
LAND R/O BALLARDS MEWS, HIGH ST, EDGWARE, ADJ. UNIT 5

2/24

P/107/04/CFU/GM

Ward: CANONS

CAR REPAIR WORKSHOP BUILDING (CLASS B2)

DAVID BARNARD for M KING

RECOMMENDATION

Plan Nos: 1; 2a

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Fume Extraction - External Appearance - Buildings
- 4 Noise and Odour/Fume from Plant and Machinery
- 5 The use hereby permitted shall not be open to customers outside the following times:-
(a) 08.00 hours to 20.00 hours, Monday to Saturday inclusive, without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
a: in accordance with a timetable agreed in writing with the local planning authority
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 7 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

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

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

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 Standard Informative 23 - Considerate Contractor Code of Practice

2 Standard Informative 32 – The Party Wall etc Act 1996

3 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

E6 High Standard of Design

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

E51 Noise Nuisance

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

T13 Car Parking Standards

Replacement Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

D4 Standard of Design and Layout

T13 Parking Standards

EM23 Environmental Impact of New Business Development

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

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

INFORMATION

a) Summary

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

b) Site Description

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

c) Proposal Details

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

d) Relevant History

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

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

Notifications	Sent	Replies	Expiry
	42	0	19-MAR-2004

APPRAISAL

1. Employment Policy

The site has a long established history for industrial and car based activities, ie, repairs and servicing. It is presently disused and in a poor

condition with the 3 buildings derelict and in a poor state of repair with rubbish piled between them.

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

2. **Neighbouring Amenity**

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

3. **Car Parking**

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

4. **Consultation Responses**

None.

CONCLUSION

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