which could be required to be obscure glazed and fixed closed. The living room windows in the illustrative north east elevation would not directly face Riverine Lodge and it is therefore considered that these windows would not result in unacceptable overlooking of this property. The illustrative plans demonstrate that satisfactory relationships could be achieved with surrounding properties.

Given the separation distance of 8.0 metres between the proposed parking area and Riverine Lodge, it is considered that this part of the proposal would not result in undue disturbance to the occupiers of these flats.

In summary, it is considered that the proposed development could be designed to have an acceptable impact on the future occupiers of the proposed flats, as well as on the amenities of the occupiers of neighbouring residential properties.

4) Traffic and Parking

The Council's parking standards sets a maximum provision and there is therefore no minimum. Three off street parking spaces are proposed on the hard surfaced area to the front of the building, the nearest to the building entrance being 3.3 metre wide disabled space. It is considered that this would be adequate to serve the proposed scheme, given the location close to Stanmore District Centre and public transport links, and the car park would allow for sufficient turning space. The proposal is therefore considered to be acceptable in this regard.

It is considered that the three flats proposed would not unacceptably increase the level of traffic on Uxbridge Road. The existing vehicular access would be acceptable and would allow for adequate visibility. It is therefore considered that the proposal would not result in undue highway safety implications.

5) Trees and New Development

A number of trees on and close to the site are subject to Tree Protection Orders (TPO), including a large Oak tree on the boundary with Riverine Lodge. These trees represent an important amenity feature and are intrinsic to the character of this part of Uxbridge Road. An Arboricultural Report has been submitted as part of the application and the Council's Tree Officer considers this to adequately address the impact on the trees. Conditions are imposed requiring the tree protective fencing in the Report to be in place during construction and to ensure that the parking area is constructed of a 'no dig' geotextile surface, to ensure that the roots of the protected trees are safeguarded. The Council's Tree Officer considers that the layout of the car park would be adequate to ensure that there would be no undue future impact from debris drop and the proposal is therefore considered to have an acceptable impact on the trees.

6) Accessible Homes

The illustrative plans demonstrate that the proposed flats could comply with Lifetime Homes Standards in terms of their internal arrangements and room sizes, and level access could be provided to the main entrance door, with a lift to give access to all floors. The proposal would therefore comply with the SPD, saved UDP policy C16 and London Plan policy 3A.5.

7) Housing Provision and Density

The proposal represents an additional 3 units to the Borough's housing stock and this is supported in principle. The proposed development, at 45.5 units per hectare and 182 habitable rooms per hectare satisfies the density requirements as set out in table 3A.2 of the London Plan and it is therefore considered that the proposed development would satisfy current policy on residential density.

8) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

9) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None.

CONCLUSION

For all the reasons considered above, the proposal is considered to comply with the relevant policies of The London Plan 2008 and saved policies of the Harrow Unitary Development Plan 2004. The development would utilise previously developed land for the provision of housing and the proposed development is considered to be consistent with the character and appearance of the area, would not adversely affect the amenities of neighbouring occupiers and would not give rise to undue highways implications. The proposal is therefore recommended for grant, subject to the following condition(s):

CONDITIONS

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- a: appearance
- b: landscaping

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 20467/10, 11, 12A, 13B, Design and Access Statement and Arboricultural Report (09 288)

REASON: For the avoidance of doubt and in the interests of proper planning.

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

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

5 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

6 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

7 The development hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

9 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

- (ii) details of the species, diameter (measured in accordance with paragraph (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
- (v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

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

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

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

- a: the extension / building(s)
- b: the ground surfacing
- c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

12 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

13 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

14 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

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

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

4 INFORMATIVE

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Plan Nos: 20467/10; 11; 12A; 13B; Design and Access Statement; Arboricultural Report (09 288)

**MARLBOROUGH SCHOOL,
MARLBOROUGH HILL, HARROW, HA1
1UJ**

**Item: 2/08
P/2835/09/LM/C**

Ward **MARLBOROUGH**

REDEVELOPMENT TO PROVIDE DETACHED TWO STOREY BUILDING IN SOUTH CORNER OF SITE AND SINGLE STOREY TEMPORARY MODULAR BUILDING TO NORTH OF SITE

Applicant: Harrow Council

Agent: Harrow Council Major Works and Adaptations – Paul Moschini

Statutory Expiry Date: | 08-MAR-10

RECOMMENDATION

Under Regulation 3 of The Town and Country Planning General Regulations 1992, **GRANT** permission for the development described in the application and submitted plans. Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is LB Harrow and the School is owned by LB Harrow.

The decision to **GRANT** permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan and other relevant documents 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 (2008):

- 3A.24 – Education Facilities
- 4A.3 - Sustainable Design and Construction
- 4B.1 – Design Principles for Compact City
- 4B.5 – Creating an Inclusive Environment

Harrow Unitary Development Plan (2004):

- C7 – New Education Facilities
- C16 – Access to Buildings and Public Spaces
- D4 - The Standard of Design and Layout
- D5 – New Residential Development – Amenity Space and Privacy
- EP12 – Control of Surface Water Run-Off
- EP22 – Contaminated Land
- EP25 – Noise
- T6 – The Transport Impacts of Development Proposals
- T13 – Parking Standards

Supplementary Planning Guidance: Designing New Development (March 2003).

Supplementary Planning Document: Access For All (2006)

Harrow's Sustainable Community Strategy [Mar 09]

MAIN CONSIDERATIONS AND POLICIES [The London Plan 2008 and saved policies of The London Borough of Harrow Unitary Development Plan 2004 and any other relevant guidance]

- 1) Design and Character and Appearance of the Area (4A.1, 4A.3, 4A.4, 4A.7, 4B.1) (C7 and D4)
- 2) Residential Amenity (D5 and EP25)
- 3) Access for All (4B.5) (C16)
- 4) Parking and Highway Safety (T6 and T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

The application is reported to Committee because the Council is the applicant and the development would provide 632.4m² of gross floor space.

a) Summary

Statutory Return Type: Minor Development, all others
Council Interest: Council Owned

b) Site Description

- Marlborough First and Middle School is located in a predominately residential area on the junction of Marlborough Hill and Badminton Close on a sloping site.
- The school was originally constructed in the late 1960s and is a mix of single and two-storey blocks represented as one single building.
- The school site is of an irregular shape and is located within a block ringed by properties fronting Ranmoor Gardens to the southwest and Walton Road to the northwest.
- The site has its main vehicle and pedestrian access point via Marlborough Hill.
- This proposal is restricted to two sites within the property; a site on the northern boundary adjoining the rear gardens of 6 -14 Walton Drive providing for the temporary building and an area to the south corner of the site adjoining Marlborough Hill and a detached property on Marlborough Hill providing for the two storey detached building.

c) Proposal Details

- Demolition of existing 236.5m² single storey building in south corner of site.
- Construction of a new, 165m² rectangular single storey temporary building providing two temporary classrooms. The single storey temporary building would have a hipped roof with an overall height of 4.2m. It would be set away from the boundary of the residential properties to the rear by between 0.9m and 2.2m.
- Proposed new rectangular detached two storey building located in the southern corner of the site with a building footprint of 380m². It would have a gabled roof with five air traps located on the roofslope and ridge of the roof.
- It would be located on a sloping area of the site sloping down from west to east. As such, the proposed western elevation would have a height from ground level of 8.6m and a height at ground level on the eastern elevation of 10m.
- East elevation (front elevation facing Marlborough Hill) would have a width of 14.75m. It would have a large central bank of windows and smaller windows to either side. It would be set away from the boundary with Marlborough Hill by 4.0m at its closest point.

- Western elevation would have a matching central bank of windows from ground level to the ridge of the roof and smaller set of windows on either side. The upper third of the central bank of windows would be obscure glazed.
- Southern Elevation (flank elevation facing Ranmoor Gardens and 111 and 113 Marlborough Hill) would be 25m long. It would contain a bank of windows extending across the whole width of the elevation which would be predominantly obscure glazed apart from high level windows. This wall would be located approximately 3.65m from Ranmoor Gardens and 10.4m from 111 and 113 Marlborough Hill.
- Northern elevation (facing the school) would have large banks of windows on basement and ground floor. .
- Removal of four trees along southern boundary near proposed two storey building and one tree on the northwest boundary near the proposed temporary building.
- New fire escape ramp leading from front elevation of two storey building to Marlborough Hill.

d) Revisions to Current/Previous Application:

- None

e) Relevant History

P/0274/07	CONSTRUCTION OF NEW SINGLE STOREY RECEPTION, SINGLE STOREY EXTENSION TO TOILETS & TWO STOREY TEACHING BLOCK	GRANTED 19-APR-07
P/1029/09	2NO. X SINGLE-STOREY TEMPORARY CLASSROOM UNITS, TEMPORARY MOBILE WC, TEMPORARY CAR PARK AND CROSSOVER, EXTERNAL ALTERATIONS TO EXISTING SCHOOL BUILDINGS AND RECONSTRUCTION OF RAISED PLAY AREA	GRANTED 29-JUN-09
P/2236/09	APPROVAL OF DETAILS PURSUANT TO CONDITIONS 7 & 8 OF PLANNING PERMISSION REF: P/1029/09 DATED 29 JUNE 2009	GRANTED 11-NOV-09

f) Applicant Statement

- Proposal comprises of temporary building (for 48 weeks) providing classrooms to allow for redevelopment of classroom block.
- School constructed in late 1960s and structural survey now reports building is in poor condition and suffers from ground movement due to trees.
- Proposed development will not increase local traffic generation as no increase in pupil or staff numbers.
- Proposed two storey building will replace existing dilapidated building while providing natural light and a high BREEAM rating for a sustainable development.

g) Consultations

Tree Officer: There are no trees of significant merit but they are worthy of retention. The Gristwood & Toms report is satisfactory and some tree removals are noted. Require by Condition a Tree Protection Plan to include a designated area away from retention trees for the storage of materials and equipment.

Drainage: No objective provided recommended conditions imposed

Sport England: Objection on the grounds that hard surfaced playing area would be removed and that the school has alternative options that would not involve loss of this area.

Notifications:

Sent: 90

Replies: 1 in support
1 in opposition

Expiry: 22-FEB-10

Summary of Responses:

- Fully support development
- Positioning of windows could compromise privacy of property

APPRAISAL

1) Design and Character of the Area

The proposed two storey building represents a modern addition to the existing school buildings and is required due to the existing building, to be demolished, being in a declining state of repair. The building would contain a large area of glazing and external materials of two coloured facing brickwork. The proposed single storey modular buildings are temporary and as such would not have a long term impact upon the character of the area.

In terms of design, it is considered that the proposed additions would make a positive and modern contribution to the character and appearance of the school and would be consistent with the objectives of Policies 4A.1, 4A.7 and 4B.1 of the London Plan, Policy D4 of the HUDP and the Supplementary Planning Guidance: Designing New Development (March 2003).

Soft landscaping has been proposed throughout the development. However, limited detail of this landscaping has been submitted. It is considered in principle that the provision of soft landscaping is acceptable and a condition is recommended requiring further detailed landscaping proposals.

The proposed single storey development, which is required to house students while the two storey building is being constructed, would remove a portion of hardstanding area on the site which is currently utilised as a hardsurfaced play area. Sport England has objected on the grounds that the hard surfaced playing area would be removed and that the school has alternative options that would not involve loss of this area.

The applicant has explored the possibility of a different position for the temporary classroom that would not impinge upon a play area. However the only other logical positioning, along the boundary with Badminton Close, would restrict the only access for fire appliances to the rear of the school buildings, which is considered critical in be kept open and accessible.

The proposed single storey classroom would only be of a temporary nature and while it is acknowledged that it would remove a portion of the play area for a school year, that on balance, the temporary loss of this area for a year would be acceptable in relation to the benefits of new two storey teaching facility being constructed.

The proposal contributes towards key themes of Harrow's Sustainable Community Strategy [Mar 09]. The Community Strategy sets out a vision for the Borough to 2020. One of the key themes of the Community Strategy is 'Every Harrow Child'. The Vision states:

'Harrow will be a place where children and young people are healthy and safe and stay healthy and safe, where they are encouraged and helped to enjoy living, learning playing and growing and to achieve while doing so, where they can make a positive contribution to their own futures and to the future of their borough and the community generally, and where they can successfully prepare for and engage in activities to enjoy economic wellbeing.'

This Vision identifies the importance of the development of children and young people in the Borough, to ensure they have access to education opportunities and are healthy and safe as well as promoting social opportunities. The proposal for temporary classroom accommodation supports this Vision, with the proposed refurbishment and upgrade works to the existing school buildings to occur concurrently. Consequently, Marlborough School will represent a much-improved education facility, in which children will be able to learn and develop.

2) Residential Amenity

Single Storey Temporary Building

The proposed single storey temporary building would be set away from the rear gardens of 6 – 14 Walton Drive by between 0.8m and 2.2m and would be visible from these neighbouring residential properties. The proposed development would create a 17m wide wall facing these properties with an eave height of 3.1m. The proposed wall facing these properties would not have any windows which would mitigate any actual or perceived overlooking and loss of privacy to these neighbouring properties. Given the temporary nature of the single storey building, guaranteed by a recommended condition, it is considered that the proposed development would not have an unreasonable detrimental impact upon the residential amenities of the surrounding properties.

Two Storey Detached Building

The proposed development would be highly visible from the neighbouring residential properties to the south, west and east. The proposed development would create, generally, a large two-storey building approximately 8.5m high. The applicant has attempted to reduce the potential for a monotonous façade by incorporating an interesting external façade and mixed design elements such as glazing and neutral colours. Policy C7 of the HUDP seeks to ensure that the Council, as a Local Education Authority, discharges its statutory responsibilities in relation to student population growth. The proposed scheme is required to meet the needs of this growth. The amenities of the adjoining residential properties have been taken into account in the proposal. The teaching accommodation on each floor has been arranged so as to have a minimal impact on them.

Eastern Elevation (Front of Building)

The front elevation would be most prominently viewed from those properties on the opposite side of Marlborough Hill at an approximate distance of 15m – 20m.

The front elevation would appear as a single storey development given the sloping nature of this part of the site. Furthermore, the upper part of the central bank of windows would be obscure glazed. It is considered that the distance between the proposed front elevation, in conjunction with the obscure glazed area and large mature trees on the front boundary and the properties on the opposite side of Marlborough Hill would sufficiently mitigate any detrimental impact due to loss of privacy or overlooking and overshadowing.

Southern Elevation (Exposed side elevation)

The southern flank wall of the two storey building would run parallel to the side boundary of 111 and 113 Marlborough Hill and land adjoining 28 and 29 Ranmoor Gardens containing two garages.

It is likely that this elevation would have the greatest potential impact upon the residential amenities of surrounding properties.

Given the sloping nature of the site, this flank elevation would not be viewed as a full two storey development from surrounding properties.

The proposed building would be located approximately 11.5m away from the dwelling at 28 and 29 Ranmoor Gardens and approximately 15.3m from 111 and 113 Marlborough Hill.

The principle elevations of the surrounding properties are facing away from the flank elevation of the proposed building. Furthermore, the proposed building would be sited to the north and east of surrounding properties along this side boundary which would provide for limited overshadowing and loss of light.

The flank elevation of the proposed building would contain a large bank of 2.5m high windows at first floor level across the whole width of the proposed building. However, only the upper 0.5m high part of the windows would be clear glazed and the rest obscure glazed. Additionally, the windows would all serve a corridor and not a teaching area.

Overall, given the obscure glazed nature of the windows, the large distance from the proposed building to the nearest residential dwellings and the orientation of the principal elevation of the surrounding properties, it is considered that the proposed western flank elevation would not have an undue detrimental impact upon the residential amenities of surrounding properties.

Western Elevation (Rear elevation)

The rear elevation of the proposed two storey building would be at a close to oblique angle relative to the nearest residential property. As such, it is considered that the proposed rear elevation would not have an undue detrimental impact upon the residential amenities of surrounding properties.

3) Access for All

The proposed development seeks to accommodate people with disabilities by providing level and ramped access around the site, to the ground floor of the building and provision of a lift to first floor and would include appropriate w/c. The above measures are considered acceptable and the proposed development is therefore considered to comply with Policy C16 of the HUDP and Access for All Supplementary Planning Document (April 2006).

4) Parking and Highway Safety

Pupil and staff numbers would not increase as a result of this development. As such, there is unlikely to be additional traffic movements to and from the school once the development is completed. Accordingly, the school is not proposing to provide additional car parking spaces which is considered reasonable. It is considered that the development would not have a detrimental impact on the internal and external traffic movements in the site and would be consistent with the objectives of Policies T6 and T13 of the HUDP.

5) S17 Crime & Disorder Act

This development has been designed to minimise any potential for crime and disorder.

6) Consultation and Notification Responses

N/A

CONCLUSION

This is a balanced decision as the proposal for the temporary building pending the completion of the purpose built building, involves the partial loss of a hard surfaced play area which has resulted in an objection from Sport England. However, in this case the loss would only be temporary and would facilitate the provision of improved school facilities being part of Harrows expansion programme. Therefore, it is considered justified weighing up the longer term benefits to the Boroughs education provision on this school, to recommend that permission be granted for a temporary period for the single storey classroom building. 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, subject to the following condition(s):

CONDITIONS

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans: EC5945/1, EC5945/101, EC5945/102, EC5945/103 Rev A, EC5945/104, EC5945/201, EC5945/202 Rev A, EC/5945/203 Rev A, Gristwood and Toms Tree Survey (dated 25/01/10) and Design and Access Statement

REASON: For the avoidance of doubt and in the interests of proper planning

3 The single storey temporary building located to the north of the site adjoining the rear boundaries of 6 -14 Walton Drive hereby permitted shall be removed and the land restored to its former condition within two years of the date of this permission.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

4 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:

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

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

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

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

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

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

8 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The works thereafter shall be retained.

REASON: To ensure that adequate drainage facilities are provided.

9 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The works thereafter shall be retained.

REASON: To prevent the increased risk of flooding.

10 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

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

12 All construction works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 hours on Saturday, and at no time during Sundays and bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of noise sensitive properties

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan: 4A.1, 4A.3, 4A.4, 4A.7, 4B.1, 4B.5 and 4C.8

Harrow Unitary Development Plan:

C7, D4, D5, EP12, EP14 EP22, EP25, T6 and T13

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:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

4 INFORMATIVE:

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 8000.

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004.

The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

Plan Nos: EC5945/1, EC5945/101, EC5945/102, EC5945/103 Rev A, EC5945/104, EC5945/201, EC5945/202 Rev A, EC/5945/203 Rev A, Gristwood and Toms Tree Survey (dated 25/01/10) and Design and Access Statement

**NOWER HILL HIGH SCHOOL, PINNER P/2003/09/LM/C
ROAD, HA5 5RP**

Ward: HEADSTONE NORTH

PROPOSED USE OF EXISTING CAR PARKING AREA AS HARDSURFACED PLAY AREA AND RETENTION OF HARDSTANDING ADJACENT TO NEW POST 16 BLOCK FOR CAR PARKING (31 SPACES)

Applicant: Harrow Council – Mr Allen Gibbons

Agent: LOM Architecture and Design – Mr Simon Bird

Statutory Expiry Date: | 20-NOV-09

RECOMMENDATION

Under Regulation 3 of The Town and Country Planning General Regulations 1992, GRANT permission for the development described in the application and submitted plans.

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is LB Harrow and the land at Nower Hill High School is owned by LB Harrow.

The decision to **GRANT** permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan and other relevant documents 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: 4A.1, 4A.3, 4A.4, 4A.7, 4B.1, 4B.5 and 4C.8

Harrow Unitary Development Plan:

- D4 - The Standard of Design and Layout
- EP12 – Control of Surface Water Run-Off
- EP22 – Contaminated Land
- EP25 – Noise
- EP47 – Open Space
- T6 – The Transport Impacts of Development Proposals
- T13 – Parking Standards
- C7 – New Education Facilities
- C16 – Access to Buildings and Public Spaces

Supplementary Planning Guidance: Designing New Development (March 2003).

Supplementary Planning Document: Access For All (2006)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008, the saved policies of the Harrow Unitary Development Plan 2004 and any other relevant guidance)

- 1) Use and Character and Appearance of the Area (C7, EP47 & D4)
- 2) Residential Amenity (EP25)
- 3) Surface Water Run-Off and Contaminated Land (EP12 & EP22)
- 4) Parking and Highway Safety and Access For All (C16, T6 & T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

The application is reported to Committee because the Council is the land owner. The application was heard at the February 2010 Committee where the Planning Committee was minded to grant the application subject to Sport England withdrawing its objection and to delegate grant of permission and imposition of conditions to the Divisional Director of Planning. Should Sport England not withdraw its objection, the application is to be resubmitted to the Planning Committee and not determined by the Divisional Director of Planning.

a) Summary

Statutory Return Type: Minor Developments, all others
Council Interest: The Council is the freehold owner of the site

b) Site Description

- The site is adjacent to George V Avenue, with frontages to both George V Avenue and Pinner Road
- The original school was built in 1929 and since then has been extended over the years.
- The school is made up of a number of buildings 2-4 stories in height, mainly located to the south of the site. Playing fields and games courts are located to the north of the site.
- The site is accessed from both George V Avenue and Pinner Road
- Part of the site is designated open space

c) Proposal Details

- Proposed use of approximately 730m² hardsurfaced existing car parking area adjacent Sport and Expressive Arts Block for play area.
- Retention of approximately 1000m² of hardsurfacing for 31 car parking spaces, including two disabled parking spaces, adjacent new post 16 building.

d) Revisions to Current/Previous Application:

- N/A

e) Relevant History

P/1179/08CFU	THREE-STOREY EXTENSION TO SCHOOL TO PROVIDE POST-16 EDUCATION FACILITY AND ASSOCIATED WORKS	GRANT 09-JUN-08
P/2645/08	RETENTION OF TWO TEMPORARY CLASSROOMS FOR TWO YEARS TO NORTHERN SIDE OF SCHOOL	GRANT 21-NOV-08
P/3864/08	VARIATION OF CONDITIONS NO.S 2 (INVESTIGATION OF CONTAMINATION), 3 (VEHICULAR ACCESS), 7 (MATERIALS), 8 (SEWAGE), 9 (SURFACE WATER DRAINAGE) AND 10 (SURFACE WATER ATTENUATION) ATTACHED TO PLANNING PERMISSION P/1179/08/CFU DATED 09-JUN-08 FOR THREE-STOREY EXTENSION TO SCHOOL TO PROVIDE POST-16 EDUCATION FACILITY	GRANT 31-DEC-08

P/3898/08	DETAILS PURSUANT TO CONDITION 2 (LAND CONTAMINATION) ATTACHED TO PLANNING PERMISSION P/1179/08/CFU	GRANT 03-APR-09
P/1030/09	APPROVAL OF DETAILS PURSUANT TO CONDITION 2 (CONTAMINATION) OF PLANNING PERMISSION P/1179/08/CFU DATED 09/06/08 FOR THREE STOREY EXTENSION TO SCHOOL TO PROVIDE POST-16 EDUCATION FACILITY AND ASSOCIATED WORKS.	GRANT 24-JUN-09
P/2156/09	2 NO. x TWO-STOREY TEMPORARY MODULAR BUILDINGS TO PROVIDE CLASSROOMS AS PART OF HARROW'S YEAR 7 TRANSFER PROGRAMME AND SINGLE-STOREY EXTENSION TO THE DINING ROOM	CURRENT

f) Applicant Statement

- From September 2010 all schools in Harrow will be reorganised and all Year 7 pupils will be in high schools. This process will transfer an additional 2,000+ pupils from primary sector to community high schools.
- Nower Hill High School will increase in pupil capacity by 300 Year 7 pupils. There are currently 1500 pupils on the school roll. Previous, current and future planning applications have/are/will provide for this increase from a building infrastructure viewpoint.
- Currently insufficient hard play space for pupils and as such additional space must be provided.

g) Consultations

Highways Engineer: No Objection

Drainage Engineers: No Objection subject to standard conditions

Sport England: Objection on the grounds of permanent loss of playing fields

Notifications:

Sent: 12

Replies: 0

Expiry: 29-DEC-09

Summary of Responses:

- N/A

APPRAISAL

1) Use and Character and Appearance of the Area

Saved Policy C7 of the HUDP states that Council will seek to ensure that appropriate education facilities are provided. The reorganisation of schools within the Borough would incorporate Year 7 pupils to high school. This would increase the capacity of Nower Hill High School by approximately 150 additional pupils. As such, additional informal hard play area is required and has been proposed as using an existing hard surfaced car parking area.

The displaced vehicle parking would be replaced, and added upon, in an area of hardsurfacing utilised as a contractors storage compound and site entrance in relation to building infrastructure work taking place.

Saved Policy EP47 states that the Council will protect and where appropriate enhance the boroughs open spaces regardless of ownership. A large area of approximately 8000m² would still remain as grassed playing area and the area for parking remains open in the fact there are no buildings proposed. Furthermore, the parking area would not impact upon the main playing field or remove the ability of the area to be used as a sporting pitch/field. The existing parking hardsurfaced area only impacts upon the adjoining grassed area and serves as an ancillary function for both the school and the use of the playing fields. As such, it is considered that the proposed hard play area and existing vehicle parking area would be consistent with the operational functioning of the increased capacity of Nower Hill High School while maintaining the character and appearance of the area and the open space and would comply with saved Policy C7, EP47 and D4 of the HUDP.

The comments from Sport England are acknowledged. Planning Officers have been in negotiations with Sport England in an attempt to resolve the issue and remove the objection, without success. However, it is considered that the harm caused by the loss of this grassed area would not impact upon the main use of the playing fields as a sports pitch and would still meet the needs of the school. It is considered that the loss of a marginal area of open area is outweighed by the wider improvements required for the increased capacity of the school. It is also acknowledged that the school has created a new hardsurfaced playing area where previous unsuitable parking was previously situated.

2) Residential Amenity

The parking area is situated approximately 80m from the nearest residential boundary. As such, it is considered that this distance would adequately mitigate any undue detrimental impacts upon the residential amenities of surrounding properties.

The proposed hard play area is situated within the grounds of the school. Adjoining residential properties would expect a higher level of disturbance. However, in this instance, the proposed hard play area is situated behind the Sport and Expressive Art Block which would mitigate any unreasonable detrimental impacts in respect of disturbance from the hard play area to adjoining residential properties.

3) Surface Water Run-Off and Contaminated Land

All surface water would be directed to the existing water storage/attenuation tank located under the hardsurfacing which regulates the release of flow to the main stormwater discharge systems. It is considered that these measures would satisfy the objectives of the saved policy EP12 of the HUDP.

Previous planning permissions approved within the last year relating to large scale building works have highlighted issues surrounding contamination of the site with levels of lead and benzopyrene above recommended guidelines. Conditions relating to approval of surface water details and earthworks have been discharged recently with no objection raised from the Environment Agency. Subsequently, it is considered that the retention of the hardsurfacing for carparking is relatively minor and it is considered unreasonable to further impose a similar condition that has previously been addressed. As such, It is considered that the previous measures have satisfied the objectives of the saved policy EP22 of the HUDP.

4) Parking and Highway Safety and Access For All

The development would not result in the loss of any off street parking spaces. In fact, the application would increase the number of parking spaces overall by three (including two additional disabled spaces). The Council's Highways Engineer has not raised any objections with the proposal. A Travel Plan update is considered unnecessary as the new car parking spaces themselves are not providing for the increase in numbers. It is considered that any proposed new teaching facilities/building infrastructure would more adequately address this Travel Plan update requirement as a condition.

It is considered that the development would not have a detrimental impact on the internal and external traffic movements in the site and would be consistent with the objectives of saved policies T6 and T13 of the HUDP.

Being a public building, an integral part of the design and layout of the site centres around the requirements and objectives of easy mobility for all. The applicant has addressed this by increasing the number of disabled parking spaces by two overall. As such, it is considered that the proposal makes adequate provision for access in this respect and would be consistent with saved policy C16 of the HUDP and Supplementary Planning Document: Access For All (2006).

7) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

8) Consultation Responses

These matters have been addressed within the body of the report

CONCLUSION

This is a balanced decision as the existing parking involves the partial loss of a grassed area which has resulted in an objection from Sport England. However, in this case the loss would only affect a marginal area of grassed area which does not form part of the actual main playing field and would facilitate the provision of improved school facilities. Therefore, it is considered justified, weighing up the longer term benefits to the Boroughs education provision on this school 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

C7, C16, D4, EP12, EP22, EP25, T6 & T13

Supplementary Planning Guidance: Designing New Development (March 2003).

Supplementary Planning Document: Access For All (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations.

Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

4 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004.

The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

Plan Nos: 1000C-20-CP-01 Rev A, 8382/01A, and Design and Access Statement

Item: 2/10
21 ANSELM ROAD, PINNER, P/2919/09/HT/C
MIDDLESEX, HA5 4LH

WARD HATCH END
SINGLE STOREY SIDE TO REAR EXTENSION; EXTERNAL ALTERATIONS

Applicant: Mr Don Billson
Statutory Expiry Date: | 09-MAR-10

RECOMMENDATION

GRANT permission for the development described in the application and submitted plans: The decision to grant permission has been taken having regard to the policies and proposals in the London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 set out below, Supplementary Planning Guidance, Extensions; A Householders Guide (2008) and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report. The proposed development is considered acceptable and would not significantly harm the character or appearance of the area and is compatible with the style of the original building. There would not be a significant impact upon neighbouring properties and there is sufficient onsite car parking exists.

London Plan:

4B.1 Design Principles for a Compact City

Harrow Unitary Development Plan:

D4 The Standard of Design and Layout

D5 New Residential Development – Amenity Space and Privacy

D10 Trees and New Development

T13 Parking Standards

Supplementary Guidance/ Documents

Supplementary Planning Guidance, Extensions; A Householders Guide (2008)

MAIN CONSIDERATIONS AND POLICIES (London Plan & saved policies of the Unitary Development Plan (2004))

- 1) Character and Appearance of the Area (London Plan 4B.1, D4, SPG)
- 2) Residential Amenity (D4, D5, SPG)
- 3) Trees (D10)
- 4) Parking Standards (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is referred to committee as the site is owned by a member of the Council.

a) Summary

Statutory Return Type: Householder Development

b) Site Description

- No. 21 is a two storey detached dwelling located on the east side of Anselm Road.
- The application property has an attached garage which is set back 5.5m from the front elevation of the dwelling and projects 2.1m past the rear elevation. Part of the garage roof space has been converted to provide additional space for a first floor bedroom;
- An air raid shelter is located behind the garage measuring 2.9m wide by 2.6m deep by 1.8m high.
- The property to the north, No. 19 Anselm Road, is a detached dwelling constructed in line with the application site.
- The property to the south, No. 23 Anselm Road, is a detached dwelling and has a 4m two storey rear extension which was approved under planning application reference W/204/98.
- Blocks of flats and associated garages are located to the rear of the application site.
- The surrounding area is residential in character consisting predominantly of two storey detached dwellings set in spacious and well landscaped gardens.

c) Proposal Details

- Single storey rear extension to provide a ground floor bedroom and en-suite. The extension would extend to the rear of the garage and would measure 4.5m deep by 4.2m wide. It would have a pitched roof form with an eaves height of 2.2m and ridge height of 4.6m. Part of the roof space would be converted to provide an en-suite to the upstairs bedroom. Two rooflights would be installed on the flank north facing roof slope serving the ground floor bedroom.
- A roof light is proposed on the existing garage roof to serve the newly created first floor en-suite.
- The air raid shelter would be demolished and a Leylandi and Camelia tree would be removed to allow for the construction of the proposed extension. The area to rear of the house and extension would be paved and landscaped.

d) Relevant History

- None

e) Pre-Application Discussion

- None

f) Applicant Statement

- None

g) Consultations

Notifications:

Sent: 26

Replies: 0

Expiry: 15-APR-10

Neighbours consulted: Nos. 19, 23, 22, 24 Anselm Road and Nos. 33 to 55 Dove Park.

APPRAISAL

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

The proposed extension is relatively large and would be attached to the garage resulting in a total rearward projection of 6.7m. However, this in itself is not considered significant enough to justify refusal of the application given it would not project further than the existing air raid shelter. The extension is well integrated with the existing building and has an appropriate roof form, which ties the new development to the original dwelling. It is also of a style and design which respect the character and appearance surrounding area. A condition is attached requiring materials to match the existing dwelling.

The proposal would not project beyond the rear elevation of the air raid shelter and many properties in the surrounding area have large rear extensions, including the adjoining property No. 23 Anselm Road, which has a 4m deep two storey rear extension. The proposal would therefore relate acceptably to the character and pattern of development in the surrounding area.

The extension would be largely concealed from public view points and would not detract from the visual amenity or character of the street scene.

Taking account of the above, in this particular instance, the proposed extension is considered acceptable and would not significantly harm the character or appearance of the area and is compatible with the style of the original building and would comply with saved policy D4 of the Harrow Unitary Development Plan (2004) and the adopted Supplementary Planning Guidance – Extensions: A Householder Guide (2008).

2) **Residential Amenity**

Paragraph C.2 of the supplementary planning guidance specifies that

“A single storey rearward projection, adjacent to a boundary, of up to 3 metres beyond the rear main wall of adjacent semi-detached or detached houses would normally be acceptable.”

In regards to this, No.23 Anselm Road has an existing two rear extension which projects 4m beyond the main rear wall of the application site. As such the proposal would only project 2.7m past the rear elevation of this extension. No.23 Anselm Road is also set in 1m from the common boundary and located to the south of the application site which would mitigate the impact of the development on the occupiers of the adjacent property.

The proposed extension would project 6.7m past the rear main wall of No. 19 Anselm Road which is 3.7m greater than the usually acceptable distance. However, the extension would be set in a considerable distance (8m) from the common boundary. Paragraph C.5 of the Supplementary Planning Guidance (2008) makes allowance in such cases stating that:

“Where a greater depth is acceptable the additional element should be set away from the boundary with an attached dwelling by twice the amount of additional depth – the two for one rule.”

As the proposed extension is set in 8m from the common boundary the proposal would comply with this rule, ensuring the development would not result in an overbearing structure, significantly overshadow or adversely affect natural light to this property.

The distance of the extension from the common boundary with No. 21 Anselm Road and existing 1.8m close board fence would restrict views and ensure the glazed openings on the north elevation would not adversely affect the privacy of the occupiers of this property. The height above the finished floor level of the proposed rooflights on the north facing roof slope would ensure they would not overlook the adjoining properties. No windows are proposed on the flank elevation facing No. 23 Anselm Road. The proposed rooflight in the existing roof slope facing this property is small, serves a bathroom and would be positioned opposite a blank wall. The proposal would not therefore have a harmful impact on the privacy of the occupiers of this property. Notwithstanding this, a condition is attached restricting the installation of windows in the flank wall facing this property to preserve the residential amenities of neighbouring occupiers.

The proposed window in the rear elevation would not result in additional overlooking compared to the existing situation.

The rear garden is over 30m deep which would ensure the proposal would not harm the residential amenities of the occupiers in Dove Park.

No other properties would be affected by the proposed development.

The proposed development would be in accordance with saved policies D4 and D5 of the Harrow Unitary Development Plan (2004) and the adopted Supplementary Planning Guidance – Extensions: A Householder Guide (2008).

3) Trees

The proposal would incorporate the removal of a Leylandi and Camelia tree. However, the trees are not protected or of sufficient quality to justify a protection order. The loss of trees would not therefore cause harm the character of the surrounding area. In addition to this, the site is well landscaped and other trees would be retained which contribute positively to the character and appearance of the area.

4) Parking Standards

The internal size of the existing garage would be reduced in order to accommodate the proposed bedroom and en-suite. The resulting garage would be of an insufficient size to accommodate a motor vehicle. However, sufficient space would remain on the frontage of the site for at least two vehicles. It is considered that the proposed extensions would not have an adverse impact on parking or highway safety, and would comply with saved policy T13 of the Harrow Unitary Development Plan (2004).

6) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

7) Consultation Responses

N/A

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations as set out above, the application is considered to provide an appropriate form of development which would provide a harmonious extension of the dwelling, respecting the character and scale of the original dwellinghouse without unduly infringing upon the amenity of neighbouring occupiers. The application is therefore recommended for grant.

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans: 081024-TEC-AG(0) 001, 081024-TEC-AG(0) 002, 081024-TEC-AG(0) 003, 081024-TEC-AG(0) 100 Rev 01, 081024-TEC-AG(0) 100 Rev 01, 081024-TEC-AG(0) 100 Rev 02, 081024-TEC-AG(0) 102 Rev 01, 081024-TEC-AG(0) 105 Rev 01, 081024-TEC-AG(0) 500 Rev 01.

REASON: For the avoidance of doubt and in the interests of proper planning.

4 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) shall be installed in the southern flank wall 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 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan:

D4 – The Standard of Design and Layout

D5 – New Residential Development – Amenity Space and Privacy

D10 - Trees and New Development

T13 – Parking Standards

Supplementary Planning Guidance, Extensions: A Householder's Guide (2008)

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Please quote **Product code: 02 BR 00862** when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos 081024-TEC-AG(0) 001, 081024-TEC-AG(0) 002, 081024-TEC-AG(0) 003,
081024-TEC-AG(0) 100 Rev 01, 081024-TEC-AG(0) 100 Rev 01, 081024-
TEC-AG(0) 100 Rev 02, 081024-TEC-AG(0) 102 Rev 01, 081024-TEC-AG(0)
105 Rev 01, 081024-TEC-AG(0) 500 Rev 01.

PHOENIX INDUSTRIAL ESTATE P/2434/09/HT/C
ROSSLYN CRESCENT HARROW HA1
2SP

WARD GREENHILL

IMPROVEMENTS AND REFURBISHMENT TO EXISTING USE CLASS B1 LIGHT INDUSTRIAL UNITS: INCORPORATING NEW WALLS AND OPENINGS, ALTERATION TO ROOFS, WITH ALTERED OF RIDGE HEIGHTS TO UNITS B1, B2, E1, E2, C1, C2, C3 AND C4; SUB DIVISION OF UNITS B1, B2 AND C1; INSTALLATION OF MEZZANINE FLOORS TO UNITS B1, B2 AND C1; LOSS OF 7 CAR PARK SPACES; PROVISION OF 12 COVERED BIKE RACKS

Applicant: Phoenix Industrial Estate

Agent: Kenneth W Reed & Associates

Statutory Expiry Date: | 08-APR -10

RECOMMENDATION

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

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan 2008 and the saved policies of the Harrow Unitary Development Plan 2004 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. The proposed development is considered acceptable and would not significantly harm the character or appearance of the area and is compatible with the style of the original building. There would not be any significant impact upon neighbouring properties and sufficient onsite car parking spaces would be retained.

National Guidance

PPS1 – Delivering Sustainable Development

PPS4 – Planning for Sustainable Economic Growth

PPG13 – Transport

London Plan:

4B.1 Design Principles for a Compact City

Harrow Unitary Development Plan:

D4 The Standard of Design and Layout

E12 Small Industrial Units and Workshops

E14 Land and buildings in Business, Industrial and Warehousing Use – Designated Areas

EM22 Environmental Impact of New Business Development

T6 The Transport Impact of Development Proposal

T13 Parking Standards

Supplementary Guidance/ Documents

Supplementary Planning Guidance, Access for All (2006)

MAIN CONSIDERATIONS AND POLICIES (London Plan & saved policies of the Unitary Development Plan (2004))

- 1) Principle of Development (4B.1, D4, EM12, EM14, EM22)
- 2) Character and Appearance of the Area (D4, EM12, EM22)
- 3) Residential Amenity (D4, EM22)
- 4) Parking Standards (T6, T13)
- 5) Accessibility (SPG)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Council Interest: None

b) Site Description

- The Phoenix Industrial Estate is a 0.98 hectare irregular shaped plot located on the east side of Rosslyn Crescent.
- The site lies with an area designated for industrial and business uses and contains a collection of light industrial buildings with associated car parking.
- This application relates to three of the buildings within the estate (Blocks B, C, and E). The subject buildings are positioned in close proximity to the access from Rosslyn Crescent.
- The site adjoins residential dwellings to the east and industrial buildings to the south and west. The railway line adjoins the site to the north.
- The surrounding area is characterised by a mixture of uses and building types.

c) Proposal Details

Block B

- Unit B1 (546m²) would be subdivided into 5 units ranging in size from 95m² to 114m². Mezzanine floors providing an additional 30m² of floor space would be added to each of the proposed five units, increasing total floor space by 150m².
- Unit B2 (250.5m²) would be subdivided into 2 units of 44m² and 106m². Mezzanine floors providing an additional 30m² of floor space would be added to each of the proposed units, increasing total floor space by 60m².
- The roof of the Block B would be replaced with industrial cladding and the ridge height would be raised by 100mm to allow for additional insulation. 70 rooflights would be installed.
- Metal cladding and rendered brickwork is proposed on the front elevation (south east). The existing openings would be replaced with aluminium windows and roller shutter doors.
- Three car parking spaces would be lost in front of unit B2 to allow access to the proposed units.

Block E

- Block E is attached to the south west elevation of Block B. No internal changes are proposed. The exterior of the building would be altered to incorporate a new roof, cladding and openings to match the proposed changes to Block B.
- The main ridge would be raised by 100m and the flat roof section from 3.8m to 4.6m
- A covered bike rack for 12 bicycles would be provided in front of the Block E.

Block C

- Unit C1 (244.4m²) would be subdivided into 3 units ranging in size from 74.5m² to 82.5m². Mezzanine floors providing an additional 20m would be added to each of the proposed units, increasing total floor space by 60m³.
- New glazed openings, metal cladding, rendered brickwork and shutter doors are proposed on the northwest elevation.
- The roof over Unit C1 and Unit C3 would be replaced with industrial cladding and the main ridge height over Unit C1 would be raised by 100mm to allow for insulation. In order to accommodate the proposed roof over Unit C3 a gable wall would be constructed in rendered brick work. The proposed roof would be integrated with Unit C1, increasing the existing ridge height by 2.7m. 32 rooflights would be installed on both roof slopes.
- The existing pitched roofs on Units C2 and C4 would be replaced with a flat roof with rooflights. Cladding would be attached to the existing exterior walls of these units forming a parapet wall. The proposed parapet wall would increase the existing height of the eaves by a maximum of 1.7m.
- Four car parking spaces in front of Block C would be lost to cater for the new units and openings.

d) Relevant History

WEST/45818/92	Replacement Industrial Bldg. (Class B2) With Mezzanine Floor And Parking With Access From Rosslyn Crescent	GRANTED 17-FEB-93
EAST/865/95	Construction Of 7 Class B2 Industrial Units With Parking	GRANT 17-JAN-96
EAST/691/96/FUL	Construction Of 3 Industrial Units (Class B2) With Associated Parking & Reorganisation Of Existing Parking	GRANT 21-NOV-96

e) Pre-Application Discussion

Concerning parking requirements.

f) Applicant Statement

- The larger units are in a poor state and difficult to let.
- Units B1, B2 and C1 are of sufficient size to be subdivided. The units are of sufficient height to accommodate mezzanine floors.
- No internal changes are proposed to units E1, E2, C2 and C4, but would be refurbished to co-ordinate the group.
- The buildings are located close to the entrance and as such the refurbishment will improve the appearance of the estate.
- The increase in floor space and subdivision of the units would have a positive impact on employment.
- Sufficient car parking would be retained.
- The car parking spaces are removed from outside Units B1, B2 and C1 to allow for access to the new units.
- The roller doors are at ground level and as such disable access is not an issue.
- Disable W.C. facilities are provided in all the proposed units.
- Disable parking is not designate but can be obtained outside each unit without penalty.
- The proposed roofs, opening, and walls would be insulated to provide increased thermal efficiency.

g) Consultations

Economic Development Unit – The Economic Development Unit welcomes new investment and supports the proposal to upgrade the current units on the estate.

Highways Engineer – This location is relatively sustainable in transport terms and all roads in the vicinity are robustly controlled by a Controlled Parking Zone.

The loss of parking spaces on site would encourage alternatives modes of transport to the private motor car. No objection in principle.

Harrow Residents Association;

Welcome the regeneration of the Estate. However would like a condition to be placed on usage, re the increase of traffic furnishing smaller units.

Due to the level of noise and constant traffic generated by the garages/mechanics, it is felt anymore of these would be detrimental to residents. There is a constant testing on the road.

Notifications:

Sent: 88

Replies: 3

Expiry: 08-FEB-09

Neighbours consulted: Units A1, A2, A3, A4, B2, B3, B4, B5, B6, B7, C1, C2, C3, C4, D1, D2, D3, D4, D5, D6, D7, E1, E2a, E2b, E2c, EG1, G3, F1, F2, F3, F4, F5, F6, F7, F8, H1, H2, H3 Phoenix Industrial Estate, 6 (A&B), 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16(A&B), 18, 18A, 20 (flats 1&2), 22, 24, 24A, 26, 28, 28A, 30, 30A, 32, 32A, 34, 36, 36A, 38, 38A, 40 (1-4), 44(1-4), Rosslyn Crescent, Units 20, 21, 22, 23, 24 Hawthorn Centre, Units 1 & 2 Rosslyn Crescent, Lexus House.

Summary of responses:

- Increase in height would reduce light to neighbouring residential properties.
- Large vehicles entering an existing the site is already a concern and any increase in traffic may have safety implications.
- Increase in noise, dust, dirt, pollution, vibrations and general disturbance.
- Hours of operation should be restricted.
- People are currently living on the site and are causing a disturbance at night. This may also have security implications.
- The estate management are unable to control the number of people currently on the site. This would be worsened by the proposal.
- Existing problems with light pollution.
- The type of uses on the site should be restricted.

APPRAISAL

1) Principle of Development

The application site lies within an area designated by save Policy EM14 of the Harrow Unitary Development Plan 2004 for industrial and business use. The subject buildings are currently in Class B1 (light industrial) use and no changes to the use of the buildings are proposed in this application.

Saved policy EM12 of the Harrow Unitary Development Plan 2004 is also applicable and seeks to encourage the development of new smaller industrial units in order to provide an improvement in the range of employment and training options within the Borough. The increase in industrial floor space and additional smaller industrial units would therefore be in accordance with the aims of this policy.

Notwithstanding the above, the potential environmental impact of the proposed development would need to be considered. It is considered that the potential environmental impact of the proposed development is outweighed by the benefits of increased floor space suitable for small business, as outlined in the report below.

2) Character and Appearance of the Area

The surrounding area is characterised by a mixture of residential and commercial buildings. The commercial buildings are typically sheet clad structures and utilitarian in appearance. The buildings within the Phoenix Industrial Estate, and subject to this application, are in a state of disappear.

The proposed exterior refurbishments including steel cladding roofs and walls, render brickwork and aluminium windows and roller shutter doors, would be in keeping with the surrounding built environment and improve the appearance of the existing buildings.

The increase in the main ridge height to Blocks B & E (100mm) is minor and would not result in material harm to the appearance or character of the area. Raising the flat roof section of Block E by 0.8m is also considered a minor form of development given the industrial nature of the application site.

I

The proposed parapet wall around Units C2 and C4 and the increase in the ridge height of Unit C3 by 2.7m, would increase the size and add to the bulky appearance of the building. However, the impact of this on the appearance and character of the area and building would not be significant enough to justify refusal of the application. The footprint of the building would not change and the maximum height of the building would only increase by 100mm. Block C is set back 53m from Rosslyn Crescent and partially concealed by the existing building on this road. Furthermore, a number of other buildings in the surrounding area are also large in scale which would mitigate the impact of the proposed development on the character and appearance of the area.

The proposed external changes to the buildings would therefore have a positive impact on visual amenity and would relate acceptably to the character and appearance of the area in accordance with saved policies D4, EM12, EM22 of the Harrow Unitary Development Plan 2004.

3) Residential Amenity

There would be no change in footprint and the ridge height of Blocks B and E is only increasing by 100mm. The flat roof on E1/E2 would increase in height from 3.8m to 4.6m. These changes are relatively minor and given the main rear wall of the nearest residential property is 25m away, this component of the proposed development would not result in an overbearing impact or significantly affect light to the adjoining residential properties.

The main ridge on block C would be raised by 100mm and the parapet wall around C2 and C4 would increase the existing eaves height by 1.7m. The main rear wall of the nearest residential property is 34m away from this Block. This would provide a sufficient buffer zone ensuring the enlargements would not harm the residential amenities of the adjoining occupiers.

The subdivision of units B1, B2 and C1 and the additional 270m² of floor space would increase the intensity of the site. Given the location of the buildings away from residential properties the adverse effects associated with the operation of the units would relate predominantly to the movement of traffic. As the application site lies within a mixed use area, ambient noise levels during working hours would be fairly high and therefore a degree of disturbance is commonplace. This would ensure that the comings and goings of vehicles from the proposed units during working hours would not have a significant additional impact on the amenity of the surrounding occupants in comparison to the existing situation. General disturbance and noise levels are however significantly lower late at night and in the early hours of the morning. Vehicles leaving and entering the site during these times are likely to have a larger impact when residents could reasonably expect a quieter environment. It would therefore be necessary to attach a condition restricting the hours of operation during these times to protect the amenity of the surrounding residents.

Given the light industrial uses the proposed development would not result in a significant increase in pollution.

The proposed development is not therefore considered to result in significant impact on the occupiers of the adjacent residential buildings in accordance with saved policies D4 and EM22 of the Harrow Unitary Development Plan 2004.

4) Parking Standards

Schedule 5 of the Harrow Unitary Development Plan 2004 requires Class B uses to provide 1 space per 200-300m² of net site area. The application site has a net site area of 9800m² which equates to a requirement for 32-49 spaces. The application site would retain 105 parking spaces, which is well in excess of this requirement and therefore complies with the appropriate parking standards.

Furthermore, the site is located in a sustainable area in transport terms as it is served by bus and train routes. All the roads in the vicinity are robustly controlled by a Controlled Parking Zone. It is therefore considered that the loss of 7 parking spaces is acceptable and would encourage the use of alternatives modes of transport to the private motor car in accordance with the aims of PPG13.

The site is assessed off a wide entranceway and has sufficient space for the turning and manoeuvring of vehicles collecting and delivering goods. The proposal would not therefore give rise to conditions prejudicial to traffic safety.

The Councils Highways engineer has no objections to the proposal.

For these reasons, it is considered that the sites transport arrangements would be adequate, in accordance with saved policies T6 and T13 of the Harrow Unitary Development Plan 2004.

5) Accessibility

The proposed development would have level threshold access with wide openings and disable W.C facilities. The proposal would therefore comply with the provisions of saved policy C16 of the UDP and Supplementary Planning Guidance, Access for All (2006).

6) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

7) Consultation Responses

People are already living on the site: This matter has been referred to the Councils Enforcement Department for investigation. Other issues addressed in the appraisal.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations as set out above, the application is considered to provide an appropriate form of development which would provide additional business accommodation and respects the character of the area without infringing upon the amenity of neighbouring occupiers. The application is therefore recommended for grant.

CONDITIONS

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

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

2 The 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 carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 1599:1 to 11, 1599:20A, 1599:21, 1599:22, 1599:23A, 1599:24, 1599:25, 1599:26, 1599:27A, 1599:28, 1599:29, 1599:30, 1599:31, 1599:32, 1599:33A.

REASON: For the avoidance of doubt and in the interests of proper planning.

4 The use of the proposed units hereby permitted shall not be operated outside the following times:-

07.00 hours to 20.00 hours, Monday to Saturdays inclusive, and 10.30 hours to 17.00 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5 The proposed additional units shall not be occupied until the covered bike rack shown on the approved plan 1599/20A has been constructed. The covered bike rack so provided shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority, and shall be used for no other purpose at any time.

REASON. In the interests of highway safety and sustainable transport

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

4B.1 Design Principles for a Compact City

Harrow Unitary Development Plan:

D4 The Standard of Design and Layout

E12 Small Industrial Units and Workshops

EM22 Environmental Impact of New Business Development

T6 The Transport Impact of Development Proposal

T13 Parking Standards

C16 Access to Buildings and Public Spaces

Supplementary Guidance/ Documents
Supplementary Planning Guidance, Access for All (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

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

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

Please quote **Product code: 02 BR 00862** when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

Plan Nos Design and Access Statement, 1599:1 to 11, 1599:20A, 1599:21, 1599:22, 1599:23A, 1599:24, 1599:25, 1599:26, 1599:27A, 1599:28, 1599:29, 1599:30, 1599:31, 1599:32, 1599:33A.

**ROXETH MANOR SCHOOLS
(HEATHLAND SCHOOL), EASTCOTE
LANE, HARROW
HA2 9AG**

**Item: 2/12
P/0352/10/HG**

Ward ROXBOURNE

TWO STOREY PLUS BASEMENT EXTENSION TO THE REAR OF MAIN BUILDING; FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY WING AT REAR.

Applicant: Harrow Council

Agent: Wintersgill LLP

Statutory Expiry Date: 22-APR-10

RECOMMENDATION

Under Regulation 3 of The Town and Country Planning General Regulations 1992, **GRANT** permission for the development described in the application and submitted plans, subject to conditions.

REASON

The decision to GRANT permission has been taken having regard to the policies and proposals in the London Plan and Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as the proposal would improve the school facilities without having an adverse impact on the character and appearance of the area or residential amenities of the surrounding occupiers, in accordance with London Plan policies 3A.24 and 4B.1, saved policies D4, C7 and C16 of the Harrow Unitary Development Plan and Harrow's Sustainable Community Strategy (2009).

London Plan:

3A.24 – Education facilities

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan 2004:

D4 – The Standard of Design and Layout

C7 – New Education Facilities

C16 – Access to Buildings and Public Spaces

Supplementary Planning Document: Access for All (2006)

Harrow's Sustainable Community Strategy (2009)

MAIN CONSIDERATIONS AND POLICIES (London Plan 2008, saved policies of the Harrow Unitary Development Plan 2004 and any other relevant guidance)

- 1) Background
- 2) Character and Appearance of the Area and Residential Amenity (3A.24, 4B.1, D4, C7)
- 3) Accessibility (C16, SPD)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is reported to Committee as the proposal involves non-residential development of over 100m² of floor space on land owned or where an interest is held by the Council.

a) Summary

Statutory Return Type: Minor Other
Site Area: 1.0ha
Listed or Locally Listed Building: No
Council Interest: Council owned school

b) Site Description

- Backland school site with access via Eastcote Lane.
- Site is occupied by the Roxeth Manor First and Middle School which has recently been amalgamated and renamed Heathland School.
- Site is occupied by a 1930's three storey building, unmarked car park to the west of the building, vehicle and pedestrian access and play areas and fields.
- Original building has a T shape.
- The building has a single storey rear extension on the western side of the building, three storey flat roof extension to the rear of the building and temporary classrooms on the eastern side of the site.
- There is development taking place to the frontage and car park as part of planning permission P/2489/09.
- Site is to the rear of semi-detached dwellinghouses of Eastcote Lane and Tithe Farm Close and terraced properties of Minehead Road.
- Rooks Heath Secondary School is to the east of the site.

c) Proposal Details

- Two storey infill extension with a basement level sited between original flat roof three storey projections.
- The extension would project marginally forward of the three storey element on the western side of the building and would have a flat roof.
- The basement level would comprise of two store rooms, the ground floor would comprise of a classroom and the first floor would comprise of toilet facilities and a family and community room.
- The existing single storey extension rear extension to the western side of the building would be demolished.
- This extension is comprised of a classroom.
- No net increase to the number of classrooms.

d) Relevant History

P/2489/09	NEW CANOPY TO MAIN ENTRANCE ON FRONT ELEVATION; EXTERNAL ALTERATIONS; REPLACEMENT AND NEW 2M HIGH SECURITY FENCING WITH GATES ALONG ACCESSWAY, CAR PARK, PLAY AREAS AND SITE BOUNDARY; SOFT LANDSCAPING; WIDENING OF VEHICLE ACCESS TO EASTCOTE LANE AND ALTERATIONS TO PEDESTRIAN ENTRANCE; RAISED FOOTPATH AND HARDSURFACING; ILLUMINATED BOLLARDS AND LIGHTING; MODIFICATIONS TO CAR PARK LAYOUT; NEW REFUSE STORAGE AREA, BIKE STORAGE AND PARKING AT THE ENTRANCE; REMOVAL OF SHEDS	GRANTED 16-MAR-10
P/1287/09	TWO STOREY INFILL EXTENSION (FIRST FLOOR AND MEZZANINE) TO PROVIDE NEW THREE STOREY LIFT SHAFT AND REPLACEMENT OF WINDOWS TO REAR (EAST) ELEVATION	GRANTED 09-SEP-09

e) Applicant Statement

- Design and Access Statement submitted.

f) Consultations

Highways Engineer: There are no highway/public realm implications.

Drainage Engineer: No objection subject to conditions.

Sport England: No response received to date.

Notifications:

Sent: 84

Replies: 7

Expiry: 25-MAR-10

List of Neighbours Consulted:

238 to 274 Eastcote Lane (even nos)

1 to 7 Tithe Farm Avenue (odd nos)

1 to 31 Tithe Farm Close (odd nos)

31 to 77 Minehead Road (odd nos)

50 to 58 Merlins Avenue (even nos)

26 to 48 Hamilton Crescent (even nos)

1 Barn Mews Tithe Farm Avenue

Rooks Heath High School

Summary of Responses: Object to L-shaped 'Phase 3' extension; behaviour of students; traffic concerns; construction concerns.

APPRAISAL

1) Background

This application is for an infill extension that would be obscured from the view of the majority of the properties of Tithe Farm Close. The agent has submitted a phasing plan in conjunction with the application which indicates a proposal for a two storey L-shaped extension adjacent to the common boundaries of the properties of Tithe Farm Close and many of the neighbouring objections relate to this plan. This is labelled as 'Phase 3'. This application is for the areas labelled 'Phase 2' and does not include the L-shaped 'Phase 3' extension adjacent to the common boundaries of the properties of Tithe Farm Close and therefore many of the comments do not relate to this application. When submitted the 'Phase 3' application will be assessed against the Harrow UDP (2004) and the occupiers of Tithe Farm Close will be notified accordingly. This Phasing Plan does not form part of the plans recommended for grant.

2) Character and Appearance of the Area and Residential Amenity

Saved policy D4 of the Harrow UDP (2004) seeks a high standard of design and layout in all development proposals and will take into consideration inter alia the site and setting, context, scale and character when assessing planning applications.

In terms of design, the proposal would be in keeping with the design of the original building and as the existing single storey extension would be demolished, it is considered the proposed extension would not result in disproportionately large additions to the host building. It is therefore considered the proposal would not have an adverse impact on the character and appearance of the property or the locality in accordance with London Plan policies 3A.24 and 4B.1 and saved policies D4 and C7 of the Harrow UDP (2004).

The alterations to the rear elevation that would follow demolition of the single storey rear extension are considered acceptable.

A condition is recommended that the single storey rear extension be demolished prior to the occupation of the proposed extension to ensure a satisfactory form of development.

Given the separation distance of the extension to the surrounding residential properties it is considered there would no unreasonable harm to the amenities of the occupiers.

3) Accessibility

The proposal includes provision of a fully accessible W/C and maintains turning circles in corridors and rooms. It is therefore considered the proposal would comply with saved policy C16 of the Harrow UDP (2004) and SPD – Access for All.

4) S17 Crime & Disorder Act

It is considered the proposal would not have a material impact upon community protection in accordance with saved policy D4 of the Harrow UDP (2004).

5) Consultation Responses

Object to L-shaped 'Phase 3' extension

This has been addressed in section 1 of the appraisal above.

Behaviour of students

The behaviour of students does not fall within the remit of town planning legislation or policies.

Disturbance during construction.

This falls outside the remit of town planning legislation and policies and is covered by building regulations and the Considerate Contractor Code of Practice. An informative is recommended to advise the applicant of the Considerate Contractor Code of Practice.

Traffic concerns

There would be no net increase in the number of classrooms at the site as a result of this proposal and therefore it is anticipated there would be no additional traffic flow as a result of this application. The Council's Highways Engineer has advised there would be no highway or public realm implications.

CONCLUSION

The proposal would improve the facilities at the school without having an adverse impact on the character and appearance of the area or the residential amenities of the surrounding occupiers and would not encroach upon playing field provisions. 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, this application is recommended for grant, subject to the following condition(s):

CONDITIONS

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall not be occupied or used until the demolition of the existing single rear extension to the western side of the building is demolished in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

4 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure that adequate drainage facilities are provided, and to reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

5 The development of any buildings hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in PPS 25 & PPS 25 Practice Guide.

6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and Access Statement; 1194.2/P01; 1194.2/P02; 1194.2/P03; 1194.2/P04; 1194.2/P05; 1194.2/P06; 1194.2/P07; 1194.2/P08; 1194.2/P09; 1194.2/P10; 1194.2/P11; 1194.2/P12 revn A; 1194.2/P13 revn A, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and in the interests of proper planning.

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 Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

3A.24 – Education facilities

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan 2004:

D4 – The Standard of Design and Layout

C7 – New Education Facilities

C16 – Access to Buildings and Public Spaces

Supplementary Planning Document: Access for All (2006)

Harrow's Sustainable Community Strategy (2009)

Plan Nos Design and Access Statement; 1194.2/P01; 1194.2/P02; 1194.2/P03;
1194.2/P04; 1194.2/P05; 1194.2/P06; 1194.2/P07; 1194.2/P08;
1194.2/P09; 1194.2/P10; 1194.2/P11; 1194.2/P12 revn A; 1194.2/P13
revn A

41 RADNOR ROAD, HARROW, HA1 1SA

Item: 2/13

P/0408/10/AT/C

Ward

MARLBOROUGH

REAR CONSERVATORY

Applicant: Ms D Kelly (Member of Staff)

Agent: 4 Seasons

Statutory Expiry Date: | 21-APR-10

RECOMMENDATION

The decision to **GRANT** permission has been taken having regard to the policies and proposals in the London Plan and the saved policies of the Harrow Unitary Development Plan 2004 set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan

D4 – The Standard of Design and Layout

D5 – New Residential Development – Amenity Space and Privacy

Supplementary Planning Guidance – “Extensions: A Householder Guide” (2008)

MAIN CONSIDERATIONS AND POLICIES (The London Plan (2008), Saved policies of the Harrow Unitary Development Plan (2004) and any other relevant guidance)

- 1) Character and Appearance of the Area (London Plan Policy 4B.1, HUDP saved policy D4 and SPG)
- 2) Residential Amenity (HUDP saved policy D5 and SPG)
- 3) S17 Crime & Disorder Act (HUDP saved policy D4)
- 4) Consultation Responses

INFORMATION

This application is reported to the Committee as the applicant is employed by the Council.

a) Summary

Statutory Return Type: 21 – Householder Development

Council Interest: None

b) Site Description

- Ground floor, two person, one bedroom flat of a two storey semi-detached residential building located on the western side of Radnor Road.
- Above the site is a first floor flat, No.41a.
- The main building has a two storey rear outrigger and a single storey rear projection.
- The garden is divided into two plots, one which serves the subject property and the other which serves no.41a.
- There is a patio adjoining the main building which is 0.35m high and 3.5m deep.
- No's 39 and 39a are two flats within a two storey semi-detached residential building. This building also has a two storey rear wing and a single storey rear projection. It has a patio which is over 0.05m high.

- No's 43 and 43a are two flats within a two storey semi-detached residential building.

c) Proposal Details

- The proposed rear conservatory extension would have a monopitch roof and would have a top section height of 3m, an eaves height of 2.35m and a mid point height of 2.7m. It would measure 3m wide by 3m deep.
- The proposed rear conservatory extension would be sited on the patio. Therefore, the height of the proposed conservatory in relation to no.39 at the midpoint would be 3m high.
- The proposed extension would be sited next to the shared boundary with no's 39 and 39a.
- The wall facing no's 39 and 39a would be constructed of solid white panels.

d) Relevant History

LBH/1283	CONVERT HOUSE TO 2 SELF-CONTAINED FLATS	GRANTED 04-MAY-66
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e) Applicant Statement

- The conservatory will have a floor area not greater than 9 square metres.
- Materials as follows; roof white PVC clad aluminium rafters glazed with Opal polycarbonate – Frames white reinforced PVC Glazed with insulated toughened glass.
- Access and trees will be unaffected.

f) Consultations

Notifications:

Sent: 7	Replies: 0	Expiry: 23-MAR-10
Additional Consultation: 1	0	20-APR-10

Neighbours Consulted:

10 Radnor Avenue
12 Radnor Avenue
41A Radnor Road
43 Radnor Road
43A Radnor Road
39 Radnor Road
39A Radnor Road

Summary of Responses:

None.

APPRAISAL

1) Character and Appearance of the Area and Residential Amenity

The proposed rear conservatory extension which would measure 3m deep, 3m wide and 3m high (at the highest extent) would be a subordinate addition to the subject property because of its height and design. It would be of a similar height to the single storey rear projection and would be modest in scale.

Taking the above into account, it is considered that the proposal would be in keeping with the character and appearance of the subject property and the area and would not have a detrimental impact on the residential amenities of the neighbouring occupiers.

2) Residential Amenity

The proposed rear conservatory extension would be 3m deep, and therefore would comply with SPG paragraph C.2. The roof height of the proposed rear conservatory extension would not exceed 3m in height at the midpoint, and therefore would comply with SPG paragraph C.7. The proposed rear conservatory extension would have solid white panels on the wall facing no's 39 and 39A, and therefore would not cause any overlooking (SPG paragraph C.6) of these properties.

Given the above, it is considered that the proposal would not harm the residential amenities of the neighbouring occupiers and therefore would comply with HUDP saved policy D5 and adopted Supplementary Planning Guidance 'Extensions: A Householder Guide' (2008).

3) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

4) Consultation Responses

None.

CONCLUSION

The proposal is a form of householder development that would have no detrimental impact on the character and appearance of the area or on the residential amenities of neighbouring occupiers. The proposed extension meets the policy guidance in the UDP and SPG and is considered to be acceptable in terms of its design, size and position.

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, this application is recommended for grant, subject to the following condition(s):

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan, 1 of 3, 2 of 3, 3 of 3, Design and Access Statement

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

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

London Plan 4B.1

Saved policies D4 and D5 of the Harrow Unitary Development Plan

Supplementary Planning Guidance - "Extensions - A Householder's Guide" (2008)

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:
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Please quote **Product code**: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos Site Plan, 1 of 3, 2 of 3, 3 of 3, Design and Access Statement

Item: 2/14

29 MASONS AVENUE, HARROW, HA3 P/0219/10/GL/C
5AH

Ward MARLBOROUGH

CONSTRUCTION OF A SINGLE STOREY WAREHOUSE (USE CLASS B8) TO
REPLACE PREVIOUS WAREHOUSE

Applicant: London Borough of Harrow

Agent: A.J Ferryman & Associates

Statutory Expiry Date: | 05-APR-10

RECOMMENDATION

Under Regulation 3 of the Town and Country Planning General regulations 1992, **GRANT** permission for the development described in the application and submitted plans, subject to conditions.

GRANT permission for the development described in the application and submitted plans, subject to conditions

Legal Comments:

Regulation 3 of the Town and Country Planning General Regulations 1992 (Statutory Instrument 1992/1492) provides (in relevant part) that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under section 77 of the Town and Country Planning Act 1990 for determination by him. The application is made by LB Harrow [Education] who intends to carry out the development and the land at Hatch End High School is owned by LB Harrow.

The GRANT of planning permission for this development falling within regulation 3 shall enure only for the benefit of the LB Harrow.

REASON:

The decision to GRANT planning permission has been taken as the proposal would provide a good quality replacement warehouse that would respect the character and appearance of the area and having regard to the policies and proposals of the London Plan 2008 and the saved policies of 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:

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 3 – Housing

Planning Policy Statement 4 – Planning for Sustainable Economic Growth

London Plan:

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan:

D4 – The Standard of Design and Layout

EM12 – Small Industrial Units and Workshops

EM13 – Land and Buildings in Business Use – Designated Areas

EM22 – Environmental Impact of New Business Development

T6 – The Transport Impact of Development Proposals

T13 – Parking Standards

C16 – Access to Buildings and Public Spaces

Supplementary Planning Document, Access for All (2006)

MAIN CONSIDERATIONS AND POLICIES (The London Plan 2008, Saved Policies in the Harrow Unitary Development Plan 2004 and any other relevant guidance)

- 1) Character and Appearance of the Area, Amenity, Transport (4B.1, D4, EM12, EM13, EM22, T6, T13, C16, SPD)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is referred to Committee as the Council is the freeholder of the site.

a) Summary

Statutory Return Type: Minor Development, All Other
Council Interest: Council owned site

b) Site Description

- The application site is in a designated business use area on the north side of Masons Avenue, close to the George Gange Way elevated highway
- The east side of the site has a boundary with a private car park accessed off Masons Avenue
- The site was formerly occupied by a B8 warehouse that has been destroyed by fire
- Masons Avenue is a Borough Priority Road (Road Tier 3)

c) Proposal Details

- Replacement of former warehouse (145 sq.m.) with a new warehouse (145 sq.m.) for industrial storage purposes
- The replacement warehouse would be 16.75m long (fronting Masons Avenue) and 9m deep. The warehouse would have a gabled roof with a maximum height of 6m.
- The warehouse would have a door and four windows facing Masons Avenue and a window and roller shutter door facing the car park elevation

d) Relevant History

EAST/44967/92/O UT	Application under Regulation 5 of the Town and Country Planning General Regulations 1976: Change of Use from Builders Merchants to Classes B1, B2 & B8	GRANTED 15-JUL-92
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e) **Pre-Application Discussion**

- None

f) **Applicant Statement**

- Proposal would be largely a like-for-like replacement of original building with modernisations required by Building Regulations

g) **Consultations**

Drainage Engineers: No objection.

Environmental Health: No response received

Notifications:

Sent : 29

Replies : 0

Expiry: 04-MAR-10

Neighbours consulted:

Masons Avenue: 6a, 10, 10a, 10b, 12, 12a, 14-16 (and land adjacent), 21, 21a, 23, 23a, 25, 25a, 27, 29, Unit 3 27-29, 47 (and land adjacent)

Palmerston Road: 9-11; 37-39

The Bridge: 19, 21-23, 21a, Bridge House 25-27, 29-33

Summary of Responses:

- N/A

APPRAISAL

1) **Character and Appearance of the Area, Amenity, Transport**

The replacement of the warehouse that was destroyed by fire in the Designated Business Use area is considered acceptable in principle.

The replacement warehouse would have the same footprint, height and overall bulk as the previous warehouse. The warehouse would provide a small industrial unit and would preserve the business use of the land, as required by saved policies EM12 and EM13 of the Harrow UDP.

Subject to suitable materials being used, the proposal would have no impact on the character or appearance of the area. A condition requiring external materials to be approved has therefore been attached.

The proposal would not result in an increase in vehicular traffic using the site, which has the use of parking spaces in the adjacent car park and can be serviced from that off-street parking area.

The proposal is therefore considered acceptable in terms of saved policies T6 and T13 of the UDP.

The replacement building would be fully accessible, as required by saved policy C16 of the UDP and Supplementary Planning Document, Access for All.

The proposed replacement warehouse is an appropriate form of development in this Business Use Area, and would have no adverse impact upon the amenities of the area or of nearby residential occupiers and is considered acceptable on planning grounds.

- 2) **S17 Crime & Disorder Act**
The proposal would have no impact with respect to this legislation.
- 3) **Consultation Responses**
N/A

CONCLUSION

The principle of the development is considered acceptable. The proposal would be in keeping with the pattern of development in the Business Use Area and would not cause harm to the visual or residential amenities of the area or of neighbouring occupiers. 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, this application is recommended for grant:

CONDITIONS

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

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

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

a: the extension / building(s)

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: "209216/01; /02 Rev A; /03; Design and Access Statement"

REASON: For the avoidance of doubt and in the interests of proper planning.

4 Industrial activities shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

5 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

4B.1 – Design principles for a compact city

Harrow Unitary Development Plan:

D4 – The Standard of Design and Layout

EM12 – Small Industrial Units and Workshops

EM13 – Land and Buildings in Business Use – Designated Areas

EM22 – Environmental Impact of New Business Development

T6 – The Transport Impact of Development Proposals

T13 – Parking Standards

C16 – Access to Buildings and Public Spaces

Supplementary Planning Document, Access for All (2006)

Draft London Housing Design Guide (2009)

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote **Product code**: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos: 209216/01; /02 Rev A; /03; Design and Access Statement

**ORLEY FARM SCHOOL, SOUTH HILL
AVENUE, HARROW, HA1 3NU**

**Item: 2/15
P/0259/10/HG**

Ward HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF EXISTING TEMPORARY
HUTS AND REAR EXTENSION TO EXISTING GARAGE

Applicant: Mr Tim Brand - Orley Farm School

Agent: Ms Katherine Lowe – Sprunt

Statutory Expiry Date: 06-MAY-2010

RECOMMENDATION

GRANT consent for the development described in the application and submitted plans.

REASON

The decision to GRANT consent has been taken having regard to the policies and proposals in 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:

Harrow Unitary Development Plan 2004:

EP31 – Areas of Special Character

D4 – The Standard of Design and Layout

D12 – Locally Listed Buildings

D14 – Conservation Areas

D15 – Extensions and Alterations in Conservation Areas

South Hill Avenue Conservation Area Study 2008

South Hill Avenue Conservation Area Management Study 2008

MAIN CONSIDERATIONS AND POLICIES (London Plan (2008) and saved policies of the Harrow Unitary Development Plan (2004) and any other relevant guidance)

- 1) Character and Appearance of the Conservation Area and Area of Special Character and Setting of Locally Listed Building (EP31; D4; D12; D14; D15)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is reported to Committee as it must be determined in conjunction with planning application P/0279/10 which falls outside the schedule of delegation.

a) Summary

Statutory Return Type:	25 – Conservation Area Consent
Site Area:	18 ha
Conservation Area:	South Hill Avenue
Area of Special Character:	Harrow on the Hill

Locally Listed Building: Yes
Metropolitan Open Land: Adjacent to MOL
Council Interest: None

b) Site Description

- 18 hectare school site located on the northern and southern sides of South Hill Avenue and occupied by a number of buildings and playing fields.
- The school was first established in 1901 and has been continually developed since the 1970's in the form of new buildings and sports facilities.
- The main section of the campus is the land north of South Hill Avenue. This portion of the site is occupied by a two storey main building, St Georges Hall, Gardner Building which is linked by a first floor walk way to the Music Building, Pre-prep Building, Classroom Huts and a Cricket Pavillion.
- The majority of the buildings are of an Arts and Crafts style.
- The southern portion of the site is occupied by a two storey building called Oakmead.
- Oakmead House and the Main Building/St Georges Hall are locally listed.
- The site is within the South Hill Avenue Conservation Area, Harrow on the Hill Area of Special Character and is adjacent to land designated as Metropolitan Open Land and a Site of Importance for Nature Conservation.

c) Proposal Details

- Demolition of two huts which are currently used as classrooms on the northern portion of the site.
- Demolition of an extension to a garage on the southern portion of the site.
- The building that would replace the huts would be a Kitchen and Dining Hall which is being considered under corresponding planning application P/0279/10.
- The building original proposed to replace the extension to the garage to be demolished under corresponding planning application P/0279/10 has been omitted from the scheme.

d) Relevant History

P/0279/10 TWO STOREY INFILL EXTENSIONS TO FRONT AND REAR ELEVATIONS, NEW ENTRANCE AND EXTERNAL ALTERATIONS TO MAIN BUILDING; COVERED OUTDOOR PLAY AREA; GROUND FLOOR EXTENSION TO GARDNER BUILDING; TWO STOREY EXTENSION TO MUSIC BUILDING; NEW ENTRANCE AND SINGLE STOREY EXTENSION TO PRE-PREP BUILDING; NEW DINING AND KITCHEN BUILDINGS FOLLOWING DEMOLITION OF EXISTING STRUCTURES WEST OF MAIN BUILDING; NEW CHANGING PAVILION Current

P/0513/10	ADJACENT TO SPORTS FIELD; NEW OAKMEAD CHANGING ROOM; ALTERATIONS TO PARKING AND ACCESS; HARD AND SOFT LANDSCAPING DETACHED TWO STOREY BUILDING TO PROVIDE SEVEN TEMPORARY CLASS ROOMS TO NORTH WEST OF PLAYING FIELDS FOR A PERIOD OF EIGHT YEARS	Current
WEST/52 0/97/FUL	DETACHED 2 STOREY BUILDING WITH BRIDGE LINK WITH OPEN AIR AMPHITHEATRE AT REAR	Granted 26/01/1999
WEST/52 1/97/CAC	CONSERVATION AREA CONSENT: DEMOLITION OF 3 SINGLE STOREY CLASSROOM BUILDINGS	Granted 01/12/1997
WEST/93/ 97/FUL	RELOCATION OF EXISTING ADVENTURE PLAYGROUND WITH PROVISION OF ADDITIONAL EQUIPMENT AND PICKET FENCE, EXTENSION OF HARDSURFACED PLAYGROUND AREA AND PROVISION OF PRACTICE FIVES COURT	Granted 26/01/1999

e) Pre-Application Discussion

- Pre Application Meeting PAM/ENQ/00132/10/12/09.
- Principle considered acceptable.
- New entrances, Kitchen and Dining Hall, Music Building and infill extensions to Main Building considered acceptable.
- Concern raised regarding original Sports Pavilion design and siting in relation to neighbouring residential property.
- Concern raised regarding design of Changing Pavilion.
- Any hardsurfacing should be permeable and sympathetic.

f) Applicant Statement

- Design and Access Statement submitted.

g) Consultations

Harrow Council Conservation Officer: No objection.

Harrow Hill Trust: Comments relate to corresponding planning application P/0279/10.

Mount Park Residents Association: No response received to date.

South Hill Residents Association: No response received to date.

Conservation Area Advisory Committee: No response received to date.

Advertisement: Demolition in Conservation Area Published: 25.03.2010
Expiry: 15.04.2010

Site Notice: Demolition in Conservation Area Posted: 26.03.2010
Expiry: 16.04.2010

Notifications:

Sent: 56

Replies: 0

Expiry: 07.04.2010

List of Neighbours Consulted:

Flats 1 to 19 Bermuda House Mount Park Road	Orley Farm School South Hill Avenue
Flats 1 to 5 Oakmead South Hill Avenue	The Hut Mount Park Road
Little Arden Mount Park Road	The Squirrels South Hill Avenue
Little Dormers Mount Park Road	Inglehook South Hill Avenue
Ravensholt Mount Park Road	Stepping Stones South Hill Avenue
The Billiard Room Mount Park Road	Oakhurst Heights Mount Park Road
Kingwell South Hill Avenue	Magnolias Mount Park Road
Leaflands South Hill Avenue	7 Park View Mount Park Road
Rosegrange South Hill Avenue	The Debt South Hill Avenue
The Grange South Hill Avenue	New Julians House South Hill Avenue
Brakelond South Hill Avenue	Playing Field Adjacent To Orley Farm School South Vale
Collingwood South Hill Avenue	Land Adjacent To The Hut Mount Park Road
Dunsmore South Hill Avenue	Orley Farm School Playing Field South Hill Avenue
Avendia South Hill Avenue	2 Oakmead South Hill Avenue
Bamford Cottage 45 South Hill Avenue	Oakmead South Hill Avenue
Greenways South Hill Avenue	Bermuda House Mount Park Road
Tall Trees South Hill Avenue	
Oddacre Mount Park Road	
Orley Farm Cottage South Hill Avenue	
Harrow Cricket Club Wood End Road	

Summary of Responses: No responses received to date.

APPRAISAL

1) Character and Appearance of the Conservation Area and Area of Special Character and Setting of Locally Listed Building

The South Hill Avenue Conservation Area is characterised by a Garden City urban form consisting of arts and crafts style buildings set in landscaped surrounds and densely planted gardens and boundaries. Orley Farm School has two landmark buildings in Oakmead House and the Main Building/St Georges Hall which are both locally listed and the playing fields of the school provide an open character.

The application seeks to upgrade the facilities at the school as well as improve pedestrian and vehicular access.

The proposed building to replace the two huts on the northern portion of the site as part of P/0279/10 is the Dining Hall and Kitchen. This building has a modern design with an arched roof part of which would be a 'green roof', and would be timber clad with large glazed panels. Under P/0279/10 it is considered this design, scale and siting would preserve the character and appearance of the Conservation Area, Area of Special Character and would not adversely impact the setting of the locally listed buildings. Accordingly this application for conservation area consent to demolish the two huts is considered acceptable.

With regard to the demolition of the extension to the garage on the southern portion of the site, this structure is considered to have no architectural merit. The extension is a lightweight shed structure used as a staffroom for groundskeepers and storage. It is considered the extension does not preserve nor enhance the character and appearance of the Conservation Area, Area of Special Character or setting of the locally listed Oakmead House. Although the replacement building originally proposed under P/0279/10 has been omitted from the scheme it is considered that demolition of the structure would be acceptable due to the low quality of the building.

Overall it is considered the proposal would comply with saved policies EP31, D4, D12, D14 and D15 of the Harrow UDP (2004), South Hill Avenue Conservation Area Study 2008 and the South Hill Avenue Conservation Area Management Study 2008.

2) S17 Crime & Disorder Act

It is considered that the proposed development would not have a material impact upon community protection.

3) Consultation Responses

The comments from the Harrow Hill Trust relate to the corresponding planning application P/0279/10 and have been addressed in the report for this application.

CONCLUSION

The development would improve the school facilities without having an adverse impact on the setting of the Locally Listed Buildings and would preserve the character and appearance of the Conservation Area and Area of Special Character.

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, it is recommended that consent be granted.

CONDITIONS

1. The works of demolition hereby authorised shall not be carried out 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 redevelopment for which the contract provides.

REASON: To safeguard the appearance of the Conservation Area.

INFORMATIVES

1. INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF CONSENT:

The decision to grant consent 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:

Harrow Unitary Development Plan 2004:

EP31 – Areas of Special Character

D4 – The Standard of Design and Layout

D12 – Locally Listed Buildings

D14 – Conservation Areas

D15 – Extensions and Alterations in Conservation Areas

South Hill Avenue Conservation Area Study 2008

South Hill Avenue Conservation Area Management Study 2008

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos: 12228_02_07-D2; 12228_02_15-D2; 12228_02_16-D2; 12228_00_00
D4; 12228_05_00 D2; 12228_02_11-D2; 12228_00_10-D2;
12228_00_05 D2; Design and Access Statement

**ORLEY FARM SCHOOL, SOUTH HILL
AVENUE, HARROW, HA1 3NU**

**Item: 2/16
P/0279/10/HG**

Ward HARROW ON THE HILL

TWO STOREY INFILL EXTENSIONS TO FRONT AND REAR ELEVATIONS, NEW ENTRANCE AND EXTERNAL ALTERATIONS TO MAIN BUILDING; CANOPY TO PLAY AREA; GROUND FLOOR EXTENSION TO GARDNER BUILDING; TWO STOREY EXTENSION TO MUSIC BUILDING; NEW ENTRANCE AND SINGLE STOREY EXTENSION TO PRE-PREP BUILDING; NEW DINING AND KITCHEN BUILDINGS FOLLOWING DEMOLITION OF EXISTING STRUCTURES WEST OF MAIN BUILDING; NEW CHANGING PAVILION ADJACENT TO SPORTS FIELD; ALTERATIONS TO PARKING AND ACCESS; HARD AND SOFT LANDSCAPING.

Applicant: Mr Tim Brand - Orley Farm School

Agent: Ms Katherine Lowe – Sprunt

Statutory Expiry Date: | 06-MAY-2010

RECOMMENDATION

- a) Subject to the objection of the Environment Agency being satisfactorily overcome, delegate to the Divisional Director of Planning the authority to **GRANT** permission for the development described in the application and submitted plans, subject to conditions (including any reasonable conditions required by the Environment Agency) and the prior completion of a s106 agreement with the following Heads of Terms:

Building Envelope: Development limited to a building envelope in accordance with the planning permission.

Conservation Area Management Contribution: Payment of fee of 0.5% of build cost towards public realm improvements within the Conservation Area.

Pupil and Staff Number Restrictions: Number of pupils limited to a maximum of 470, number of academic staff limited to 44 and the number of non-academic staff limited to 35.

Private Use of School Facilities: Restrictions on the use of the facilities of the school for private functions and activities conducted by outside organisations.

Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

REASON

The decision to **GRANT** permission and to **AUTHORISE** a s106 agreement has been taken having regard to the policies and proposals in the London Plan and the Harrow Unitary Development Plan set out below, and to all relevant material considerations. The proposed development would provide an appropriate form of development which would preserve the character of the Conservation Area, Area of Special Character, Locally Listed Buildings and open character of the adjacent Metropolitan Open Land whilst providing additional facilities for the school and not having an unreasonable impact on the amenities of the surrounding residents, as detailed in the Harrow Unitary Development Plan (2004) and Harrow's Sustainable Community Strategy (2009).

National Planning Guidance:

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 25: Development and Flood Risk

London Plan:

3A.24 – Education facilities

3D.10 – Metropolitan open land

4A.3 – Sustainable design and construction

4A.4 – Energy assessment

4A.11 – Living roofs and walls

4B.1 – Design principles for a compact city

4B.5 – Creating an inclusive environment

Harrow Unitary Development Plan 2004:

EP12 – Control surface water run-off

EP26 – Habitat Creation and Enhancement

EP27 – Species Protection

EP28 – Conserving and Enhancing Biodiversity

EP31 – Areas of Special Character

EP43 – Green Belt and Metropolitan Open Land Fringes

D4 – The Standard of Design and Layout

D10 – Trees and New Development

D12 – Locally Listed Buildings

D14 – Conservation Areas

D15 – Extensions and Alterations in Conservation Areas

C7 - New Educational Facilities

C16 – Access to Buildings and Public Spaces

T6 – The Transport Impact of Development Proposals

T13 – Parking Standards

T15 – Servicing of New Developments

South Hill Avenue Conservation Area Study 2008

South Hill Avenue Conservation Area Management Study 2008

Supplementary Planning Document: Access for All (2006)

Biodiversity Action Plan

Harrow's Sustainable Community Strategy (2009)

MAIN CONSIDERATIONS AND POLICIES (London Plan (2008) and saved policies of the Harrow Unitary Development Plan (2004) and any other relevant guidance)

- 1) Background (3A.24, C7, Harrow's Sustainable Community Strategy)
- 2) Design and Impact on Conservation Area and Area of Special Character and Setting of Locally Listed Buildings (3A.24, 4B.1, EP31, D4, D12, D14, D15, C7)
- 3) Development on Metropolitan Land Fringes (3D.10, EP43)
- 4) Impact on Residential Amenity (D4, C7)
- 5) Parking and Servicing (T6, T13, C7)
- 6) Accessibility (4B.5, C16, SPD – Access for All 2006)
- 7) Trees, Landscaping and Biodiversity (EP26, EP27, EP28, D10)
- 8) Sustainability (4A.3, 4A.4)
- 9) Flood Risk (EP12, PPS25)
- 10) S17 Crime & Disorder Act (D4)
- 11) Consultation Responses

INFORMATION

This application is reported to Committee as the development involves non-residential development on a site over 0.1ha which falls outside the schedule of delegation to the Director of Planning.

a) Summary

Statutory Return Type:	18 – Minor Other
Site Area:	18 ha
Conservation Area:	South Hill Avenue
Area of Special Character:	Harrow on the Hill
Listed Building:	No
Locally Listed Building:	Yes – Main Building/St Georges Hall and Oakmead
Metropolitan Open Land:	Adjacent to MOL
Site of Importance for Nature Conservation:	Within and adjacent to unadpoted Orley Farm School Nature Conservation Area Site of Local Importance
Car Parking	Existing – 72 Proposed (including spaces retained) – 87
Cycle Parking	Existing – 10 Proposed – 24
Council Interest:	None

b) Site Description

- 18 hectare school site located on the northern and southern sides of South Hill Avenue occupied by a number of buildings and playing fields.
- The school was first established in 1901 and has been continually developed since the 1970's in the form of new buildings and sports facilities.
- The main section of the campus is the land north of South Hill Avenue. This portion of the site is occupied by a two storey Main Building, St Georges Hall, Gardner Building which is linked by a first floor walk way to the Music Building, Pre-Prep Building, Classroom Huts and a Cricket Pavillion.
- The southern portion of the site is occupied by a two storey building called Oakmead.
- Oakmead House and the Main Building/St Georges Hall are Locally Listed.
- The site is within the South Hill Avenue Conservation Area, Harrow on the Hill Area of Special Character and is adjacent to land designated as Metropolitan Open Land.
- Site is within and adjacent to a Site of Importance for Nature Conservation.

c) Proposal Details

- Various extensions, two new buildings and alterations to the car park, access and soft landscaping.
- Proposal would involve demolition of a garage and two huts used as classrooms which is being considered under the corresponding conservation area consent application P/0259/10.
- Two storey infill extensions to the front and rear elevations of the Main Building.
- New entrance and external alterations to the main building.
- Canopy to provide cover in a play area between the Main Building and St Georges Hall.
- Ground floor extension to the northern elevation of the Gardner Building.
- Two storey extension to the northern elevation of the music building in timber clad with a curved glazed façade and a low pitched brown roof.
- New entrance to the pre-prep and ground floor extension to the western side elevation.
- New dining and kitchen building in the location of the existing huts.
- This building would have an arched façade with a 'green roof'.
- Changing Pavillion adjacent to a playing field.
- Alterations to the layout car park on the northern portion of the site.
- New parking area on southern portion of site would have loose railway shingle to provide 15 additional parking spaces.
- Hard landscaping to provide access paths around the campus and associated soft landscaping.

Revisions to Current Application

- Sports Pavilion omitted from proposal.
- Front infill extension to Main Building amended from flush brick extension with a flat roof to a glazed extension setback from the front walls.
- Rear infill extension to Main Building amended to include a hipped roof.
- Changing Pavilion relocated 1.5m to the west of the original proposed position to be located entirely outside MOL.

d) Relevant History

P/0259/10	DEMOLITION OF EXISTING TEMPORARY HUTS AND EXISTING GARAGE	Current
P/0513/10	DETACHED TWO STOREY BUILDING TO PROVIDE SEVEN TEMPORARY CLASS ROOMS TO NORTH WEST OF PLAYING FIELDS FOR A PERIOD OF EIGHT YEARS	Current
WEST/52 0/97/FUL	DETACHED 2 STOREY BUILDING WITH BRIDGE LINK WITH OPEN AIR AMPHITHEATRE AT REAR	Granted 26/01/1999
WEST/52 1/97/CAC	CONSERVATION AREA CONSENT: DEMOLITION OF 3 SINGLE STOREY CLASSROOM BUILDINGS	Granted 01/12/1997
WEST/93/ 97/FUL	RELOCATION OF EXISTING ADVENTURE PLAYGROUND WITH PROVISION OF ADDITIONAL EQUIPMENT AND PICKET FENCE, EXTENSION OF HARDSURFACED PLAYGROUND AREA AND PROVISION OF PRACTICE FIVES COURT	Granted 26/01/1999

e) Pre-Application Discussion

- Pre Application Meeting PAM/ENQ/00132/10/12/09.
- Principle considered acceptable.
- New entrances, Kitchen and Dining Hall, Music Building and infill extensions to Main Building considered acceptable.
- Concern raised regarding original Sports Pavilion design and siting in relation to neighbouring residential property.
- Concern raised regarding design of Changing Pavilion.
- Any hardsurfacing should be permeable and sympathetic.

f) Applicant Statement

- Design and Access Statement submitted.

g) Consultations

Harrow Council Tree Officer: No objection subject to conditions.

Harrow Council Landscape Architect: No objection subject to conditions.

Harrow Council Biodiversity Officer: No objection subject to a condition.

Harrow Council Highway Engineer: No objection subject to a condition.

Harrow Council Conservation Officer: No objection subject to conditions.

Harrow Hill Trust: Objection.

- Difficult to view plans on website; fenestration on the ground floor is shown as without window bars in the design and access statement; object to 'modern' fenestration and existing building should be maintained; object to changing pavilion; this building should match the design of the existing cricket pavilion and in particular the ogive roof; object to timber logos on the Sports Pavilion; object to design of Kitchen and Dining Hall; architectural style which is significantly dissimilar to any other buildings and is just of South Hill Avenue; eastern flank wall presents a hostile front; glazing on other elevations is not seen but the blankness of the eastern elevation is; built for those inside building; would be more acceptable if building were moved back or additional planting in the south east corner.

South Hill Residents Association: Objection.

- We have a good relationship with Orley Farm School; appreciate the need to refurbish and reconfigure some facilities; concerns limited to some aspects of the proposal; object to design and location of Dining Hall and Kitchen; unattractive architectural style that is out of keeping with 'Garden Conservation Area; inadequate screening; no extraction details shown; concerns about weathering of timber; school previously promised no increase to building footprint; object to changing pavilion; unattractive architectural style that is not sympathetic to Conservation Area; prominent siting would have an adverse impact on important views; object to Sports Pavillion (this has been omitted from the proposal); inconsistencies with Design and Access Statement; essential that pupil numbers not increase as a result of this development; s106 to limit numbers; concerns regarding contractors traffic; complexity of viewing plans online.

Conservation Area Advisory Committee: Objection.

- Object to the proposed cricket pavilion; industrial quality that would not be in keeping with its setting; cold, utilitarian building not of a high enough quality of design, particularly when you compare it to the proposed music building; would appear plain given its proposed roof; should be revised; object to proposed sports pavilion (this has been omitted); concerned about loss of landscaping and new road; dining room would have a long blank wall which would appear odd; proposed school reception entrance should appear more uplifting and welcoming rather than just a glazed square hole; Arnold Mitchell buildings (original school building and Oakmead opposite) require better protection and should be considered for statutory listing rather than just being locally listed; concerned about the proposed loss of an oak tree for the music building extension.

Environment Agency: A response has been received from the Environment Agency objecting to the application on the grounds that the Flood Risk Assessment (FRA) submitted is incomplete.

Mount Park Residents Association: No response received to date.

Sport England: No response received to date.

Advertisement: Character of a Conservation Area Published: 18.03.2010
Expiry: 08.04.2010

Site Notice: Character of a Conservation Area Posted: 26.03.2010
Expiry: 16.04.2010

Notifications:

Sent: 56 Replies: 2 Expiry: 30.03.2010

List of Neighbours Consulted:

Flats 1 to 19 Bermuda House Mount Park Road	Orley Farm School South Hill Avenue
Flats 1 to 5 Oakmead South Hill Avenue	The Hut Mount Park Road
Little Arden Mount Park Road	The Squirrels South Hill Avenue
Little Dormers Mount Park Road	Inglehook South Hill Avenue
Ravensholt Mount Park Road	Stepping Stones South Hill Avenue
The Billiard Room Mount Park Road	Oakhurst Heights Mount Park Road
Kingwell South Hill Avenue	Magnolias Mount Park Road
Leaflands South Hill Avenue	7 Park View Mount Park Road
Rosegrange South Hill Avenue	The Debt South Hill Avenue
The Grange South Hill Avenue	New Julians House South Hill Avenue
Brakelond South Hill Avenue	Playing Field Adjacent To Orley Farm School South Vale
Collingwood South Hill Avenue	Land Adjacent To The Hut Mount Park Road
Dunsmore South Hill Avenue	Orley Farm School Playing Field South Hill Avenue
Avendia South Hill Avenue	2 Oakmead South Hill Avenue
Bamford Cottage 45 South Hill Avenue	Oakmead South Hill Avenue
Greenways South Hill Avenue	Bermuda House Mount Park Road
Tall Trees South Hill Avenue	
Oddacre Mount Park Road	
Orley Farm Cottage South Hill Avenue	
Harrow Cricket Club Wood End Road	

Summary of Responses: Support alterations to the existing frontage and Gardener building; Object to Dining Hall which is of no architectural merit and would not preserve or enhance the Conservation Area; This building would set precedent for buildings close to the road; Inadequate screening; What is the point for the glazed wall if light is obscured by vegetation screening which I feel is necessary; Internal layout of kitchen inappropriate; No details extraction facilities which is important in a Conservation Area; Planting must be mature; No consideration given to how timber structures will weather; I understand development will take place over 5 years; Contractors vehicles leave mud on the road in huge quantities; This would cause damage to the road and the school should resurface the road.

Proposal contravenes UDP on Conservation Area and Area of Special Interest; justification is required; school operates outside permitted pupil and staff numbers; 7 Scholarships awarded and £176,238 donated from an income of £4.9m; current facilities are sufficient to maintain pupil numbers; should numbers fall due to competitive market school could reduce costs rather than spend the £1.4m accrued in the building fund; If eventual aim is to increase

pupil numbers the current 459 vehicle journeys twice a day would lead to greater congestion and risk on this private road which is not subject to traffic enforcement; 21 days is insufficient to comment on the application; Design and Access Statement lacks detail; changes to listed buildings should be a separate application; Thomson prepared ecological statement rather than Local Authority; proposal does not cover the ecological impact; drawing are complex and a model of the entire site should be provided; facilities could be hired out; no annotations of materials; specific landscape details required; not objecting to rationalisation of school's activities and facilities, however such a scheme requires more transparency and consultation.

APPRAISAL

1) Background

The application seeks to upgrade the facilities at the school as well as improve pedestrian and vehicle access.

The extensions and internal modifications would result in a net increase of 3 classrooms over the entire site. The proposal would also result in the provision of new entrances to the Main and Pre-Prep buildings, a new reception and office to the Main Building, a new Dining Hall and Kitchen, canopy to a courtyard and one new changing facilities. This indicates that the objective of the proposal would be to upgrade facilities rather than expand the school in terms of pupil numbers.

The submitted design and access statement states that there are approximately 500 pupils and a maximum permitted capacity of 540 pupils approved by the Department for Children, Schools and Families.

This application is being considered in conjunction with application P/0259/10 for conservation area consent for the demolition of three structures and application P/0513/10 for temporary classrooms.

The property is subject to a section 106 agreement that was established on 26.01.1995 to limit the development on the site to a specified building envelope and limit staff and pupil numbers. The building envelope was varied on 21.01.1999 in conjunction with application W/520/97/FUL and W/93/97/FUL for a two storey building with a bridge linking an amphitheatre and playground area respectively.

2) Design and Impact on Conservation Area and Area of Special Character and Setting of Locally Listed Buildings

The South Hill Avenue Conservation Area is characterised by a Garden City urban form consisting of arts and crafts style buildings set in landscaped surrounds and densely planted gardens and boundaries. Orley farm school has two landmark buildings in Oakmead House and the Main Building/St Georges Hall which are both Locally Listed and the playing fields of the school provide an open character.

When each aspect of the proposal is considered independently and in conjunction with one another it is deemed there would be no adverse impact on the character and appearance of the Locally Listed Buildings, South Hill Avenue Conservation Area and Harrow on the Hill Area of Special Character.

The new dining hall and kitchen building would be sited in the position of the teaching huts between the Main Building and swimming pool. The single storey building would be of a modern design with a curved roof and constructed of timber and glazed cladding. The majority of the roof would be 'green' with flush sunpipes. The building would be sited 19m from South Hill Avenue behind established evergreen shrubs and trees. This vegetation would largely obscure views to the building from South Hill Avenue. The building would be visible when looking west from South Hill Avenue. However, given the scale, timber cladding and green roof it is considered the development would blend with its surrounds and would not appear unduly prominent or obtrusive and would preserve the character and appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings.

There would be two storey infill extensions to the front and rear elevations of the Main Building. This aspect of the proposal has been amended during the course of the application. The front infill extension would be slightly set back behind the front walls and would have a glazed façade. It is considered this modern design would be more appropriate than trying to mimic the original design and the set back would give a subordinate appearance that would respect the scale of the building. The rear extension has been amended to continue the hipped roof over the extension and it is considered this would integrate well with the original design and scale of the building. The proposal also involves alterations to the eastern elevation to provide a new entrance and canopy and alterations to the rear elevation to brick up a door and install a school crescent at the ground floor level. The design of both extensions and the alterations are considered to be appropriate and would not adversely affect the setting of the Locally Listed Building and would preserve the character and appearance of the Conservation Area and Area of Special Character.

The new canopy to be erected over part of the courtyard adjacent to the Main Building would be a minor structure that would preserve the character and appearance of the Conservation Area and Area of Special Character and would not adversely impact the setting of the Locally Listed Building.

The single storey extension to the rear elevation would be under, and to the east of the bridge. This would be modest in size and subject to materials matching the existing building it is considered this would be acceptable.

The two storey rear extension to the Music Building would be timber clad with full height glazing in the curved rear elevation and a low angled pitched roof to accommodate a 'brown roof'. A subservient glazed feature would link the extension to the host building. It is considered the modern design is of a high standard and that the subservient glazed section that links the building and extension would be an appropriate feature that integrates the modern design with the original building. It is considered this element of the scheme would

preserve the character and appearance of the Conservation Area, Area of Special Character and Locally Listed Buildings.

The changing pavilion would be to the north of the Cricket Pavillion on the edge of the northern playing field. This structure would be of a similar scale to the Cricket Pavillion. However, it would be of a modern design and it would be a timber clad building with acid etched glazing and a standing seam metal gable end roof and a front canopy. The building would be in a prominent location on the edge of a playing field. However, it is considered the scale and design of the building would relate well to its surrounds and this element is considered acceptable.

The ground floor extension to the western elevation of the Pre-Prep Building would be of an appropriate design and scale that would respect the host building and preserve the character and appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings. The alterations to the eastern elevation to provide a new entrance are also considered acceptable.

The existing shingle car park on the southern portion of the site would be extended and result in the clearance of shrub vegetation. Additional soft landscaping would be planted around the car park and established trees to the north and east of the car park would be retained. The use of shingle would be less visually obtrusive than a bitumen hardsurface and is considered to be complementary to the landscaped setting. A condition is recommended to ensure adequate soft landscaping is planted around the car park.

New paving and soft landscaping would be installed around the proposed Dining and Kitchen Building, existing Pre-Prep Building, proposed Music Building Extension, in the courtyard between the Main Building and St Georges Hall, in front of the new entrance to the Main Building.

The car park would be replaced in front of the entrance to the Main Building to include permeable parking bays. The old playground with wooden equipment to the west of the Pre-Prep Building would be removed and replaced with a landscaped grassed area. Overall it is considered the proposed hard and soft landscaping would preserve the character and appearance of the Conservation Area and Area of Special Character and would not adversely effect the setting of the Locally Listed Buildings.

It is considered the proposed development would sit well within the campus setting and would preserve the character and appearance of the Conservation Area and Area of Special Character and would not have a detrimental impact on the setting of the Locally Listed Oakmead House and Main Building/St Georges Hall. Accordingly it is considered the proposal would comply with London Plan 2008 policies 3A.24 and 4B.1 and saved policies EP31, D4, D12, D14, D15 and C7 of the Harrow UDP (2004).

3) Development on Metropolitan Land Fringes

Saved policy EP43 of the Harrow UDP (2004) states that the Council should resist proposals adjacent to Metropolitan Open Land (MOL) which would have a detrimental visual impact on the open character or an adverse ecological impact. Under saved policy EP43 proposal must satisfy the following three criteria:

- A) *THE RETENTION OF EXISTING TREES AND NATURAL FEATURES SUCH AS PONDS AND AREAS VALUABLE TO WILDLIFE AND NATURE CONSERVATION;*
- B) *THE RETENTION OF THE EXISTING LANDSCAPE CHARACTER; AND*
- C) *SYMPATHETIC AND COMPLEMENTARY LANDSCAPE SCHEMES AND THE CREATION OF FEATURES, USING INDIGENOUS PLANT SPECIES, WHICH ATTRACT WILDLIFE.*

The extension of the shingle car park on the southern portion of the site would involve removal of shrub vegetation adjacent to MOL. However, the established trees to the north and west would be retained and additional soft landscaping would be planted around the car park. A condition is recommended that planting details be submitted and approved prior to commencement. The use of shingle would be less visually obtrusive than a bitumen hardsurface and is considered to be complementary to the landscaped setting.

The single storey extension to the Pre-Prep Building would abut MOL. The extension would also be adjacent to a line of large established conifer trees. Given this site circumstance and the scale of the extension it is considered there would be no harmful impact to the open character of the MOL.

The position of the proposed Changing Pavilion has been amended during the course of the application and it would now be site entirely outside the MOL. The building would be of a similar size and scale and would be set in landscaped surrounds and would not detract from the open character of the MOL.

It is noted that a playground on the fringe of MOL to the west of the application site adjacent to the Pre-Prep Building would be demolished and restored to landscaped grass mounds which would improve the open character of MOL.

Overall it is considered that the proposal would meet the criteria of saved policy EP43. A condition is recommended that a landscape scheme be submitted to, and approved in writing prior to commencement. Confirmation that indigenous plant species will be used would be secured at this stage.

The proposed development would be larger than the building envelope of the s106 agreement. However, as discussed above it is considered the design would maintain the open character of the MOL and would preserve the character and appearance of the Conservation Area and Area of Special Character and would not have a detrimental impact on the setting of the Locally Listed Oakmead House and Main Building/St Georges Hall. It is

therefore considered that a new s106 agreement with a revised building envelope in accordance with this planning permission would be acceptable.

4) Impact on Residential Amenity

The application has been revised during the course of the application and the proposed Sports Pavilion has been omitted from the scheme.

The extension of the shingle car park on the southern portion of the site would be adjacent to the common boundary shared with Collingwood. The established trees along the boundary would be retained and additional soft landscaping would be planted between the car park and the common boundary. Given the existing and proposed landscaping and separation distance to the dwellinghouse it is considered this aspect would not have an unreasonable impact on the occupiers of this property.

The proposed new Dining Hall and Kitchen would be sited some 41m from the common boundary shared with Orley Farm Cottage. Although it would be at a higher level than Orley Farm Cottage it is considered the separation distance of 41m and established trees between the building and property would mitigate any unreasonable harm to the occupiers by way of an overbearing impact or overlooking.

It is considered that the separation distance of the other elements of the proposal to the surrounding residential properties would mitigate any unreasonable harm to the occupants.

5) Parking and Servicing

As stated in section 1 above the proposal seeks to upgrade facilities rather than expand the school in terms of student numbers. This is evident as the analysis of the floor plans has revealed there would be a net increase of 3 classrooms. Therefore there would be no intensification of the use and no requirement for additional parking spaces.

Notwithstanding this, the proposed alterations to the car parks would result in an additional 15 parking spaces and 14 additional cycle parking spaces. The Council's Highway Engineer has advised that this acceptable as it is not a sustainable site. The Council's Highway Engineer has advised that prior to commencement of development a school travel plan be submitted to, and approved in writing by the local planning authority. Subject to this condition it is considered the proposal would comply with saved policy T13 of the Harrow UDP (2004).

6) Accessibility

The agent has stated that the school currently has no provision for disabled access around the school and poor access into buildings due to level differences. The existing changing facilities are also not fully accessible and toilets within buildings and stairs to upper levels have access restrictions.

The proposed new entrances to the Main Building and Pre-Prep Buildings would provide accessible entrances and reception areas. There would also be provision of two disabled parking spaces adjacent to the entrance of the Main

Building. The proposed Dining and Kitchen Building, Changing Pavilion, extension to the Music Building would be accessible with regard to turning circles within the buildings and level access.

It is also noted that there are a number of internal modifications to the buildings that do not require planning permission that would improve accessibility within the buildings.

It is therefore considered the proposed scheme would comply with saved policy C16 of the Harrow UDP (2004) and the adopted SPD Access for All (2006).

7) Trees, Landscaping and Biodiversity

The Council's Tree Protection Officer has advised that trees worthy of protection would not be adversely affected by the development subject to protective fencing being erected. A condition is recommended to this effect. The Council's Tree Protection Officer has also advised that a method statement regarding the installation of the shingle car park to the south of the site be submitted to, and approved in writing prior to commencement. Six trees would be required to be removed to accommodate the proposed development. The Council's Tree Protection Officer has advised these trees are in a poor state of health and/or of low amenity value and their removal would be acceptable.

The Council's Landscape Design Officer has advised that the indicative landscape plan would be acceptable but has requested that a landscaping scheme with further details be submitted to, and approved in writing prior to commencement.

Part of the application falls within, and abuts the unadopted Orley Farm School Nature Conservation Area Site of Local Importance (SINC). An Ecological Survey conducted by Thomson Ecology has been submitted in conjunction with the application. This report contains recommendations that additional bat surveys be undertaken for specific buildings and that bird and bat boxes and piles of deadwood be placed around the site as potential invertebrate, amphibian and reptile habitats. There is also a recommendation that clearance on the site be undertaken between September to February inclusive which is outside bird breeding seasons. The Council's Biodiversity has reviewed with this report and agreed with the recommendations. Accordingly, these recommendations have been imposed as conditions. The survey identifies particular buildings which should be surveyed for bats. In addition to these buildings the Council's Biodiversity Officer has advised that the dying Sessile Oak tree required to be removed for the Music Building Extension shall also be surveyed prior to its removal or commencement of development. It is noted that a portion of the SINC would be lost to development as a result of this proposal. However, the Council's Biodiversity Officer has advised that this would be offset by the provision of 'green' and 'brown' roofs and further mitigation measures which would be secured through the conditions explained above.

8) Sustainability

The Design and Access Statement includes a Sustainability Strategy outlining measures to reduce CO2 emissions. These measures include designs to facilitate natural ventilation, solar thermal panels to produce hot water for some buildings, use of building fabric to reduce heat loss, provision of cycle parking facilities, low water flow fitting, re-use of building materials where possible amongst other measures.

A condition is recommended to ensure that prior to commencement a scheme be submitted outlining how a reduction of 20%, or such percentage which is feasible, of carbon dioxide emissions can be achieved to ensure compliance with London Plan policies 4A.3 and 4A.4.

9) Flood Risk

The applicants submitted a Flood Risk Assessment (FRA) with the planning application. The Environment Agency have objected to the proposal on the basis of the adequacy of the FRA rather than the principle of development. The site itself is inside Flood Zone 1 (the lowest risk) and is not part of a flood plain. Their objection is considered to be capable of being overcome through further information. The application does not, it is considered raise significant planning issues that cannot be dealt with by way of condition and the recommendation accordingly reflects this expected outcome.

10) S17 Crime & Disorder Act

It is considered the development would comply with the Secure by Design Principles and would not have a material impact upon community protection.

11) Consultation Responses

Support alterations to the existing frontage and Gardener building
This has been noted.

Objections to Dining Hall

It is acknowledged that the assessment of the design of this building is subjective. The Council's Development Management Services consider the building to be of an acceptable design. The scale and siting of the building would mean that it would not be a prominent feature. This has been addressed in section 2 of the appraisal above.

What is point of glazed wall if obscured by vegetation screening

The vegetation to the west of the new Dining Hall and Kitchen would be removed providing a western aspect. The vegetation along the South Hill Avenue Boundary would be retained which would largely screen the building from the view of South Hill Avenue.

Internal layout of kitchen inappropriate

This is not a material planning consideration and is covered by Building Regulations and other legislation.

No consideration given to how timber structures will weather

It is considered the timber clad structures would not weather in such a way that

would not have an adverse impact on the character and appearance of the area.

No details extraction facilities provided

This is acknowledged. However, these facilities could be sited to the rear of the building in an acoustic box which would mitigate the visual and acoustic impact of the facilities or within the building. This has been addressed by way of condition.

Planting must be mature

Planting details will be agreed when additional details are submitted in the future.

Contractors vehicles will result in mud being moved onto the road

A condition is recommended requiring submission and approval of a construction method statement including details of wheel washing facilities prior to commencement of the scheme.

Contravenes UDP

This has been addressed in section 2 of the appraisal above.

School operates outside pupil and staff numbers

The applicant has submitted documentation from the Department for Children, Schools and Families that the maximum permitted number of pupils is 540. There is no evidence that the school is operating outside this limitation. A term of the s106 agreement would limit pupil numbers.

Should justify proposal

The applicant has justified in the proposal in the submitted design and access statement. This has also been addressed in section 1 of the appraisal above.

School should reduce fees to remain competitive rather than further development

This is not a material planning consideration.

21 days is insufficient to comment on the application

Notification and advertisement of the application has been carried out in accordance with the Council's Code of Practice: Publicity for Planning Applications (approved by Planning Committee 15 March 2001 and updated December 2004).

Design and Access Statement lacks detail

The design and access statement is considered acceptable with regard to the level of detail.

Changes to Listed Buildings should be a separate application

The subject buildings are Locally Listed and extensions to, or development near, these buildings does not require Listed Building Consent.

Thomson prepared ecological statement rather than Local Authority; proposal does not cover the ecological impact;

The agent has submitted an ecological report with the application in accordance with the national and local validation requirements. The Council's Biodiversity Officer has reviewed the report and raised no objection subject to conditions.

Drawing are complex and a model of the entire site should be provided

The agent is not required to submit a model of the site under the national and local validation requirements.

Facilities could be hired out; no annotations of materials; specific landscape details required

One of the heads of terms for the s106 agreement would limit private use of the facilities at the school. Relevant conditions are recommended regarding materials and landscaping.

Such a scheme requires more transparency and consultation and should be determined at Planning Committee

Notification and advertisement of the application has been carried out in accordance with the Council's Code of Practice: Publicity for Planning Applications (approved by Planning Committee 15 March 2001 and updated December 2004). This application has to be referred to the Planning Committee as it falls outside the Schedule of Delegation.

CONCLUSION

The development would improve the school facilities without having an adverse impact on the setting of the Locally Listed Buildings or residential amenities of the surrounding occupiers and would preserve the character and appearance of the Conservation Area and Area of Special Character and open character of the adjacent Metropolitan Open Land.

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 it is recommended that the Council authorise the s106 agreement and grant planning permission to the following condition(s):

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents; 12228_05_01 Revision D3; 12228_05_02; 12228_05_03 Revision T1; 12228_05_04 Revision T1; 12228_05_05 Revision D1; 12228_02_01 Revision D3; 12228_02_02 Revision D2; 12228_02_03 Revision D1; 12228_02_04 Revision D1; 12228_02_05 Revision D3; 12228_02_06 Revision D3; 12228_02_07 Revision D2; 12228_02_09 Revision D2; 12228_02_10 Revision D2; 12228_02_11 Revision D2; 12228_02_12 Revision D2; 12228_02_13 Revision D3; 12228_02_14 Revision D2; 12228_02_15 Revision D2; 12228_02_16 Revision D2; 12228_02_17 Revision D3; 12228_02_18 Revision D3; 12228_02_22 Revision D2; 12228_02_23 Revision D2; Ecological Report; Design and Access Statement, unless otherwise agreed in writing by the Local Planning Authority.
REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - a: the extensions and new buildings
 - b: the ground surfacingThe development shall be carried out in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings.

4. No development shall take place, including any works of demolition, until a Phasing Plan for the commencement and completion of each particular phase of development has been submitted to, and approved in writing by, the local planning authority. The Phasing Plan shall include commencement and completion dates of each particular phase and the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
REASON: To the construction process does not adversely impact highway conditions or the amenities of the surrounding occupants and to ensure a satisfactory form of development.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a: the parking of vehicles of site operatives and visitors
 - b: loading and unloading of plant and materials
 - c: storage of plant and materials used in constructing the development
 - d: wheel washing facilitiesREASON: To the construction process doe not adversely impact highway conditions or the amenities of the surrounding occupants.

6. The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, a method statement for the installation of the low impact car park surface to the south of the site in relation to the trees on site to be retained as detailed on plan number 12228_02_17 Revision D3.
REASON: To ensure that the trees on the site to be retained are not adversely affected by the installation of the car park.
7. The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, a Tree Protection Plan including details of the specification and position of fencing, storage areas for building materials and plant equipment and any other measures to be taken for the protection of any retained tree from damage before or during the course of development. The approved details required for each particular phase of development shall be installed prior to the commencement of that phase of development and shall be retained in situ until the works are completed for that particular phase.
REASON: To ensure that the trees on the site to be retained are not adversely affected by the installation of the car park.
8. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a detailed scheme of the soft landscape works. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.
REASON: To safeguard the appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings, and to enhance the appearance of the development.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) of each particular phase, or the completion of the development of each particular phase, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.
REASON: To safeguard the appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings, and to enhance the appearance of the development.

10. The development hereby permitted shall not commence and the tree labelled T32 on plan number 12228_02_17 Revision D3 shall not be removed or topped until there have been submitted to, and approved in writing by, the local planning authority a bat survey for the buildings labelled B1, B2, B3, B4, B5, B8a, B10, B11 and B15 in the Ecological Survey conducted by Thompson Ecology and for the tree labelled T32 on plan number 12228_02_17 Revision D3.
REASON: To ensure that bats and biodiversity on the site are not adversely affected by any works.
11. The development hereby permitted shall not commence until there has been submitted to, and approved in writing by, the local planning authority a scheme for habitat creation involving installation of bird and bat boxes and piles of deadwood. The habitat creation scheme shall be carried out and retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
REASON: To ensure that bats and biodiversity on the site are not adversely affected by any works.
12. No demolition works or removal of vegetation required for this development shall take place outside September to February inclusive unless otherwise agreed in writing by the local planning authority.
REASON: To ensure that birds on the site are not adversely affected during breeding season by any works.
13. The development hereby permitted shall not commence until there has been submitted to, and approved in writing by, the local planning authority a school travel plan.
REASON: In the interests of highway safety.
14. Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.
REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.
15. The development hereby permitted shall not commence until details of a scheme aiming to achieve a reduction in carbon dioxide emissions of 20% or such percentage which is feasible from on-site renewable energy generation and low carbon technologies has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall thereafter be retained so that it provides the required level of generation.
REASON: To ensure the development meets the basic requirements of London Plan policies 4A.3 and 4A.4.

16. Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from Dining and Kitchen Building shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

REASON: To safeguard the appearance of the Conservation Area, Area of Special Character and setting of the Locally Listed Buildings and to safeguard the amenities of the surrounding occupants.

INFORMATIVES

1. INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3A.24 – Education facilities
- 3D.10 – Metropolitan open land
- 4A.3 – Sustainable design and construction
- 4A.4 – Energy assessment
- 4B.1 – Design principles for a compact city
- 4B.5 – Creating and inclusive environment

Harrow Unitary Development Plan 2004:

- EP26 – Habitat Creation and Enhancement
- EP27 – Species Protection
- EP28 – Conserving and Enhancing Biodiversity
- EP31 – Areas of Special Character
- EP43 – Green Belt and Metropolitan Open Land Fringes
- D4 – The Standard of Design and Layout
- D10 – Trees and New Development
- D12 – Locally Listed Buildings
- D14 – Conservation Areas
- D15 – Extensions and Alterations in Conservation Areas
- C7 – New Educational Facilities
- C16 – Access to Buildings and Public Spaces
- T6 – The Transport Impact of Development Proposals
- T13 – Parking Standards
- T15 – Servicing of New Developments

Supplementary Planning Document: Access for All (2006)
Biodiversity Action Plan

Harrow's Sustainable Community Strategy (2009)

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:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos: 12228_05_01 Revision D3; 12228_05_02; 12228_05_03 Revision T1; 12228_05_04 Revision T1; 12228_05_05 Revision D1; 12228_02_01 Revision D3; 12228_02_02 Revision D2; 12228_02_03 Revision D1; 12228_02_04 Revision D1; 12228_02_05 Revision D3; 12228_02_06 Revision D3; 12228_02_07 Revision D2; 12228_02_09 Revision D2; 12228_02_10 Revision D2; 12228_02_11 Revision D2; 12228_02_12 Revision D2; 12228_02_13 Revision D3; 12228_02_14 Revision D2; 12228_02_15 Revision D2; 12228_02_16 Revision D2; 12228_02_17 Revision D3; 12228_02_18 Revision D3; 12228_02_22 Revision D2; 12228_02_23 Revision D2; Ecological Report; Design and Access Statement

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

Item: 4/01

RAF UXBRIDGE, HILLINGDON ROAD, P/0224/10/SL
UXBRIDGE

Ward ADJOINING BOROUGH

CONSULTATION FROM NEIGHBOURING BOROUGH:

1. OUTLINE APPLICATION (ALL MATTERS RESERVED, EXCEPT FOR ACCESS): DEMOLITION OF SOME EXISTING BUILDINGS; A) CREATION OF UP TO 1,303 RESIDENTIAL DWELLINGS (CLASS C3) OF BETWEEN 2 TO 6 RESIDENTIAL STOREYS; B) CREATION OF UP TO 77 ONE BEDROOM ASSISTED LIVING RETIREMENT ACCOMMODATION OF BETWEEN 3 TO 4 STOREYS; C) CREATION OF A THREE-FORM ENTRY PRIMARY SCHOOL OF 2 STOREYS; D) CREATION OF A HOTEL (CLASS C1) OF 5 STOREYS OF UP TO 90 BEDS; E) CREATION OF A 1,200 SEAT THEATRE WITH ANCILLARY CAFÉ (SUI GENERIS); OFFICE (CLASS B1A) OF UP TO 13,860SQM; ENERGY CENTRE (SUI GENERIS) OF UP TO 1,200SQM; AND RETAIL (CLASS A1, A2, A3, A4, A5) OF UP TO 2,850SQM; IN BUILDINGS OF BETWEEN 4 TO 6 STOREYS AS WELL AS A TOWER ELEMENT ASSOCIATED WITH THE THEATRE OF UP TO 30M; F) CREATION OF A LOCAL CENTRE TO PROVIDE UP TO 150SQM OF RETAIL (CLASS A1 AND A2) AND 225SQM GP SURGERY (CLASS D1); MEANS OF ACCESS AND IMPROVEMENTS TO PEDESTRIAN LINKAGES TO THE UXBRIDGE TOWN CENTRE; CAR PARKING; PROVISION OF PUBLIC OPEN SPACE INCLUDING A DISTRICT PARK; LANDSCAPING; SUSTAINABLE INFRASTRUCTURE AND SERVICING.
2. IN ADDITION TO THE ABOVE, FULL PLANNING PERMISSION IS SOUGHT FOR: A) CHANGE OF USE OF THE GRADE II LISTED FORMER CINEMA BUILDING TO PROVIDE 600SQM CLASS D1/2 USE (NO BUILDING WORKS PROPOSED); B) CHANGE OF USE AND ALTERATIONS TO THE GRADE II LISTED HILLINGDON HOUSE TO PROVIDE 600SQM FOR A RESTAURANT (CLASS A3) ON THE GROUND FLOOR AND 1,500SQM OF OFFICE (CLASS B1) ON THE GROUND, FIRST AND SECOND FLOOR; C) CHANGE OF USE AND ALTERATIONS TO THE CARPENTERS BUILDING TO PROVIDE 1 RESIDENTIAL DWELLING (CLASS C3); CREATION OF 29 RESIDENTIAL DWELLINGS (CLASS C3) TO THE NORTH OF HILLINGDON HOUSE OF BETWEEN 2 TO 3 STOREYS AS WELL AS ASSOCIATED AMENITY SPACE AND CAR PARKING; CHANGE OF USE OF LAWRENCE HOUSE (BUILDING NO. 109) TO PROVIDE 4 DWELLINGS (CLASS C3), ASSOCIATED AMENITY SPACE AND CAR PARKING INCLUDING A SEPARATE FREESTANDING GARAGE; D) CHANGE OF USE AND ALTERATIONS TO THE SICK QUARTERS (BUILDING NO. 91) TO PROVIDE 4 DWELLINGS (CLASS C3) AS WELL AS ASSOCIATED AMENITY SPACE AND CAR PARKING; E) CHANGE OF USE OF MONS BARRACK BLOCK (BUILDING NO. 146A) TO PROVIDE 7 DWELLINGS (CLASS C3) AS WELL AS ASSOCIATED AMENITY SPACE AND CAR PARKING.

Applicant: LONDON BOROUGH OF HILLINGDON

Statutory Expiry Date: 19-FEB-10

RECOMMENDATION

INFORM London Borough of Hillingdon that Harrow Council raises NO OBJECTION to this application having any unacceptable impact on the Borough of Harrow.

REASON

The decision to raise no objection has been taken having regard to the policies and proposals in The London Plan [2008] and the saved policies of Harrow's Unitary Development Plan [2004], and to all relevant material considerations.

MAIN CONSIDERATIONS AND POLICIES [The London Plan 2008 & Saved Policies of the Harrow Unitary Development Plan 2004 and any other relevant guidance]

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 4: Planning for Sustainable Economic Growth
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy
Good Practice Guide on Planning for Tourism

The London Plan [2008]:

2A.8 Town Centres
3A.3 Maximising the potential of sites
3B.1 Developing London's economy
3B.11 Improving employment opportunities for Londoners
3C.2 Matching development to transport capacity
3C.21 Improving conditions for walking
3C.23 Parking strategy
3D.7 Visitor accommodation and facilities
4A.3 Sustainable design and construction
4A.4 Energy assessment
4A.7 Renewable energy
4B.1 Design principles for a compact city
4B.2 Promoting world-class architecture and design
4B.5 Creating an inclusive environment

Saved Policies of the London Borough of Harrow Unitary Development Plan [2004]:

S1 The Form of Development and Pattern of Land Use
D4 The Standard of Design and Layout
EM15 Land and Buildings in Business, Industrial and Warehousing – Outside Designated Areas
EM24 Town Centre Environment
R15 Hotels and Guest Houses
C16 Access to Buildings and Public Spaces
T6 The Transport Impact of Development Proposals
T13 Parking Standards
Harrow's Sustainable Community Strategy [Mar 09]
Harrow-On-The-Hill Station Planning Brief
Harrow Town Centre Development Strategy

- 1) Scale
- 2) Proposed Uses
- 3) Transport

INFORMATION

a) **Summary**

Statutory Return Type: Consultation by adjoining Borough

Council Interest: Adjoining Borough

b) **Site Location**

RAF Uxbridge is located to the west of Central London, approximately 2 miles from the A40 / M40 within LB Hillingdon. The application site comprises approximately 46.6ha [115 acres] and is located to the south-east of Uxbridge Town Centre.

To the north of the site lies Uxbridge College and Hillingdon House Farm [athletics track and Uxbridge Lido]. To the south lies Brunel University, Uxbridge High School and Hillingdon Hospital.

On the eastern side of the site is the International School and the residential area of Hillingdon Court Park Area of Special Local Character.

The western boundary of the site adjoins Hillingdon Road [A4020]. The B483 [Park Road] provides access from the site to Central London and the west of England via the A40. The site is also well located to Heathrow Airport and the employment areas located in the south as well as to the M40 and M25 by means of the A4020.

c) **Proposal Details**

As above.

d) **Relevant History**

None

e) **Consultations**

None

APPRAISAL

1) **Scale**

The proposed development would be no more than six storeys. Further details would be established as Reserved Matters since this application is for outline permission for matters relating to access only. However, consideration of the outline application and any potential impact on the Borough of Harrow would involve matters relating to scale. At no more than six storeys, it is considered that the proposal, by reason of its scale and proximity to Harrow Borough, is sufficiently distant from for any perceived harm to occur.

2) Proposed uses

This site would comprise a mixed-use development, which would include A Class uses, B1, C1, C3, D1, as those uses that are proposed. It is not considered, that any of these uses, by reason of the proximity of the site would affect the Borough of Harrow. Uxbridge, like Harrow is a town centre in itself and it is considered that the uses proposed would not detract from Harrow's services or the availability of these uses in the Borough.

3) Transport

Harrow's Highways Engineer is satisfied that the proposal in transport terms, would not impact on Harrow Borough as it is sufficiently away from the Borough.

CONCLUSION

For all the reasons considered above, and weighing up the Development Plan policies and proposals, and other material considerations, it is recommended that **NO OBJECTION** be made.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None