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**24 RAILWAY APPROACH, HARROW**

**Item: 1/02**

**P/1455/08/DC3**

Ward GREENHILL

OUTLINE: DEMOLITION OF EXISTING WAREHOUSE AND CONSTRUCTION OF PART 5/PART 6 STOREY BUILDING CONTAINING 34 RESIDENTIAL UNITS, GROUND FLOOR OFFICE SPACE AND LOWER GROUND FLOOR CAR PARKING

**Applicant:** Chantry Estates

**Agent:** Robin Harper

**Statutory Expiry Date:** 11 February 2009

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## **RECOMMENDATION**

Plan Nos: K35/08/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, HA/08/PL12, HA/08/13, 14

Accommodation Schedule

Code For Sustainable Homes

Design & Access Statement (April 2008)

Addendum to Design, Access & Sustainability Statement

Environmental Noise Investigation Report

**INFORM** the applicant that:

1. The proposal is acceptable subject to:

a) The completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

i) the provision of 11 social rented dwellings and 3 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council.

2. A formal decision notice to **GRANT** permission for the development described in the application and submitted plans, and subject to the following condition(s) will be issued only upon the completion of the aforementioned legal agreement and resolution of 1a) above.

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

**REASON:** To comply with the provisions of Section 92 of the Town 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:

c: appearance

e: landscaping

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

3 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 The development hereby permitted shall not commence until details of all homes within this scheme, built to 'Lifetime Home' Standards and 10% of all homes to 'Wheelchair' Standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

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

The boundary treatment shall be completed:

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

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

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

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.

7 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

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.

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 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.

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10 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.

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

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 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.

13 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.

14 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.

15 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the extra care units and ancillary facilities units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of The London Plan 2008.

16 The development hereby permitted shall not commence until a scheme for reducing carbon dioxide emissions from the development by 20% from on-site renewable energy sources (which can include sources of decentralised energy) has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

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

17 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 4A.33 of the London Plan 2008 and Policy EP22 of the Harrow Unitary Development Plan 2004.

18 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

19 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

21 The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

22 The parameters of the building hereby permitted shall in respect of its length and width be that shown in plans K35/08/01, 02, 05, 06 and 08 and the building's heights shall be as shown in plans K35/09, 10 & 11.

## **INFORMATIVES**

### **1 INFORMATIVE:**

INFORM40\_M - Reasons for Grant of Planning Permission

The London Plan Policies:

3A.1, 3A.2, 3A.5, 3A.9, 3A.10, 3A.11, 4A.3, 4A.7, 4A.16, 4B.1

HUDP 2004 Policies: S1, EP15, EP20, EP25, D4, D5, D9, D30, T6, T13, H3, H7, EM15

Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation (March 2008)

Supplementary Planning Guidance: Designing New Development (March 2003)

Supplementary Planning Guidance: Extensions: A Householders Guide (March 2003)

Accessible Homes Supplementary Planning Document (April 2006)

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

Access for All: [http://www.harrow.gov.uk/downloads/AccessforallSPD\\_06.pdf](http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf)

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

### **4 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](mailto:communities@twoten.com)

**5 INFORMATIVE:**

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.

**6 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 (i.e. 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.

**7 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 / 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.

**8 INFORMATIVE:**

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to [frank.cannon@harrow.gov.uk](mailto:frank.cannon@harrow.gov.uk) to find out whether the construction of the crossover is acceptable in highway terms.

**9 INFORMATIVE:**

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

**10 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.

#### 11 INFORMATIVE:

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

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

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

- 1) Loss of Employment Use (EM15)
- 2) Design & Character of Area (4B.1 & S1, D4, D5, D9, D30)
- 3) Residential Amenity (4B.1 & D5, EP25)
- 4) Sustainability & Renewable Energy (4A.3, 4A.7, 4A.16, 4B.1 & EP15, EP20)
- 5) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.9, 3A.10, 3A.11 & H3, H7)
- 6) Parking & Highway Safety (T6, T13)
- 7) Accessible Homes (3A.5 & D4)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

### INFORMATION

#### a) Summary

Statutory Return Type:	Smallscale	Major	Other
Site Area:	900m <sup>2</sup>		
Habitable Rooms:	128		
Density:	1422 hrph		
	378 dph		
Car Parking:	Standard:	see report	
	Justified:	14	
	Provided:	14	
Lifetime Homes:	yes		
Wheelchair Standards:	yes		
Council Interest:	None		

#### b) Site Description

- Tear shaped site bounded by Railway Approach, Marlborough Hill and the nightclub at number 26 Railway Approach;
- Existing building used as warehouse with ancillary offices;
- Variety of architectural styles and materials in surrounding area;
- Mainland and underground train tracks to the north and east of the site;

- To the west is a 2-storey social club, Civic Centre car park and 4-5 storey block of flats off Marlborough Hill;
- To the south are office buildings.

**c) Proposal Details**

- Demolition of warehouse building;
- construct part 5 part 6 storey building to provide 34 flats
- Residential element comprises 14x2 bed, 11x3 bed, 4x4 bed, and 3x5 bedroom units.
- Tenure mix of 21 market units, 7 intermediate and 6 social rented units
- Provision of 14 off-street car parking spaces
- 290m<sup>2</sup> of commercial floor space at lower ground floor level
- Appearance and landscaping are reserved matters for later consideration.
- Provision of cycle spaces on a one to one ratio.

**Revisions to Previous Application:**

Following the previous decision (P/2654/07/CFU) the following amendments have been made:

- Reduction in number of units proposed from 45 to 34;
- Design rethink to include more breaks and cohesion with surrounding townscape;
- Implementation of sustainability measures;
- Secured by Design principles designed into proposal;
- Better layout and internal circulation.

**d) Relevant History**

P/2654/07/CFU	Demolition of existing warehouse, construction of part 5, part 6 storey building containing 45 residential units and offices on ground floor.	REFUSED 23-OCT-07
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**Reasons for Refusal:**

1. The proposed development by reason of its height, bulk, shape and location represents an overdevelopment of the site contrary to HUDP policies EP44, D4, D5, D7, D9, D29 and D30
2. The development does not fit within its immediate context contrary to HUDP policy D4.
3. The proposed development makes inadequate provision for residential amenity space and privacy contrary to HUDP policy D5.
4. The proposed development by reason of poor design will give rise to opportunities for crime and disorder contrary to HUDP policy D4 and the obligation placed on the Council by S17 of the Crime & Disorder Act 1998.
5. A number of residential units will not receive adequate sunlight and/or daylight contrary to HUDP policy D4.
6. In the absence of a quantified affordable housing offer, substantiated if appropriate by the use of the housing toolkit, the development does not make provision for affordable housing in accord with HUDP policy H5.

7. The development does not provide all homes to a lifetime standard contrary to The London Plan policy 3A.4 and the Supplementary Planning Document 'Accessible Homes'

8. The development does not provide 10% of the dwellings capable of wheelchair access contrary to The London Plan policy 3A.4 and the SPD 'Accessible Homes'

9. The proposal represents a piecemeal form of development which prevents the full development potential of the application site and the larger island site it forms part of from being realised contrary to the advice of PPS1 and PPS3.

**e) Pre Application Discussion**

The applicants had a pre-application meeting (PAM) on the 30<sup>th</sup> of July 2008. The follow key points were raised:

- Proposed development has piecemeal nature;
- Concerns regarding the suitability of residential development in this noisy location;
- The office use at ground floor level acts as a buffer to residential element;
- Concern with single aspect, north facing nature of some flats;
- Poor security with long impersonal corridors, poor legibility and possible conflict with adjacent uses;
- Introduction of setbacks in the design or articulation of the block to create recessed elevations to include amenity areas could create dual or triple aspect properties;
- The south facing boundary needs more articulation;
- Suggest the installation of CCTV for surveillance of the steps;
- Residential element should be fully accessible by wheelchair users;
- Cycle provision to be provided at a 1:1 ratio;
- Larger family dwellings in short supply in the borough and these should be provided within residential element;
- building would need to be of high quality built to Code for Sustainable Homes level 3 as a minimum;
- Suggest use of solar panels and grey water & rainwater water recycling;
- Use of green walls and green roofs supported by the Council.

**f) Applicant Statement**

- The scheme has progressed over time as a result of meetings with the local planning authority
- There will be no less than 50% affordable housing in perpetuity with a 70:30 split of social rented to shared ownership
- The more centrally positioned entrance and circulation means that the length of the internal corridors is reduced;
- The quality of the living conditions to all units has been enhanced with good outlook, levels of sunlight and orientation of units;
- All units comply with current HQI standards and wheelchair access to the entrance is improved with no ramp greater than 1:20;
- All units are designed to the Lifetime Homes Standards with at least 4 units to be fully Wheelchair Homes Standards;

- The scheme is designed to adhere to the principles of Secured by Design with good ground floor level fencing and entrance points with passive surveillance and the steps between Marlborough Hill Railway Approach to have CCTV surveillance
- The main concept of the massing is that the primarily eastern facing portion of the building is to be sited along the perimeter of the site, following the curve of Marlborough Hill; the building then cascades down, floor by floor towards Railway Approach, maximising the southerly and westerly aspect;
- A ground floor courtyard facing Railway Approach is provided and this amenity space is given to the ground floor units;
- The northernmost point of the site is also the tallest part of the proposed scheme and the angled glass tower feature on this corner will provide a focal point when approaching the site from the north or south;
- The building will meet Code for Sustainable Homes level 3 and will incorporate the use of solar panels, green roofs, green walls, grey water and rainwater harvesting.

**g) Consultations:**

Crime Prevention Design Advisor: No response

**Advertisement:** | Major Development | Expiry: 11-JUN-08

**Notifications:**

Sent: 24

Replies: 2

Expiry: 05-JUN-08

**Summary of Responses:**

Light obstruction and the impact on the privacy for residential properties on 4-6 Marlborough Hill and 26-28 Railway Approach; danger to pedestrians through increased traffic and location of vehicle exit & entry point, environment issues, loss of light and privacy to neighbouring offices at 3 Marlborough Hill.

**APPRAISAL**

**1) Loss of Employment**

The site is located just outside of the designated employment and industrial use area. The proposed demolition of the existing warehouse building represents a net loss of employment floor space from 1862m<sup>2</sup> to 290m<sup>2</sup>. The applicant has demonstrated that the loss of employment floor space is justified by addressing the criteria of HUDP policy EM15.

Given the sites locality on the edge of a designated employment area there is sufficient provision of other sites employment site4s in the vicinity. Given the size of the existing warehouse building it is considered that there would be no demonstrable harm to the local economy.

Evidence submitted by the applicant demonstrates that there has been sufficient marketing of site and a vacancy period that justifies a mixed-use redevelopment of the site.

Access to public transport is very good and will ensure the site remains attractive for pick up of the modern office facilities to be provided at lower ground floor level.

It is considered that the proposed development meets the criteria of HUDP policy EM15 and that a mixed-use redevelopment of the site represents an appropriate form of redevelopment for this site.

## **2) Design & Character of Area**

The architectural character of the surrounding area is mixed with no one predominant or established theme.

Indicative designs presented in support of this outline application demonstrate that the applicant has taken on board the key design comments received from the Council through the pre-application planning process. In particular the frontage off Marlborough Hill would create a continuous active frontage that would follow the contour of the street. Off the Railway Approach frontage the block would have a series of breaks with a predominant central element dividing the two main landscaped areas. As the building increases in height the building steps back away from the Railway Approach frontage with a series of balconies to each flat and finally roof gardens at the highest points.

Although the more detailed design considerations will be assessed with a future reserved matters application for the site, the principle of what is being proposed is considered acceptable.

Overall the proposal is considered to represent an appropriate form of development that is in keeping with the transitional nature of the area and is compliant with policy 4B.1 of the London Plan 2008 and policies S1, D4 and D9 of the Harrow Unitary Development Plan 2004.

## **3) Residential Amenity**

Given the sites location in a predominantly business use area the proposed building would not result in an adverse impact on neighbouring residential amenity.

The proposed development would be at least 55m away from the nearest residential block of flats at Moon House off Marlborough Hill. It is therefore considered that the proposed development would not result in an unacceptable impact on light and outlook to neighbouring residential properties. Impact on neighbouring office blocks in terms of light and privacy are not considered to outweigh the numerous benefits associated with the proposed development.

On the southern elevation, habitable room windows to the residential units are positioned in such a way that they do not directly overlook any neighbouring habitable room windows.

The applicant has submitted a noise report which recommends the following measures be implemented to ensure the amenity of future occupants is preserved:

- high performance glazing;
- acoustically rated trickle ventilators;
- mechanical ventilation;
- non-opening windows.

To ensure the above requirements are implemented a condition is attached to this report.

Amenity for future residents is considered acceptable with balconies and private garden space at ground floor level providing adequate levels of on site amenity for a development of this nature. Further the site is only 400m from Byron Recreation ground with the Harrow Recreation Centre providing a wide range of recreation opportunities and activities.

Overall the proposed development is considered to have a minimal impact on neighbouring amenity and is consistent with policies D5 and EP25 of the HUDP 2004.

#### **4) Sustainability & Renewable Energy**

The applicant has submitted details of Code for Sustainable Homes where the development would meet code level 3 which is supported in principle. Policy 4A.7 of the London Plan 2008 requires new developments to reduce carbon emissions by 20% from on-site renewable energy sources. The applicant has highlighted various sustainable measures to be implemented into the final scheme but has not submitted a renewable energy statement / report which quantifies carbon savings or specifies and compares various onsite renewable energy sources.

The applicant seeks to implement water conservation and efficiency measures into the proposed development but does not quantify specific savings. Policy 4A.16 of the London Plan 2008 and policy EP15 of the HUDP 2004 encourage efficient water use in new developments.

It is considered that the development is acceptable insofar that it aims to achieve the principles and practices of sustainable development. However it is considered necessary to require further details through relevant conditions to this report.

#### **5) Affordable Housing, Housing Provision & Density**

The proposed residential element of the development would provide 34 units in a mix of sizes which would make a positive contribution to the borough's housing stock.

The density of the proposed development is high and reflective of a town centre development. Given the sites locality to good public transport links and town centre services and amenities the high-density levels are considered acceptable.

The proposed level of affordable housing and tenure mix is as follows:

TENURE	TOTAL
SOCIAL RENTED	11
INTERMEDIATE	3
MARKET	20

In terms of units the above represents 41% of units or 51% of habitable floor space.

London Plan policy 3A.9 requires all new build major residential developments to have 50% affordable housing with a 70% to 30% split between social rented and shared ownership (intermediate) housing. The Council's housing enabling team has assessed the proposed affordable housing offer and are satisfied that the offer is appropriate for the development, taking account of all the other benefits of the proposal discussed in this report.

The proposal is considered to comply with policies 3A.9, 3A.10 & 3A.11 of the London Plan 2004 and H3 & H7 of the HUDP 2004.

**6) Parking & Highway Safety**

It is proposed to provide 14 off-street parking spaces. This parking allocation is considered appropriate for the site given its locality to the Harrow & Wealdstone station. The PTAL rating for the site is 4 which is high accessibility. The applicant also proposes cycle parking on a 1:1 ratio which is in line with Harrow transport policy.

Overall the proposed development is considered to comply with policies T6 and T13 of the HUDP 2004.

**7) Accessible Homes & Access for All**

Access is not being considered as part of this outline application, although the plans show an internal layout of units which are generally compliant with the Lifetime Homes Standards. As a result the appropriate accessibility conditions are attached to this report.

**8) S17 Crime & Disorder Act**

The proposed development appears to take on the basic practices and principles of Safer Places and Secured by Design with good natural surveillance throughout the site and clear defined points of entry. To ensure the more detail aspects of security are implemented into the scheme the relevant security condition is attached to this report.

**9) Consultation Responses**

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

- None – issues discussed above.

**CONCLUSION**

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