

SECTION 1 - MAJOR APPLICATIONS

**QUEEN OF HEARTS P.H., 400 HONEYPOT LANE,
STANMORE**

**1/01
P/2066/04/CFU/TW
Ward: QUEENSBURY**

REDEVELOPMENT IN FORM OF TWO, 3 STOREY
DETACHED BUILDINGS TO PROVIDE 24 FLATS WITH
ACCESS AND PARKING.

AACORN PROJECT MANAGEMENT LTD for LAING HOMES LTD

RECOMMENDATION

Plan Nos: 24145, PL.457.00; 01; 02; 03; 04; 05

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Highway - Closing of Access(es)
- 4 Highway - Visibility - 3
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Levels to be Approved
- 8 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 9 Water Storage Works
- 10 Disabled Access – Buildings
- 11 No development shall take place until a plan indicating the position, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. Such details to include an acoustic fence of a minimum height of 1.8m on the rear boundary of the site with 1-15 Taunton Way.
The boundary treatment shall be completed before the buildings are occupied.
REASON: To safeguard the amenity of neighbours and character of the locality.

continued/

INFORMATIVES:

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 Standard Informative 27 – Access for All

3 Standard Informative 32 – The Party Wall etc. Act 1996

4 **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:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1) Character of the Area (E6) (SD1, D4) (SD1, D4)

2) Amenity of Neighbours (E45) (D5) (D5)

3) Parking/Highway Safety (T13) (T13) (T13)

4) Consultation Responses

INFORMATION

a) Summary

Car Parking	Standard:	max 36	max36
	Justified:	36	36
	Provided:	36	36
Site Area:	0.36ha.		
No. of Residential Units:	24		
Density:	66 dph 198 hrph		

b) Site Description

- substantial detached public house on the eastern side of Honeypot Lane
- sited to the north of the petrol filling station on Queensbury Circle and Woodmans Court

continued/

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- the site is also occupied by a car park to the south, a servicing/parking area to the north and a beer garden to the rear
- to the north is a doctors surgery and to the rear are residential properties in Taunton Way
- the existing building measures 26m in width and 28m in depth

c) Proposal Details

- redevelopment to construct 2 blocks of 3 storey flats, each containing 12 units
- each block would measure 22m in width and 12m in depth
- a single access to the site is proposed, which would lead between the proposed blocks to a parking area of 36 spaces
- the proposed buildings would be of brick and tile construction and feature courses and quoins

d) Relevant History

None

e) Consultations

EA:

TWU:

Advertisement	Major Development	Expiry
		09-SEP-04

Notifications	Sent	Replies	Expiry
	72	2 + petition of of 38 signatures	26-AUG-04

Summary of Responses: Buildings too close; insufficient parking; additional vehicles, sewers could not cope

APPRAISAL

1) Character of the Area

The site sits within an area of a mixed character. There is a petrol filling station to the south, commercial properties to the west, a doctors surgery to the north and residential properties to the east. The existing building is of substantial proportions.

It is considered that the size and form of the proposed building would be acceptable within this area and the proposed use would be acceptable within this relatively accessible location.

The existing use has a large proportion of the available site as hard surfacing, the proposed scheme would provide more area of landscaping than currently exists. It is considered that the proposal would have an acceptable impact on the character of the area.

continued/

2) Amenity of Neighbours

The nearest residential properties are on Taunton Way and those of Woodmans Court. The rear elevation of the proposed blocks would be between 52m and 54m from the facing elevation of properties on Taunton Way, whilst the existing public house is 28m at its nearest. Properties in Woodmans Court face across the rear of the site and are separated by garages and a service road.

With regard to the car parking area, this would be sited away from the boundary with neighbouring properties and the opportunity would exist to augment the already dense planting along the boundaries.

3) Parking/Highway Safety

The parking provision of 36 spaces is considered to be acceptable for a development of this nature. The revised access onto Honeypot Lane would be acceptable in terms of highway safety. A condition to ensure highway visibility is recommended.

4) Consultation Responses

Buildings too close)	
Insufficient parking) –	addressed in appraisal
Additional vehicles)	
Sewers could not cope	-	not material to planning

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.

REDEVELOPMENT: DETACHED 4 STOREY
BUILDING TO PROVIDE 16 AFFORDABLE FLATS

YURKY CROSS CHARTERED ARCH. for ACTON HOUSING ASSOCIATION LTD

RECOMMENDATION

Plan Nos: 04906/P/001A; /002A; /003A; /004A; /005A; /006A

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 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 completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 4 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage
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.
- 5 Water Storage Works
- 6 Landscaping to be Approved
- 7 Landscaping to be Implemented
- 8 Disabled Access - Buildings
- 9 Levels to be Approved

continued/

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 Standard Informative 27 - Access for All
- 4 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E6 High Standard of Design
- E45 Quality of Development - Design and Layout of Residential Development
- EM5 Business, Industrial and Warehousing Development - Business Use Areas
- T13 Car Parking

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- EM8 Enhancing Town Centres
- EM15 Business, Industrial and Warehousing Use - Designated Areas
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards

2004 Harrow Unitary Development Plan:

- EM8 Enhancing Town Centres
- EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Employment Policy (EM5) (EM8, EM15) (EM8, EM15)
 - 2) Character of the Area (E6) (SD1, D4) (SD1, D4)
 - 3) Neighbouring Amenity (E45) (D5) (D5)
 - 4) Parking (T13) (T13)
 - 5) Consultation Responses
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continued/

INFORMATION

a) Summary

Car Parking	Standard:	24	max 22
	Justified:	24	0
	Provided:	0	
Site Area:	0.05ha		
Habitable Rooms:	45		
No. of Residential Units:	16		
Density:	320dph	900hrph	

b) Site Description

- corner site at junction of Peterborough Road and Kenton Road within Harrow Strategic Centre
- occupied by a two storey building providing approximately 300m² of office floorspace
- to the east of the site on Kenton Road is a 2/3 storey detached property in use as a day nursery
- to the north of the site are more recent office developments of 4 and 5 storeys

c) Proposal Details

- demolition of existing building
- construction of a 4 storey block to provide 16 affordable flats
- brick and rendered elevations with part of the top floor in cedar boarding
- no parking spaces are proposed

d) Relevant History

None

e) Applicant's Statement

- the building is 100 years old and not suitable for modern offices
- the building would be uneconomic to convert and extend
- the current occupiers have a number of better equipped offices on offer to move into

f) Consultations

CAAC: The existing building is attractive, but no longer works within its setting due to surrounding developments. Therefore, there are no objections to the principle of its demolition and replacement.

The site occupies a prominent location at the bottom of harrow on the hill and the new building would provide a dramatic entrance to the town centre. There are no objections to the general design, but the details, and in particular the building's colours, are all important. There are no objections to a vibrant colour for the render, but would require confirmation of the exact render colour to be used prior to determination.

There were concerns relating to the harsh boundary treatment at ground floor level, with the blank wall and railings around the edge of the site.

continued/

EA: } Awaited
TWU: }

Advertisement	Major Development/ Character of Conservation Area	Expiry 09-SEP-04
Notifications	Sent 70	Replies Expiry 01-SEP-04

Response: Should remain commercial; noise during construction

APPRAISAL

1) Employment Policy

It is accepted that the existing offices in this location are not viable due to their limited size, nature of accommodation and high cost of refurbishing the existing building.

The building provides only a limited amount of floorspace at the very edge of the centre, within which there are vacant offices which are better suited to modern businesses. It is therefore suggested that the loss of employment floorspace occasioned by this proposal can be accepted.

2) Character of the Area/Impact on Conservation Area

This site is suitable for higher buildings in terms of its location within the Strategic Centre. Adjacent buildings to the north rise to five storeys and permission exists for a seven storey building at nos. 1-7 Peterborough Road. The proposed building would step down from those adjacent buildings and would have a lower element facing onto Kenton Road adjacent to the 2/3 storey nursery.

Overall it is considered that an acceptable style of architecture is proposed which would provide interest at this junction.

Roxborough Park and The Grove Conservation Area is on the opposite side of Kenton Road and Tyburn Lane. It is considered that this well designed building would not detract from the character or appearance of the adjacent conservation area.

3) Neighbouring Amenity

Both neighbouring properties are in commercial use. Residential premises further along Kenton Road would be unaffected by the proposal, and those on Peterborough Road are sufficiently distant not to be affected.

4) Parking

A residents parking zone has been created in Kenton Avenue and restrictions apply in adjacent roads. the site has a high accessibility to public transport and services. In these circumstances it is considered acceptable not to provide parking.

continued/

5) Consultation Responses

- Should remain commercial - addressed above
- Noise during construction - not material to planning

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.

168-172 HONEYPOT LANE, STANMORE

1/03

P/2077/04/CFU/TW

Ward: QUEENSBURY

PROVISION OF 3 DETACHED BLOCKS TO PROVIDE A TOTAL OF 10 UNITS FOR B1c,B2 & B8 USE (LIGHT INDUSTRIAL, GENERAL INDUSTRIAL AND STORAGE AND DISTRIBUTION) WITH ACCESS AND PARKING

MICHAEL SPARKS ASSOCIATES for UK & EUROPEAN INVESTMENTS LTD

RECOMMENDATION

Plan Nos: 2049-PL-11, -12, -13, -14, -15A

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

- 1 The proposal (in particular Units 4 and 5), by reason of excessive size and unsatisfactory siting of buildings and the proximity of the vehicle turning area, would be unduly obtrusive and would have a detrimental impact on the amenity of neighbouring residents in Everton Drive and Lowther Road.

INFORMATIVE:

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

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

T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

T13 Parking Standards

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character of the Area (E6, E46) (SD1, D4) (SD1, D4)
 - 2) Amenity of Neighbours (E46) (D6) (D4)
 - 3) Parking/Highway Safety (T13) (T13) (T13)
 - 4) Consultation Responses
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continued/

INFORMATION

This application relates to part of a larger redevelopment proposal on a site which straddles the borough boundary with Brent. That part of the scheme within Brent is reported as item 4/02 on this agenda.

a) Summary

Car Parking	Standard:	40-190	33-50
	Justified:	40-190	33-50
	Provided:	41	
Site Area:	0.98ha		
Floorspace:	5711		

b) Site Description

- site on the north eastern side of Honeypot Lane currently occupied by an industrial factory building containing a variety of uses
- the major part of the site is within the London Borough of Brent
- residential properties within Harrow bound the site along its northern edge
- to the east of the site is a retail warehouse (within Brent)

c) Proposal Details

- redevelopment to construct 10 industrial/storage units within 3 separate buildings
- a central access to Honeypot Lane is proposed, with units and parking on either side
- the building would be 7.3m in height to the eaves, with a shallow pitched roof

d) Relevant History

None

f) Advertisement	Major Development		Expiry 09-SEP-04
Notifications	Sent 186	Replies 4	Expiry 27-AUG-04

Summary of Responses: Buildings too close, increase in vehicles, cars will block roads, increased risk of fire.

APPRAISAL

1) Character of the Area

The site as a whole is industrial in character with parking and servicing at the rear. Buildings to the south east, in particular, are large and accommodate retail and commercial uses. In the wider context it is considered that the proposed use and general nature of the buildings proposed are acceptable in principle.

continued/

2) Amenity of Neighbours

Units 4 and 5 of the proposed development would be sited partly on land within Harrow. These units would be sited close to the rear garden boundary of properties on Everton Drive and relatively close to properties in Lowther Road. The proposed distance to the boundary would vary between 2m to 9m. The facing elevation would be 37.8m in length. It is considered that the proposed building would be excessive in size and appear overbearing and would prejudice the amenity of those neighbours.

The proposed turning area for large vehicles using the site would be sited up to the northern boundary of the site. Beyond this boundary is a private access drive and then the rear gardens of properties on Lowther Road. These rear gardens are modest in size. The distance from the rear elevation of the nearest property to the boundary of the site is 9m. It is considered that the activity of vehicles using this part of the site would have a detrimental impact on the amenity of those neighbours.

3) Parking/Highway Safety

The proposed access onto Honeypot Lane at the middle of the frontage represents an improvement over the existing access and would provide for safe access and egress.

The provision of 39 car parking spaces, plus cycle and motorcycle parking is considered sufficient for a development of this size and nature.

4) Consultation Responses

Buildings too close)
Increase in vehicles) addressed in report
Cars will block roads)
Increased risk of fire - covered by other legislation

CONCLUSION

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

REDEVELOPMENT: 2/3 STOREY BUILDING WITH TUNNEL TO REAR PARKING AREA TO PROVIDE RETAIL FLOORSPACE ON GROUND FLOOR AND 10 FLATS

BCA ARCHITECTS LTD for TRY HOMES LTD

RECOMMENDATION

Plan Nos: WO/636/P201A, P202A, P203A, P204A, Sheet 1 of 1 Issue A

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 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.
- 4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
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.
- 5 Highway - Closing of Access(es)
- 6 Highway - Approval of Access(es)
- 7 Trees - Protective Fencing

continued/

8 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

9 Parking for Occupants - Parking Spaces

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

11 Water Storage Works

INFORMATIVES:

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 Standard Informative 27 – Access for All

3 Standard Informative 32 – The Party Wall etc. Act 1996

4 Standard Informative 35 – CDM Regulations 1994

5 Standard Informative 36 – Measurements from Submitted Plans

6 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD3 Mixed-Use Development

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

H4 Residential Density

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Retail Policy (SD3)

2) Appearance and Character of Area (SD1, D4, D5, H4)

3) Neighbouring Amenity (SD1, D4, D5)

4) Parking (T13)

5) Consultation Responses

continued/

INFORMATION

a) Summary

Car Parking	Standard:	14
	Justified:	See Report
	Provided:	9
Site Area:	743m ²	
Floorspace:	128m ² retail	
Habitable Rooms:	30	
No. of Residential Units:	10	
Density:	135 dph 403 hrph	
Council Interest:	None	

b) Site Description

- northern corner of junction of Station Road with southern arm of Rosslyn Crescent
- outside designated centre
- occupied by 2-storey building with tyre fitters on ground floor (Class A1) and flat at first floor level
- yard at rear, accessed from Rosslyn Crescent, containing small customer waiting room building, covered hoist for tyre fitting, and parking area
- some trees adjacent to site
- 2 storey building to north of building in Station Road with commercial uses on ground floor
- garden area to north of rear yard
- end-terraced house in Rosslyn Crescent on western side of yard
- 2 storey building with ground floor retail use and flats over on opposite side of Rosslyn Crescent
- 2 storey commercial parade on opposite side of Station Road
- site within Controlled Parking Zone

c) Proposal Details

- demolition of existing buildings
- erection of 3 storey building fronting onto Station Road, and part of way along Rosslyn Crescent, stepping down to 2 storeys in appearance next to adjacent house in the Crescent
- tower feature on corner of Station Road/Rosslyn Crescent
- balconies on street frontages, gable features and some dormer windows at second floor level
- building would contain retail unit on street corner together with 10 flats, all with 2 bedrooms and 3 habitable rooms, fronting onto Rosslyn Crescent and on upper floors
- tunnel access from Rosslyn Crescent through building to rear car park with 9 spaces
- cycle storage area within building
- part of eastern wing of building over-sails part of car park
- brick and rendered elevations, artificial slate roof

continued/

d) Relevant History

P/2141/04/CFU Redevelopment: Part 3, part 4 storey building WITHDRAWN
with tunnel to rear parking to provide 135 sq m of
commercial/retail floorspace and 11 flats

e) Consultations

EA: Awaited
TWU: Awaited

Advertisement	Major Development	Expiry 23-SEP-04
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Notifications	Sent 82	Replies 1	Expiry 07-SEP-04
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Summary of Response: Traffic congestion, noise and disturbance

APPRAISAL

1) Retail Policy

The provision of a mixed use scheme in this location where there is good public transport accessibility complies with Policy SD3. The proposed retail use can be accepted given the existing use, the presence opposite of a long ribbon parade and adjacent commercial uses.

2) Appearance and Character of Area

This proposal would significantly improve the appearance of this prominent corner site. The proposed tower would provide a feature of interest in the streetscene, and the overall building, by using varying materials, ridge heights and other design features would enhance the area.

By stepping down to 2 storeys the building would relate satisfactorily to the adjacent building in Rosslyn Crescent.

The 3 storey Station Road height would replicate that of a parade just north on the opposite side of the road, and is appropriate given the location of the site on a London Distributor Road.

The rear parking area would be mostly hidden by the building, unlike the present situation and should safeguard neighbouring trees, to the benefit of visual amenity.

3) Neighbouring Amenity

Neighbouring occupiers would benefit from the removal of the existing tyre fitters use which generates noise, disturbance and activity in the rear yard to the detriment of neighbouring amenity.

continued/

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The only known residential premises which abut the site are a first floor flat at 70A Station Road and the adjacent house in Rosslyn Crescent, No. 119. A satisfactory relationship would be provided with those properties in terms of privacy, overlooking and light retention.

The proposed car park would not project beyond the adjacent rear wall of No. 119, and the level of activity, noise and disturbance from the proposed 9 spaces would be less than the existing tyre fitters use, to the benefit of residential amenity.

No other adjacent residential premises are clearly identifiable, and facing windows which are shown at some 11m from the rear garden boundary with No.68 are not therefore of concern.

The proposed balconies which overlook the road frontages would not impinge on neighbouring privacy, and would benefit the amenity of intended occupiers.

4) Parking

The provision of 9 spaces for the proposed 10 flats is considered acceptable given the close proximity of the site to Harrow Town Centre where there is a high level of public transport accessibility, including rail and bus stations.

5) Consultation Responses

None

CONCLUSION

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

DEMOLITION OF NOS 32 & 34, AND REDEVELOPMENT TO PROVIDE 10 FLATS IN DETACHED 3 STOREY BUILDING WITH ACCESS AND PARKING.

GILLETT MACLEOD PARTNERSHIP for BIRCH (LONDON) LTD

RECOMMENDATION

Plan Nos: 90/1751/6, 7, 8 & 9

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

- 1 The proposed development, by virtue of the siting, height, bulk and width of the building and lack of space around it, together with the extent of hardsurfacing, would represent an unacceptable overdevelopment of the site, and one which would be out of scale and damaging to the character and appearance of the area and the amenities of adjoining residential occupiers.
- 2 The proposed development would give rise to the unacceptable overlooking of adjoining residential occupiers and, by virtue of the location and size of the proposed parking area, would give rise to unacceptable levels of activity, noise and disturbance in an area of residential rear gardens.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
1994 Harrow Unitary Development Plan:
E6, E25, E30, E45, A5, H8, T13
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1, D4, D5, D9, D11, C20, H5, T13
2004 Harrow Unitary Development Plan:
SD1, D4, D5, D9, D10, C16, H4, T13

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Character and Appearance (E6, E25, E30, E45, H8) (SD1, D4, D5, D9, D11, H5) (SD1, D4, D5, D9, D10, H4)
 2. Residential Amenity (E6, E45, A5) (SD1, D4, D5, C20) (SD1, D4, D5, C16)
 3. Parking (T13) (T13) (T13)
 4. Consultation Responses
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Cont...

INFORMATION

a) Summary

Car Parking	Standard:	14	14
	Justified:	14	14
	Provided:	15	
Site Area:	1,808m ² (0.18 ha)		
Density:	55 dph	166 hrph	
No. of Residential Units:	10		
Habitable Rooms:	30		
Council Interest:	None		

b) Site Description

- development site comprising nos 32 and 34 Greenford Road and land to the rear of nos 36 and 38, on eastern side of Greenford Road.
- nos 36 and 38 pair of semi-detached properties, flanked by two pairs of semi-detached properties.
- nos. 16- 42 Greenford Road all semi-detached properties with deep rear gardens.
- to the rear: Sudbury Hill Playing Fields.
- rear gardens currently sub-divided by fences, with the rear part not being used as garden.
- vegetation along rear boundaries (eastern boundary) of properties on this side of Greenford Road.

c) Proposal Details

- demolition of pair of semi-detached properties, nos 32 and 34 Greenford Road.
- formation of 4.3m wide access road with laybys to allow two cars to pass.
- 'buffer zones' to both sides of the access road (6.4m and 5.5m wide) with trees.
- erection of detached 3 storey building to provide 10 x two bed flats sited parallel to Greenford Road.
- the building would measure 29m in width, a maximum of 11m in depth and it would have a maximum height of 10.2m.
- 15 parking spaces would be provided at the front of the building in a car park that would extend the full width of the site.
- some tree planting proposed adjacent to southern boundary with nos. 36 and 38 Greenford Road.
- amenity space at the rear of the development would measure 13.5m at the deepest point and extend the full width of the site.

d) Relevant History

WEST/1212/02/OUT	Outline: demolition of nos 32 and 34, formation of access drive and erection of 2 pairs of semi-detached properties	GRANTED 14-JUL-03
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Cont...

e)	Notifications	Sent 32	Replies 2 (from same property)	Expiry 01-SEP-2004
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Summary of Responses: Backland development, out of keeping with quiet environment; noise and fume pollution; damage to trees; overlooking; loss of sun and daylight; any development could be restricted to 2 storeys; too many parking spaces; will lead to drainage problems; would lead to unsuitable change in levels; would give rise to subsidence on adjacent sites; site not suitable for redevelopment; building not more than 1 metre from boundary.

APPRAISAL

1. Character of Area

The area is mixed in character, featuring, on the eastern side of Greenford Road, semi-detached properties (nos 16-42) with long rear gardens, blocks of flats (nos.44-50) with a block of garages and a row of three and a semi-detached property behind, terraced properties (nos.62-94) broken up by a road enabling access to a row of terraced properties, 3 detached properties and a block of flats to the back of the terraces fronting Greenford Road. The western side of Greenford Road also features diverse developments.

In view of the mixed character of the area, the presence of developments to the rear of properties fronting Greenford Road, and the fact that rear gardens of acceptable depths could be retained, for an appropriate development, there is no objection in principle to a modest development on this backland site, as evidence by the granting of permission for 2 storey dwellings in 2003.

In this case however, the building proposed, by virtue of its excessive height, bulk and width would be out of keeping and damaging to the character of the area. Furthermore, given the area of building and hard surfacing proposed and the lack of adequate setting space, the development would represent an unacceptable overdevelopment of the site.

2. Residential amenity

The rear gardens to be retained for the existing properties on the Greenford Road would be of an acceptable depth. However the distance between the front elevation of the building proposed and the boundaries with those rear gardens would be only 16.5m. At this distance bedroom and lounge windows on the second floor would overlook the rear gardens of properties in Greenford Road to the detriment of the amenities of the occupants.

Cont...

With regards to the site access, as with the previously approved scheme, this would retain landscaped margins of between 5 and 6m to the flank boundaries with the rear gardens of numbers 30 and 36 Greenford Road. Such a separation distance is considered acceptable. The parking area itself, however, would extend across the full width of the site to within 0.8 and 1m to the flank boundaries with numbers 30 and 40 Greenford Road. The introduction of noise and activity associated with the comings and goings of 15 vehicles, especially at unsociable hours would clearly be damaging to the amenities of adjoining occupiers.

3. Parking/highway safety

In numerical terms, the level of parking proposed only narrowly exceeds the requirement in both the revised Deposit Draft and the 2004 Unitary Development Plan and there is therefore no objection to the scheme on parking grounds.

The access would be in line with Highways regulations and would not have an adverse impact on highway or pedestrian safety.

4. Consultation Responses

Largely addressed in report, problems with drainage and subsidence are not planning issues.

CONCLUSION

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

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

SUNNINGDALE, 40 LONDON RD, HARROW

2/01

P/851/04/CFU/TW

Ward: HARROW ON THE HILL

DEMOLITION OF EXISTING BUILDING AND DEVELOPMENT OF 2 X 3 STOREY DETACHED BUILDINGS TO PROVIDE 6 TOWN HOUSES WITH ACCESS AND PARKING.

GILLETT MACLEOD PARTNERSHIP for MATLOCK HOMES LTD

RECOMMENDATION

Plan Nos: 04/2277/1B/2A/3A/5A/6A

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 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 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.
- 3 The window(s) in the flank wall(s) of the proposed development shall:
(a) be of purpose-made obscure glass, and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented
- 6 Landscaping - Existing Trees to be Retained
- 7 Trees - Protective Fencing
- 8 Trees - No Lopping, Topping or Felling
- 9 Levels to be Approved
- 10 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 completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 11 PD Restriction - Classes A to E

Cont...

- 12 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 13 Water Storage Works
- 14 Disabled Access - Buildings

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc Act 1996
- 3 Standard Informative 27 - Access for All
- 4 INFORMATIVE:
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:
1994 Harrow Unitary Development Plan:
E6 High Standard of Design
E18 Metropolitan Open Land - Appropriate Uses
E38 Conservation Areas - Character
E45 Quality of Development - Design and Layout of Residential Development
E46 Quality of Development - Design and Layout of Non-Residential Development
T13 Car Parking
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SEP5 Structural Features
SD1 Quality of Design
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
EP31 Areas of Special Character
D4 Standard of Design and Layout
D16 Conservation Areas
T13 Parking Standards
2004 Harrow Unitary Development Plan:
SEP5 Structural Features
SD1 Quality of Design
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
EP31 Areas of Special Character
D13 The Use of Statutorily Listed Buildings
D4 Standard of Design and Layout
T13 Parking Standards

Cont...

MAIN CONSIDERATIONS AND POLICIES

1. Character of Conservation Area/Area of Special Character (E6, E38, E46) (SEP5, SD1, SD2, EP31, D16) (SEP5, SD1, SD2, EP31, D13)
 2. Trees (E18) (D4) (D4)
 3. Amenity of Neighbours (E45) (D4) (D4)
 4. Highway Safety/Car Parking (T13) (T13) (T13)
-

INFORMATION

a) Summary

Conservation Area:	Harrow : Sudbury Hill	
Car Parking	Standard:	10
	Justified:	10
	Provided:	12
Site Area:	0.22 ha	
Floorspace	1260	
Habitable Rooms:	36	
No. of Residential Units	6	
Density	163 hrph	
	27 dph	

b) Site Description

- Site is formed by the plot of 'Sunningdale' (demolished approx 3 years ago) and part of the rear garden of 'Sheridans', a detached house fronting onto Roxeth Hill.
- The Sunningdale site has been the subject of building works which have once been abandoned.
- The site is located within the Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character.
- To the south of the site is 'Uplands' and the more recently constructed 'Summit House', to the north is Edward Court and to the west is land part of the former Harrow Hospital site.

c) Proposal Details

- Construction of a three storey terrace of 3 houses on the London Road site frontage.
- Construction of a three storey terrace of 3 houses to the rear of the site.
- 12 car parking spaces are proposed.
- access would be gained from London Road and along the south side of the site to its rear.
- the proposed houses would be traditionally designed, with a vertical emphasis, and pitched, tiled roof.

Cont...

d) Relevant History

WEST/41621/90/FUL	Redevelopment providing a 2 storey building of 8 flats with basement parking	REFUSED 28-FEB-1992 Appeal Allowed
WEST/635/00/FUL	Detached 2 storey building with basement parking to provide 8 flats	GRANTED 30-OCT2000

f) Consultations

CAAC: "Objection:
The proposal represents an overdevelopment of the plot. The intensification of the use is unacceptable. There would be an unacceptable loss of open space and trees. Sheridans is a large house with a large garden, which is appropriate to the area and so the loss of this garden and its development would detrimentally affect Sheridans and the wider area. There is a long history on this site including a detailed Inspector's letter. The inspector specified a maximum height for the frontage building and this looks higher than that. The entry road looks awkward and will have a detrimental impact on the streetscene. The roof looks long, low and has a large flat roof. It needs chimney pots and less flat roof, or at the least a concealed flat roof with lead lined shoots. The side elevations are dull and will be quite visible.
Rear Block : Again problems with bland design and flat roof. This would have a conflict with the new block in Harrow Hospital."

Advertisement

Character of Conservation Area

Notifications

Sent	Replies	Expiry
85	3	12-MAY-2004

Response: Overdevelopment, loss of space, Harrow Hill Trust, loss of trees, lack of space, poor design, impact on neighbours, disruption during construction.

APPRAISAL

1. Character of Conservation Area/Area of Special Character

This part of the Conservation Area is characterised by reasonably large sized buildings fronting onto London Road/Sudbury Hill and there are examples of developments which have taken place within the rear areas of these plots.

Cont...

During the aforementioned appeal, the appointed Inspector concluded that the reduced height of 'Sunningdale' provided an important break in the streetscene, compared to the higher adjacent buildings. This was carried forward to the proposals approved under reference W/635/00/FUL. In comparison to that scheme, the current proposal is the same height and has a width of 4.6m less than the approval.

The proposed building to the rear of the site would be sited in the former rear garden of 'Sheridans'. This element would have a similar relationship to the surroundings as part of the adjacent Harrow Hospital redevelopment. In this context it is considered that the principle of a 3 storey block is acceptable.

With regard to the appearance of the blocks, elements of the design reflect that of others within the Conservation Area. Elevations feature square rendered bays and would be of brick. The pitched tiled roof would be similar to that of 'Uplands' to the south.

In the above circumstances it is considered that the proposal would preserve the character and appearance of this part of the Conservation Area.

2. Trees

The important trees within the site are mainly located adjacent to the site boundaries.

The development proposed would be located in order to avoid removal of or prejudice to those trees of value.

3. Amenity of Neighbours

The proposed frontage block would be sited in order to comply with the 45° code in relation to both 'Edward Court' and 'Uplands'. The proposed rear block would be sited at a distance of 30m from the rear of 'Sheridans' and the proposed flank would be sited at a minimum of 25m from the rear of Edward Court.

The proposed drive, for part of its length would be adjacent to the boundary with 'Uplands'. Taking into account the relatively small number of dwellings proposed it is considered that activity would be limited to an acceptable level.

4. Car Parking/Highway Safety

The proposed vehicular access is in the same position as in the approved scheme and is considered to be acceptable. The proposal indicates that each dwelling would have two car parking spaces. Despite the fact that this figure is in excess of the adopted maximum, the number is considered to be acceptable, particularly as any overspill parking generated would be difficult to safely accommodate on the neighbouring highway.

Cont...

5. Consultation Response

Overdevelopment	}	
Loss of space	}	
Loss of trees	}	} proposals amended - addressed in appraisal
Lack of space	}	
Poor design	}	
Impact on neighbours	}	
Disruption during construction - not material to planning		

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.

TWO PAIRS OF SEMI-DETACHED HOUSES WITH PARKING

DENNIS GRANSTON for J GAVACAN

RECOMMENDATION

Plan Nos: Site Plan rec'd 07-JUL-04; 04/582/9A, 04/852/10A, 15A, 16, 17, 18, B2104

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 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 completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 4 Highway - Approval of Construction
- 5 Parking for Occupants - Garages
- 6 Levels to be Approved
- 7 Landscaping to be Approved
- 8 Landscaping - Existing Trees to be Retained
- 9 Trees - Underground Works to be Approved
- 10 Landscaping to be Implemented
- 11 Water Storage Works
- 12 PD Restriction - Classes A to F
- 13 PD Restrictions - Minor Operations

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall etc. Act 1996
- 4 Standard Informative 35 – CDM Regulations 1994

continued/

- 5 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
- 1994 Harrow Unitary Development Plan:
- E4 Protection of Structural Features
 - E6 High Standard of Design
 - E25 Rear Garden Interface
 - E27 Tree Masses and Spines
 - E45 Quality of Development - Design and Layout of Residential Development
 - H1 Housing Provision - Safeguarding of Amenity
 - T13 Car Parking Standards
 - T22 Access Roads and Servicing - Adequate and Safe Facilities
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
- SD1 Quality of Design
 - SH1 Housing Provision and Housing Need
 - SEP5 Structural Features
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D10 Rear Garden Interface
 - EP21 Use of Previously Developed Land
 - EP29 Tree Masses and Spines
 - T13 Parking Standards
 - T18 Servicing of New Developments - Council's Adoptable Standards
- 2004 Harrow Unitary Development Plan:
- SD1 Quality of Design
 - SH1 Housing Provision and Housing Need
 - SEP5 Structural Features
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D10 Trees and New Development
 - EP20 Use of Previously Developed Land
 - T13 Parking Standards
 - T15 Servicing of New Developments

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Appearance and Character of Area, including Trees (E4, E6, E25, E27, E45, H1) (SD1, SH1, SEP5, D4, D5, D10, EP21, EP29) (SD1, SH1, SEP5, D4, D5, D10, EP20, EP29)
 - 2) Neighbouring Amenity (E6, E45, H1) (SD1, SH1, D4, D5) (SD1, SH1, D4, D5)
 - 3) Parking and Access (T13, T22) (T13, T18) (T13, T15)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

TPO

Car Parking	Standard:	7
	Justified:	7
	Provided:	8
Site Area:	1175m ²	
Habitable Rooms:	28	
No. of Residential Units:	4	
Density:	34 dph 238 hrph	
Council Interest:	None	

b) Site Description

- comprises L-shaped area of former back garden land behind 75-79 College Road and 123 College Hill Road
- site devoid of buildings, some bushes along northern boundary, and trees along western boundary and in south-west corner
- rear garden boundaries of houses in College Road and mature tree mass adjacent to southern boundary
- mature tree mass next to western boundary
- rear boundaries of flats in Twickenham Gardens and side boundary of 16 Lorraine Park abut northern boundary
- end of Lorraine Park cul-de-sac also adjacent to northern boundary
- rear garden boundaries of properties in College Hill Road and tree mass adjacent to eastern boundary
- site approximately 1m lower than Lorraine Park
- western part of site covered by TPO

c) Proposal Details

- development of 2 pairs of semi-detached houses
- one pair on western part of site orientated east-west, facing towards Lorraine Park/Twickenham Gardens
- 2 storeys high, accommodation in roof lit by 2 front dormer windows and front gable feature, plus 2 rear velux windows, gable ended roof
- single storey rear projection across part of each house
- living room, kitchen/dining room on ground floor, 3 bedrooms on first floor plus 1 bedroom in roofspace
- eastern house with attached garage, western house has detached garage
- other pair on eastern side of site orientated north-south, facing towards western edge of site
- 2 storeys high, accommodation in roof lit by front velux windows and 2 rear gable features, gable ended roof
- single storey rear projection across part of each house

continued/

Item 2/02 - P/1873/04/CFU continued.....

- kitchen/breakfast room, family room plus integral garage on ground floor, bedroom and sitting room on first floor, 3 bedrooms in roofspace
- vehicular access from Lorraine Park
- new tree planting along southern boundary and adjacent to entrance

d) Relevant History

Land r/o 71-79 College Road

EAST/513/93/FUL 3 detached houses with integral garages with access from Lorraine Park REFUSED
20-DEC-93

Reasons for refusal:

- “1. The proposal represents an unacceptable form of back garden development resulting in excessive hardsurfacing, tree loss and unsatisfactory relationships with adjacent residential properties to the detriment of neighbouring residential amenities and the character of the area.
2. The proposal provides inadequate satisfactory car parking to meet the Council’s standards leading to parking on the highway to the detriment of highway safety.”

Appeal Dismissed 01-JUL-94

EAST/668/94/FUL Erection of 1 detached house with detached double garage with access from Lorraine Park REFUSED
09-JAN-95

Reason for refusal:

“The proposal represents an unacceptable loss of open land of visual amenity value resulting in potential excessive tree loss to the detriment of the character of the area which makes a distinct contribution to the nature conservation attraction for local residents.”

Appeal Dismissed 05-MAY-95

Land r/o 75-79 College Road

P/215/03/COU Outline: Detached 2 storey house with accommodation in roofspace with detached double garage WITHDRAWN
10-OCT-03

Land r/o 75-79 College Road and 123 College Hill Road

P/1047/04/CFU 2 detached plus 1 pair of 2 storey houses, rooms in roofspace with access, integral parking and detached garage WITHDRAWN
21-JUL-04

continued/

e)	Notifications	Sent 80	Replies 5	Expiry 11-AUG-04
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Summary of Responses: Traffic and parking congestion, detrimental to local residential amenities, adversely affect character of area, would overload existing facilities, overlooking, loss of view, loss of trees; support proposals

APPRAISAL

1) **Appearance and Character of Area, including Trees**

The appeals which were determined in 1994 and 1995 related to that part of this application site behind 75-79 College Road, plus adjacent land behind 71 and 73 College Road. Both Inspectors considered the site to represent a substantial green space which helped to relieve the generally densely built up character and appearance of the area, and to be worthy of description and protection as a tree mass.

The site which comprises this application excludes the area of land behind 71/73 College Road. This area is still heavily treed and the tree mass is still intact.

The remainder of the 1994 and 1995 site rear of 75-79 College Road (which forms part of the current site) was at that time largely covered by fruit trees with additional ash trees, the subject of TPO604. The 1994 Inspector considered the fruit trees to be in generally poor condition.

Since then TPO consent has been given to fell 8 fruit trees and an ash tree which were dead, dying or dangerous, subject to the replacement planting of 8 apple trees and an ash tree. These are proposed in this current application. Additional shrub planting is also proposed which together with the new trees would green up this part of the site which has now been largely cleared, is open and unattractive. Its current appearance does not contribute positively to the character of the area and would be enhanced by the proposals.

The remaining part of the site behind 123 College Hill Road was outside the 1994 and 1995 sites and is not covered by the TPO. However, new planting is shown along the boundaries to improve its appearance, and its southern edge is next to a wooded area behind 119/121 College Hill Road.

Given the above it is considered that the proposals would permit a satisfactory level of tree cover across the site to meet the requirements of the TPO and its definition as a tree mass.

In terms of open land policy, the site is not identified in the recently adopted UDP as an area of open space. By virtue of its former inclusion within residential boundaries it comprises previously developed land where Policy EP20 states that new development should take place. It is suggested, in view of this and the unattractive appearance of the land that its development for residential purposes should be accepted in principle.

continued/

In terms of layout, the proposed houses on the eastern wing of the site would line up with adjacent houses in Lorraine Park, and be similar in scale, although the design and proposed materials would be different. They would however equate to the design and appearance of the other pair of houses which would add variety and interest to the streetscene. The siting of the southern block would be set back by almost 10m from the end of Lorraine Park, affording an outlook across the land. The 2 storey elements of the building would be located 5m from the side boundaries and some 6.5m from the other pair of houses, providing space about the building. An acceptable amount of hardsurfacing is shown for the vehicle accesses, broken up by proposed shrub and tree planting.

In the light of the above considerations it is suggested that an acceptable impact would be provided on the appearance and character of the site.

2) Neighbouring Amenity

The eastern pair of houses would not infringe the 45° code in relation to 16 Lorraine Park. Rear garden depths of 14.5 – 16m would be provided from the 1st and 2nd floors, with the rear wall of 123 College Road a further 20m away, providing sufficient separation distance. The main rear wall of the southern pair of houses would be some 10m from their rear boundaries, with the extensions some 7m away. However, an existing tree and hedge screen is provided along this boundary, with additional planting proposed in order to reinforce it. In addition, the rear walls of the houses in College Road are some 30m beyond the boundary, sufficiently far to prevent an excessive loss of privacy.

These houses mainly face towards the access from Lorraine Park. The siting of the nearest pair of flats in Twickenham Gardens would be slightly offset at a distance of some 25m, providing an acceptable relationship in terms of outlook and privacy.

3) Parking and Access

A sufficient amount of parking is proposed, with acceptable access arrangements involving a 1:12 gradient to overcome the difference in levels.

4) Consultation Responses

Would overload existing facilities - a surface water storage drainage condition is suggested, no other representations have been received
Loss of view - not a planning consideration
Other issues discussed in report.

CONCLUSION

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

**1 & 2 PRETORIA VILLAS, WHITCHURCH LANE,
EDGWARE**

**2/03
P/1914/04/COU/RJS
Ward: CANONS**

OUTLINE: REDEVELOPMENT IN FORM OF 3 STOREY
BUILDING TO PROVIDE 6 FLATS (RESIDENT PERMIT
RESTRICTED)

MAHMUT HILMI for MR D BHANDARI & MR H ESHGHI

RECOMMENDATION

Plan Nos: 134/10; 11; 12A; 13A; 14A; 15; 16

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

- 1 Time Limit - Outline Permission
 - 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) external appearance of the building(s)
 - (e) landscaping of the siteREASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
 - 3 Completed Development - Buildings
 - 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:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
 - 5 Landscaping to be Implemented
 - 6 Parking for Occupants - Garages
 - 7 The development hereby permitted shall not be occupied or used until all the works details in the application have been completed in accordance with the permission granted, including the installation of the split level mechanical lifting platforms within the garages, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure a satisfactory form of development.
 - 8 Disabled Access - Buildings
- INFORMATIVES:
- 1 Standard Informative 23 – Considerate Contractor Code of Practice
 - 2 Standard Informative 27 – Access for All
 - 3 Standard Informative 33 – Residents Parking Permits

continued/

4 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

H1 Housing Provision - Safeguarding of Amenity

T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

2004 Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Residential Character (E6) (SH1, SD1, D4) (SH1, SD1, D4)
 - 2) Neighbouring and Residential Amenity (E45, H1) (SD1, D5) (SD1, D5)
 - 3) Parking/Highway Safety (T13) (T13) (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	8.4
	Justified:	3
	Provided:	3
No. of Residential Units:	4	

b) Site Description

- a small 2 storey terrace comprising 2 houses and 2 flats, located on northern side of Whitchurch Lane at junction with Mead Road
- existing building has a maximum overall height of 8.7m to the main ridge, with gable ends to both flank elevations
- the rear half of the site is fenced off and comprises an area of hardsurfacing that is used for parking, this area is accessed from Mead Road

continued/

Item 2/03 - P/1914/04/COU continued.....

- nos. 69 and 71 Whitchurch Lane to east accommodates a 2 storey building with flat façade with parapet, the parapet has an overall height ranging from 7.2m to 7.8m
- these premises are occupied with shops on the ground floor and commercial use above
- the rear service yard of 69 Whitchurch Lane abuts the rear area of the site
- nos. 1 & 2 Mafeking Villas are located on opposite side of Mead Road and are 2 storey semi-detached houses
- Phillips Court (adjacent to western side of Mafeking Villas) are 2 and 3 storey blocks of flats, with the buildings having a mansard style roof design
- the properties within Mead Road (including the adjoining 1 Mead Road) are 2 storey attached terraces, the exception to this is a single storey garage/workshop building that is located directly opposite the rear area of the site
- Chichester Court that fronts Whitchurch Lane partially overlooks the rear of the site, this adjoining building is 3 and 4 storeys in scale
- the commercial properties located opposite the site are in a parade known as Whitchurch Parade, these are all single storey in scale, however have steep pitched roof/ridgelines resulting in a building height similar to a 2 storey property

c) Proposal Details

- outline application with details of siting, means of access and design to be determined, for redevelopment to provide 6 flats within a 3 storey detached building
- the proposed building would be three storey in height, via a 2 storey design with a 3rd level within a mansard styled roof and the building would accommodate a maximum overall height of 7.8m
- 2 x 2 bedroom flats per floor are proposed
- all flats would have their main entrance via an enclosed centrally sited lobby and staircase attached to the rear elevation, however the 2 ground floor flats would have access from Whitchurch Lane
- balconies are proposed at first floor level on the front elevation
- 3 on site vehicle parking spaces are proposed to be located to the rear of the site and would be accessed from Mead Road
- small private gardens for flats 1 and 2 would be provided at the front of the site
- flat 1 likewise would have a private garden to the rear of the building
- refuse storage is proposed to be accommodated in the setback area between the garage building and northern boundary of the site
- the remainder of the rear of the site not covered by buildings would provide a shared garden of approximately 170m²; 25m² of this open space at the north east corner of the site would accommodate a sheltered and screened gazebo

d) Relevant History

LBH/12333	Erect 2 storey side and single storey rear extensions to dwellinghouse (No.1 Pretoria Villas)	GRANTED 21-JAN-77
LBH/12333/1	Erection of single storey garage extension to rear of dwellinghouse (No.1 Pretoria Villas)	GRANTED 21-JAN-77

continued/

EAST/544/94/FUL	Alterations and change of use from garage to granny annexe with parking off Mead Road	REFUSED 25-OCT-94
P/2927/03/COU	Outline: Redevelopment in form of 3 storey detached building to provide 9 flats	REFUSED 05-MAR-04

Reasons for refusal:

1. The proposal would represent an overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality.
2. 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).
3. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties on Whitchurch Lane and Mead Road and would not respect their scale and massing, to the detriment of the visual amenities of the neighbouring residents and the character of the area.
4. The proposed development would give rise to overlooking and a loss of privacy for neighbouring residents and would itself be overlooked from adjoining properties with a resultant poor level of amenity for future occupiers."

e) **Consultations**

TWU: No objections
EA: No comments

Notifications	Sent 27	Replies 6	Expiry 23-AUG-04
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Summary of Responses: 3 storey development on Mead Road is totally out of keeping with this area; involves loss of privacy to the properties opposite; represents an overdevelopment; opposed to garages opening onto Mead Road; increase in traffic on an already congested road; noise associated with lifting platforms and vehicle movements would be disruptive; loss of character of area; property is already developed to full capacity; site is too small to accommodate 3 storey, 6 flat development; loss of light to existing properties in Mead Road; loss of privacy to existing properties in Mead Road; increased pedestrian and vehicle traffic in Mead Road; overlooking of Chichester Court; area is already densely populated, inadequate on-site parking is proposed; current owners do not have a good track record of maintaining the premises; it is to be suspected that any development will be undertaken with a view to maximising return for minimum outlay.

continued/

APPRAISAL

1) Residential Character

The residential character of the Whitchurch Lane/Mead Road, is mixed, with building development ranging from single to 3 storeys in scale. Although the proposed development encompasses a three storey building, the overall height to the ridge would be 0.9m lower than the ridge of the 2 storey building that it would replace. Furthermore the overall height of the building would be lower than the existing 2 storey buildings within Mead Road. Likewise by incorporating a mansard style design, a third storey would be incorporated into the roofspace of the building. The mansard style design is replicated within the vicinity of the site at Phillips Court, located 3 properties to the west of the site. It is also noted that the footprint of the proposed building is almost identical to that of the building to be replaced.

The proposed parking spaces offset with the new boundary fencing would tidy up what is currently an unattractive sealed parking area, fronting Mead Road.

Accordingly it is considered that the proposed development has been designed in such a manner so as to retain the prevalent character of the locality, whilst having no detrimental impact on the residential character of the locality.

2) Neighbouring and Residential Amenity

The proposed plans indicate a proposal that has been designed having regard to the prevalent scale, massing and bulk of buildings adjoining the site and within the vicinity.

The proposed building would retain an almost identical footprint of the building it is to replace, whilst achieving a lower overall height than the building to be demolished. The proposed building would directly abut the buildings at 69-71 Whitchurch Lane, and by virtue of being located on the corner of Whitchurch Lane and Mead Road and being set back between 14.5m and 17m from the rear boundary would not give rise to concerns that it would cause visual bulk, overshadowing or loss of light impacts for adjoining properties.

With respect of potential overlooking, the visual interface with adjoining properties has been limited. No balconies have been proposed on the rear elevation or the west facing elevation (Mead Road), with the resultant setbacks between the proposed building and adjoining buildings being sufficient to limit detrimental overlooking impacts. Additionally with a gazebo structure being proposed to the north east corner of the property, this would provide visual buffering between it and the small rear courtyard of 1 Mead Road.

With respect of residential amenity, a shared garden of approximately 157m² (with 25m² of this open space accommodating a gazebo) is considered adequate for the use of 6 flats. Furthermore 1 of the ground floor flats has its own private amenity space to the rear of the building. The gazebo is appropriately sited to the north west corner to provide both sheltered outdoor space and to limit overlooking impacts of properties adjoining this section of the site.

continued/

3) Parking/Highway Safety

With each flat accommodating 3 habitable rooms, the proposed scheme would have a shortfall of 5.4 spaces. However, it is highlighted that due to the location of the site it has good access to a range of modes of public transport. Therefore the proposed flats could potentially be attractive for tenants who do not own cars.

Furthermore it is noted that parking restrictions apply within the locality, thus to prevent further demand on this an informative will advise the agent that residential occupiers of this building will be ineligible for residential parking permits in the surround parking. Therefore on the basis of 3 on-site spaces being proposed, coupled with a nomination that future residents are ineligible for parking permits, there is no objection to the application on parking grounds.

With respect to highway safety, Mead Road is not a main thoroughfare, thus vehicles exiting the parking spaces would not cause any highway safety concerns. Although concerns have been raised with respect of amenity impacts caused by vehicle movements, it is highlighted that the rear of the site is already used for parking purposes. Therefore there would be a negligible change in how the rear of the site is used for parking between the existing circumstance and the proposed scheme.

Accordingly there is no objection to the scheme on grounds of insufficient parking provision or highway safety.

4) Consultation Responses

With regard to the objections received in response to the public notification of the application, it is considered that all relevant planning considerations have been addressed within the previous sections of the report 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.

OUTLINE: REDEVELOPMENT:DETACHED 3 STOREY
BUILDING TO PROVIDE 8 FLATS WITH PARKING

ROBIN BRETHERICK ASSOCIATES FOR C.COLLINS

RECOMMENDATION

Plan Nos: 0320.PS1B; 0320.L1A; 0320.ES1

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

- 1 Time Limit - Outline Permission
- 2 Outline - Reserved Matters (Design, Appearance, Landsc.)
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) design of the building(s)
 - b) external appearance of the building(s)
 - c) landscaping of the siteREASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 3 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.
- 4 Highway - Closing of Access(es)
- 5 Trees - No Lopping, Topping or Felling
- 6 Trees - Underground Works to be Approved
- 7 Parking for Occupants - Parking Spaces
- 8 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 9 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.
REASON: To prevent the increased risk of flooding.
- 10 Details for drainage of the development must be submitted to and approved by the Local Planning Authority.
REASON: To ensure a co-ordination of the interests represented by various sewerage and drainage authorities.

continued/

Item 2/04 - P/584/04/COU continued.....

11 No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved by the local planning authority. The scheme shall be completed in accordance with the approved plans.

REASON: To ensure that the development is subject to minimum risk of flooding.
(NB: Finished floor levels should be sited at a level of 73.27m above Ordnance Datum)

12 No raising of existing ground levels, deposition of spoil/materials, or additional building shall take place within the area of land liable to flood (contact Environment Agency for flood plain map).

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of storage capacity.

13 Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

14 Disabled Access - Buildings

INFORMATIVES:

1 Standard Informative 23 - Considerate Contractor Code of Practice

2 Standard Informative 27 – Access for All

3 Standard Informative 32 - The Party Wall etc. Act 1996

4 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:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

E7 Statutory Water Undertakers

E28 Trees - Tree Preservation Orders and Planting

E29 Trees - New Development

E45 Quality of Development - Design and Layout of Residential Development

E56 Development within the Floodplains of Main Rivers

H1 Housing Provision - Safeguarding of Amenity

H8 Residential Density

T13 Car Parking

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SEP2 Water

SD1 Quality of Design

SH1 Housing Provision and Housing Need

EP12 Development within Floodplains

EP30 Tree Preservation Orders and New Planting

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D11 Trees and New Development

T13 Parking Standards

H5 Residential Density

continued/

2004 Harrow Unitary Development Plan:

SEP2	Water
SD1	Quality of Design
SH1	Housing Provision and Housing Need
EP11	Development within Flood Plains
EP30	Tree Preservation Orders and New Planting
D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
D10	Trees and New Development
T13	Parking Standards
H4	Residential Density

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Residential & Visual Amenity (E6, E45) (SD1, D4, D5) (SD1, D4, D5)
 - 2) Housing Policy (H1, H8) (SH1, H5) (SH1, H4)
 - 3) Parking & Highway Issues (T13) (T13) (T13)
 - 4) Flood Risk (E7, E56) (SEP2, EP12) (SEP2, EP11)
 - 5) Trees (E28, E29) (EP30, D11) (EP30, D10)
 - 6) Consultation Responses
-

INFORMATION

a) Summary

TPO:		
Car Parking	Standard:	12 (12)
	Justified:	12 (12)
	Provided:	11
Site Area:		0.15ha
Habitable Rooms:		24
No. of Residential Units:		8
Density:		160 hrph
		53.3dph
Council Interest:		None

b) Site Description

- detached house with garage on eastern side of Gordon Avenue with 'in and out' gated access
- extensive planting on boundaries, including oak and yew trees at rear and dense laurel hedge at far rear
- 3 storey block of flats 'Oaklawn Court' to north, 2 storey houses to immediate rear (11 and 11a Gordon Avenue)
- access road to 5 properties to immediate south
- large oak tree in rear garden of Oaklawn Court with crown spread extending over site

continued/

c) Proposal Details

- outline application with only siting and means of access to be determined
- redevelopment to provide 8 flats, illustrative floor plans indicate 2 bedroom units
- layout includes single vehicle entrance point, 3 parking spaces including 1 disabled persons parking bay at front, 4 parking spaces in undercroft area with 4 spaces in the rear garden
- three storey building including front, side and rear balconies with integral bin store and bicycle store
- communal rear garden of some 626m²

d) Relevant History

HAR/11568/J	Erect Detached House and Garage	GRANTED 12-AUG-60
LBH/36795	Single-Storey Extension	GRANTED 01-NOV-88
P/1096/03/DFU	Installation of Electric Gates at Entrance	GRANTED 19-JUN-03

e) Applicant's Statement

- principle of 3 storey flats well-established along this stretch of Gordon Avenue with 2 similar developments immediately to north-east, Oaklawn Court and 7 Gordon Avenue
- proposal continues scale and form of adjoining buildings
- proposal amended prior to submission following informal discussion with Committee Team Manager
- rear amenity space exceeds SPG guideline
- ground floor layout includes refuse bins, bicycle storage facility and lift motor room
- two detached houses at rear separated from site (by dense 3.5-4m high hedge (laurel and cypress), providing substantial break and effective all year round screen
- illustrative plans show how windows in rear elevation of flats can be positioned in order to minimise any loss of privacy or overlooking
- rear flats contain only 1 room reliant solely on a rear aspect which is the smallest bedroom, other windows on this elevation are ancillary only and could be obscure-glazed if required, balconies could be screened or adjusted if required

f) Consultations

TWU	No objection
EA	No objection subject to conditions

1st Notification	Sent	Replies	Expiry
	15	3	12-APR-2004

continued/

Summary of Responses:- Loss of amenity to house opposite due to loss of light; overlooking/loss of privacy; increased density; increase in traffic, parking and pollution; reduced visibility for adjacent access road; increased access difficulties for house opposite; too close to house at rear; concern at tree loss; loss of character; majority of garden given over to parking; excessive parking; other flats in area built on larger sites; overdevelopment; loss of security; needs to be scaled back

2nd Notification	Sent	Replies	Expiry
	15	Awaited	11-OCT-04

APPRAISAL

1) Residential & Visual Amenity

Whilst the application is submitted in outline, with no illustrative elevations, it is considered that in visual terms, a 3 storey development could be accommodated on the site on the indicated siting. Both no. 7 Gordon Avenue (12 flats) and Oakham Court (8 flats) to the immediate north are 3 storey, and the proposal would not appear out of character. The proposed building would be set-back from the site frontage and have a similar building line to Oaklawn Court.

The tree and hedge screen at the rear of the site is substantial and would limit views to and from nos. 11 and 11a Gordon Avenue. Care would need to be taken over detailed elevations to prevent overlooking. There would be a minimum of 23m between the closest aspects of the rear of the new building and the front of no. 11, 35m in respect of no. 11a. The front of no. 11 comprises an access drive which also serves no. 11a and it is considered that the relationship would be acceptable.

There would be a usable rear amenity area of some 626m², which exceeds the Council's previous Supplementary Planning Guidance requirement for the form of development proposed, as well as setting space at the front and on the southern flank. The level of amenity for future occupiers would be acceptable.

The access drive and parking spaces would be sited adjacent to the boundary with Oakham Court. The latter has a vehicular access adjacent to the boundary and a large oak tree to the rear which overhangs the boundary. Plans show a 1.8m lapboard fence and existing laurel screen to be retained along this boundary and in these circumstances it is not considered that there would be an unacceptable loss of amenity.

2) Housing Policy

Whilst the density proposed would be just in excess of the PPG3 guideline, it would be similar to Oaklawn Court adjoining and no. 7 Gordon Avenue. As such it would not be out of character. Effective use would be made of a previously developed site and, as noted above, it is considered that there would be no detrimental loss of amenity for adjoining occupiers. Consequently there is considered to be no conflict with the Council's housing policies.

continued/

3) Parking and Highway Issues

There would be a parking deficiency of 1 space for the proposal. Whilst at times there is heavy on-street parking on Gordon Avenue within the vicinity of the site, there is space capacity in the evenings and at weekends. In such circumstances it is considered that a parking reason for refusal could not reasonably be substantiated. The vehicular or access arrangements are also considered to be acceptable.

4) Flood Risk

The Environment Agency initially objected to the proposal but have since withdrawn their objection following submission of a Flood Risk Assessment. Conditions are proposed to safeguard residents from the risk of flooding.

5) Trees

An oak and yew tree to the rear of the site are the subject of a new TPO but are shown to be retained and should not be affected. The large oak tree on the adjoining site would be similarly unaffected. Scope for new planting would exist and landscaping would be covered by any subsequent detailed application.

6) Consultation Responses

The house on the opposite side of the road would be 25m from the proposal and it is not considered that there would be any detrimental loss of light. The increase in traffic, parking and pollution would be negligible given existing traffic flows on Gordon Avenue. The new building would be set-back from the road frontage and would not affect visibility for the adjoining access road. The vehicular access for the house opposite would not be affected. It is not considered that there would be any loss of security for adjoining occupiers from the proposal. All other issues raised are dealt with in the report.

CONCLUSION

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

**CHAMELEON HOUSE, 104-106 HIGH ST, HARROW
ON THE HILL**

2/05

P/1553/04/CFU/JH

Ward; HARROW ON THE HILL

REPLACEMENT 2 STOREY COMMERCIAL BUILDING
AND 2 STOREY DETACHED BLOCK TO PROVIDE 3
FLATS, ACCESS, LANDSCAPING AND PARKING

JRA DESIGN ASSOCIATES for MR T J HARRISS

RECOMMENDATION

Plan Nos: 04/27/01A; 02A; 03; 04A; 05A; OS Plan

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

- 1 Time Limit - Full Permission
- 2 No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.
REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.
- 3 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the Local Planning Authority.
REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.
- 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
a: before the use hereby permitted is commenced
The development shall be carried out in accordance with the approved details, and thereafter retained in accordance with those details.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 5 Highway - Approval of Construction
- 6 Landscaping to be Approved
- 7 Trees - Underground Works to be Approved
- 8 Landscaping to be Implemented
- 9 Levels to be Approved

continued/

Item 2/05 – P/1553/04/CFU continued.....

- 10 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 completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 04/27/01A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 12 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 13 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract provides.
REASON: To protect the appearance of the:-
(a) area
(b) listed building
(c) conservation area
- 14 The development hereby approved shall not be commenced until details of bollards for either side of the access from High Street have been submitted to and approved by the Local Planning Authority and thereafter implemented.
REASON: To protect the special architectural or historic interested of the listed buildings.
- 15 Except within the written consent of the Local Planning Authority, the premises known as "The Studio" shall not be used except between 07:30 hours and 19:00 hours on Mondays to Saturdays, and not at any time on Sundays or Bank Holidays.
REASON: To safeguard the amenity of neighbouring residents.

continued/

16 Notwithstanding the details indicated on the submitted drawings, further detailed drawings and/or specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the Local Planning Authority before the relevant part of the work is begun:

- a) doors
- b) windows
- c) railings
- d) external joinery
- e) rainwater goods

The works shall be carried out in accordance with the approved details

REASON: To safeguard the appearance of the conservation area and setting of the listed buildings.

17 The development hereby permitted shall not be occupied until all works detailed in the application relating to 'The Studio' have been completed in accordance with this permission.

REASON: To ensure suitable replacement of 'The Studio' Building.

18 Disabled Access - Buildings

INFORMATIVES:

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 Standard Informative 27 – Access for All

3 Standard Informative 45 - Disability Discrimination Act 1995

2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E4 Protection of Structural Features

E5 Protection of Character of Conservation Area

E6 High Standard of Design

E34 Statutorily Listed Building

E38 Conservation Areas - Character

E39 Conservation Areas - Priority over other Policies

E45 Quality of Development - Design and Layout of Residential Development

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

T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D12 Statutorily Listed Buildings

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

D18 Conservation Area Priority

T13 Parking Standards

continued/

2004 Harrow Unitary Development Plan:	
SD1	Quality of Design
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
D11	Statutorily Listed Buildings
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
D16	Conservation Area Priority
T13	Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character and Residential Amenity in relation to:
 - a) the building (E45) (D4) (D4)
 - b) amenity space provision (E45) (D5) (D5)
 - c) car parking and access (T13) (T13) (T13)
 - d) trees
 - 2) Appearance or Character of Conservation Area and Setting of a Listed Building (E4, E5, E6, E34, E38, E39) (SD1, SD2, D12, D16, D17, D18) (SD1, SD2, D11, D14, D15, D16)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area: Harrow on the Hill Village

Car Parking Standard: 10 (7)

Justified: 0 (0)

Provided: 7 (7)

Site Area: 982m²

Floorspace: 378.5m²

Habitable Rooms: 9

No. of Residential Units: 3

b) Site Description

- cleared vacant site to rear of nos. 104-106 High Street, which are Grade II Listed Buildings
- access via carriage archway under nos. 104-106 off the High Street, which serves the rear of these properties
- former photographic studio, now vacant, is located in the centre of the site
- the studio is a locally listed 2-storey timber framed building with white PVC cladding
- small 2 storey dwelling located to rear of 106

continued/

- substantial drop in site levels from High Street to rear boundary
- half of site (High Street end) is within Harrow on the Hill Village Conservation Area, the western half is within Roxeth Hill Conservation Area

c) Proposal Details

- the application is a revision of a previous approval for a replacement 2-storey commercial building and provision of a 2 storey detached L-shaped block to provide 3 flats with access, landscaping and parking, this approval was based on an appeal decision to allow a similar scheme, albeit of a commercial nature in 1991
- the existing studio building in the centre of the site would be replaced by a replica, in line with the scheme allowed on appeal in 1991
- landscaping provided to the front of flats together with rear and side boundaries
- access to be extended with 11 parking spaces indicated on the site
- the main differences include:
 - new build not physically linked to the studio
 - footprint smaller, with more space to north and west boundaries and gap between
 - building returns slightly further along western boundary

d) Relevant History

LBH/39905	Replacement of existing two-storey commercial building & erection of a part single, part two-storey linked building at rear, for use as offices with parking spaces	REFUSED 19-DEC-90 APPEAL ALLOWED 19-NOV-91
LBH/41530	Conservation Area Consent: Demolition of 2-storey studio building with basement	REFUSED 19-DEC-90 APPEAL ALLOWED 19-NOV-91
WEST/482/99/FUL	Replacement two storey commercial building and provision of two storey detached L-shaped block to provide 3 flats with access, landscaping and parking	GRANTED 18-APR-00

e) Consultations

1st Consultation

CAAC: The studio is not a close enough replica, as was agreed for the appeal – for instance the rear elevation includes a high level window which is not considered appropriated and the fenestration is generally not ‘cottagey’ enough. The separation between the studio and the new building, and the reduction in footprint including more room at boundaries is welcomed. However, the detailed design is not as good as the approved scheme and does not sit well in the conservation area and in the setting of the listed buildings. The previous scheme appeared as smaller associated outbuildings to the frontage building, by their low scale and vernacular character. Would suggest that the ridges are lowered, chimneys reinstated and that a similar architectural style to the approved scheme is used. Question whether all the parking shown is really available for the houses as some of the spaces are already used by the offices/other buildings.

continued/

2nd Consultation:

CAAC: The replacement commercial building should have bargeboard design at the rear as well as the front, and the top floor rear windows reduced to a single sash window. There should also be a brick base below the timber boarding on this buildings.
The concerns regarding parking remain (see previous comments).

EA: No comments

EH: No comments

TWU: No comments

Advertisement	Character of Conservation Area	Expiry 22-JUL-2004
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Notifications	Sent 53	Replies 11	Expiry 09-JUL-04
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Summary of Responses: Object to backland development; overdevelopment of the site, out of character and contrary to policies 4, 7, 15, 17 in the Conservation Area Policy Statement; neither preserve nor enhance; parking and access inadequate; Studio is historic and any replacement should be similar; Studio should be restored and preserved; increased traffic; proximity and excessive height of flats to boundaries of adjoining properties; overshadowing; light pollution; noise and disturbance by cars; overlooking; site and setting of listed building will be affected.
Harrow Hill Trust: 3 flats, studio and existing commercial uses would be overdevelopment of the site; inadequate parking; possible damage to buildings during and after construction; proposed block would overlook and dominate properties on Byron Hill Road and West Hill; care should be taken to replicate the Studio; question access for fire services

APPRAISAL

1) Character and Residential Amenity in Relation to:

a) the building

Planning permission was allowed on appeal for a commercial redevelopment in 1991 and work was confirmed as having started on the implementation of the scheme in 1996. This permission therefore remains extant. Based on this a subsequent scheme for residential and commercial redevelopment was approved in 2000. The permitted schemes have a similar footprint and bulk of building to this proposal and for this reason it is considered that in principle the proposed building would be acceptable. The proposed use as 3 flats on previously developed land would be in keeping with the predominantly residential character of this locality and is therefore considered to be acceptable. The impact of the bulk of the proposed building has been minimised by the use of hipped and half hipped roofs, and by stepping the ridge height down towards the eastern boundary. Furthermore the proposal would be in context with the prior approval to replace the studio building with a replica structure in the centre of the site. It is considered therefore that the proposed building would not be obtrusive.

continued/

The proposals are an improvement of the previous schemes as the buildings have been pulled away from the boundaries thereby reducing the impact of the development on adjoining properties. The residential and commercial buildings are also distinctly separated whereas previously they were linked.

b) amenity space provision

Although not provided with useable amenity space in the form of rear gardens, the area immediately in front of the dwellings is proposed to be used as amenity space for the flats. This would provide a reasonable amount of space for soft landscaping that could both provide a setting for the building and a limited amenity space for the occupiers. This is not uncommon for many sites on Harrow on the Hill and this locality, and given the established character of this part of the conservation area it is considered that this aspect of the proposal would be acceptable.

c) car parking

The proposal indicates 11 off-street car parking spaces including 7 for the proposed development and the remainder for existing properties that would meet the Council's requirements. Access to the site and the parking space would be a continuation of the existing access via the carriage arch under nos. 104-106. Subject to satisfactory refuse storage facilities being provided toward the higher part of the site, it is considered that this arrangement would be accepted. The previous proposal included 9 parking spaces for the proposed new buildings, which was considered to be acceptable, as was the access.

d) trees

There are no significant mature trees within this part of the site, the only trees are within the long garden to Mount Pleasant immediately to the south, which are close to the boundary. It is considered, subject to a suggested condition, that these trees would not be materially affected by these proposal.

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

The height and bulk of the building has been accepted by the previous schemes that were initially allowed on appeal and which in turn replaced a similar sized commercial building (now demolished). The design of the proposals would be in keeping with the character and appearance of the existing houses in this locality. The inclusion of details such as chimneys and traditional fenestration would add to the vernacular character and subject to the approval of appropriate materials, the character and appearance of this part of the conservation area would be preserved.

In terms of the setting of the listed buildings, nos. 104-106 High Street, the proposal is considered to be acceptable and would preserve the setting of these buildings.

3) Consultation Responses

Addressed in report.

CONCLUSION

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

**UNIT 1, HONEYPOT BUSINESS CENTRE, PARR RD, P/1577/04/CFU/TEM
STANMORE**

Ward: CANONS

DEMOLITION OF OFFICE ELEMENT AND PROVISION OF EXTENSION TO
WAREHOUSE WITH ALTERATIONS

DESIGN CORP LTD for EUROKEN INVESTMENTS LTD

RECOMMENDATION

Plan Nos: 1:1250 superplan, L.01, L.02b, L.03, L.04, L.05, P.01b, P.02, P.03a, P.04, P.05

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 Trees - No Lopping, Topping or Felling
- 4 Highway - Closing of Access(es)
- 5 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

INFORMATIVES

- 1 Standard Informative 32 - The Party Wall etc. Act 1996
- 2 Standard Informative 35 - CDM Regulation 1994
- 3 Standard Informative 36 - Measurements from Submitted Plans
- 4 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:
1994 Harrow Unitary Development Plan:
E6 High Standard of Design

Cont...

- E46 Quality of Development - Design and Layout of Non-Residential Development
 - EM7 Business, Industrial and Warehousing Development - Criteria for Development
 - T13 Car Parking
 - 2002 Revised Deposit Draft Harrow Unitary Development Plan:
 - SD1 Quality of Design
 - D4 Standard of Design and Layout
 - EM23 Environmental Impact of New Business Development
 - T13 Parking Standards
 - 2004 Harrow Unitary Development Plan:
 - SD1 Quality of Design
 - D4 Standard of Design and Layout
 - EM22 Environmental Impact of New Business Development
 - T13 Parking Standards
-

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Appearance and Character of Area (E6, E46, EM7) (SD1, D4, EM23) (SD1, D4, EM22)
 2. Parking (T13) (T13) (T13)
 3. Consultation Responses
-

INFORMATION

a) Summary

Employment Area:	General Industrial Area	
Car Parking	Standard:	1-2
	Justified:	1-2
	Provided:	2
Site Area:	862m ²	
Floorspace:	162m ² additional	
Council Interest:	None	

b) Site Description

- south-eastern corner of junction of Parr and Garland Roads within Honeypot Lane B1/B2/B8 area.
- occupied by 2-storey high warehouse with 2-storey office area on western side of building.
- rendered and metal clad elevations, part-flat and part-monopitched roof.
- 6 parking spaces on western side of building, access from Garland Road.
- 4 parking spaces and service area accessed from Parr Road.
- 2 mature trees within site on Garland Road/Parr Road corner.

Cont...

c) Proposal Details

- demolition of existing office component of building.
- provision of extension to western elevation of building for use as warehousing.
- metal clad elevations, brick plinth, part-flat and part-ridged roof.
- alterations involving new service doors from Parr Road, additional service doors fronting onto Garland Road.
- provision of metal cladding to northern and southern elevations.
- one disabled badge holders parking space plus one standard width space on corner, accessed via Parr Road.

d) Relevant History

LBH/4441	Erection of 2-storied building for use as warehouse and offices	GRANTED 28-JUL-69
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e) Notifications

Sent	Replies	Expiry
12	0	15-JUL-2004

APPRAISAL

1. Appearance and Character of Area

The proposed extension would project to within 1 metre of the Garland Road frontage of the site. This can be accepted, however, given that many buildings on this estate are sited close to the footway, and also that the Parr Road elevation would be up to 9 metres from the boundary, providing sufficient space about the building.

The siting would also enable the retention of 2 mature trees on the street corner, to the benefit of the appearance of the area.

The provision of metal cladding is in character with the nature of the estate, and overall an acceptable impact on the appearance and character of the area would be provided.

2. Parking

The reduction in parking levels across the site from 10 to 2 complies with the thrust of Council and Government policies to reduce reliance on the private motorcar, while permitting acceptable service arrangements.

3. Consultation Responses

None

CONCLUSION

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

RETENTION OF WASTE RE-CYCLING FACILITIES

KATIES KITCHEN

RECOMMENDATION

Plan Nos: 1:1250 Site Plan; 1:1250 Current Site Layout April 2004, Harrow 2004/ Back Yard Dwg.

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

- 1 The facilities hereby approved shall not be used between the hours of 22:00 and 06:30 hours.
REASON: In the interest of residential amenity.
- 2 Electric or gas powered forklift trucks only shall be used in association with the facilities hereby permitted.
REASON: To prevent noise generation in the interest of residential amenity.
- 3 All lighting in association with the facilities hereby permitted shall be orientated away from adjacent residential premises.
REASON: To prevent light spillage in the interest of residential amenity.
- 4 A canopy or other suitable measure shall be provided to prevent storage above the height of the existing boundary fences. Details shall be submitted for the approval of the Local Planning Authority within one month of the date of this permission and implemented within 2 months of the date of approval.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

- 2 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E6 High Standard of Design
- E46 Quality of Development - Design and Layout of Non-Residential Development
- E51 Noise Nuisance
- EM4 Business, Industrial and Warehousing Development - Retention of Uses
- EM7 Business, Industrial and Warehousing Development - Criteria for Development

C13 Waste and Refuse Disposal

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SD1 Quality of Design

continued/

Item 2/07 – P/1336/04/CCO continued.....

D4	Standard of Design and Layout
SEP3	Waste - General Principles
EP17	Waste Management, Disposal and Recycling Facilities
EP18	Waste Generating Activities
EP25	Noise
EM15	Business, Industrial and Warehousing Use - Designated Areas
EM23	Environmental Impact on New Business Development
2004 Harrow Unitary Development Plan:	
SD1	Quality of Design
D4	Standard of Design and Layout
SEP3	Waste - General Principles
EP16	Waste Management, Disposal and Recycling Facilities
EP17	Waste Generating Activities
EP25	Noise
EM14	Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas
EM22	Environmental Impact of New Business Development

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Employment Policy (EM4) (EM15) (EM14)
 - 2) Waste Policy (C13) (SEP3, EP17, EP18) (SEP3, EP16, EP17)
 - 3) Residential Amenity (E6, E46, E51, EM7) (SD1, D4, EP25, EM23) (SD1, D4, EP25, EM22)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Employment Area:	General Indust. Area
Site Area:	960m ²
Council Interest:	None

b) Site Description

- located between Masons Avenue and Euston railway line within Christchurch Industrial Estate
- occupied by Katie's Kitchen which manufactures foodstuffs
- site comprises several single/2 storey buildings used for manufacturing with ancillary offices
- railway line abuts southern boundary
- residential properties in Herga Road next to western boundary
- Masons Avenue abuts northern boundary
- car parking at front of site adjacent to Masons Avenue

continued/

c) Proposal Details

- retention of waste recycling facilities in south-west corner of site
- area contains following facilities:-
 - area for storage and disposal of cardboard bales
 - area for recycling bins
 - waste bread skip
 - cardboard baling machine
 - compactor
 - metal crushing machine
 - area for storage and disposal of plastic/steel/tin/foils/grey card
- area in use between 06:30 – 22:00 hours

d) Relevant History

Various permissions relating to the expansion and modernisation of facilities have been granted in recent years

e) Applicant's Statement

- gas powered forklift trucks and a small van operate within area between 06:30 – 22:00 hours on what is a 24 hour site, 364 days per year
- one vehicle per day to remove compactor and one per week to collect bales
- waste bread skip sealed all round, opens on top for filling purposes, and is as far away from neighbours as space will allow
- firm has full ongoing pest control contract with comprehensive baiting around all perimeters to prevent rats on site
- Network Rail contacted to request that excess vegetation on their land bordering the site where majority of rats nest be removed – no response to date
- compactor cleaned daily to reduce odours
- legal obligation to provide adequate lighting for safe use of area by staff
- all lights face away from neighbouring boundaries
- legally obliged to maintain recycling operation involving segregation of various waste streams
- area kept organised and tidy as far as is reasonably practicable
- relevant managers can be contacted 24 hours a day to respond to particular issues
- have continually tried to address neighbours concerns in sympathetic manner

f) Notifications

Sent
32

Replies
1

Expiry
13-JUL-04

Summary of Response: Noise and disturbance, smells, vermin, light pollution, unsightly

APPRAISAL

1) Employment Policy

This site is allocated for B1, B2 and B8 purposes. Waste facilities are necessary in principle to support and consolidate employment use of the site.

continued/

2) Waste Policy

The proposals comply with the thrust of relevant waste policies which encourage recycling.

3) Residential Amenity

The rear garden boundaries of houses in Herga Road abut the recycling area. A 2m high timber fence plus a palisade fence of similar height is provided between the site and adjacent residential premises, sufficient to largely screen the facilities within the area. A condition requiring details of a canopy or other suitable measure to ensure that waste materials are contained below fence height (as noted on the application drawing) would benefit neighbouring visual amenity.

Lighting over the area is orientated away from neighbouring houses which are located 20-27m from the facilities. A condition preventing any other orientation of lighting is suggested.

In terms of hours of use, this area was approved for use as a car park in permission EAST/336/00/FUL. A condition preventing use of the land for parking between 22:00 – 06:00 hours was imposed. Thus the proposed hours of use of the facilities between 06:30 – 22:00 hours is considered acceptable give the limitations of the previous permission.

Other issues regarding smells and vermin are the responsibility of the applicant and are covered by Environmental Health legislation.

4) Consultation Responses

Discussed in report.

CONCLUSION

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

CHANGE OF USE: OFFICES (CLASS B1) TO
HEALTHCARE AND SUPPORT SERVICES (CLASS D1)
ON 1ST/2ND & 3RD FLOORS FOR MAXIMUM PERIOD
OF 3 YEARS

NORTH WEST LONDON HOSPITAL for NORTH WEST LONDON HOSPITALS

RECOMMENDATION

Plan Nos: A338-01; -02; -03

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

- 1 Time Limit - Full Permission
- 2 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).
REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- EM3 Office Development
- E45 Quality of Development - Design and Layout of Residential Development
- T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- EM16 Business, Industrial and Warehousing Use - Outside Designated Centre
- T13 Parking Standards
- SD1 Quality of Design
- D4 Standard of Design and Layout

2004 Harrow Unitary Development Plan:

- EM16 Change of Use of Shops - Primary Shopping Frontages
- T13 Parking Standards
- SD1 Quality of Design
- D4 Standard of Design and Layout

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Employment Policy
 - 2) Parking
 - 3) Residential Amenity
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Town Centre	Harrow		
Car Parking	Standard:	No additional	
	Justified:	No additional	
	Provided:	No additional	
Floorspace:	523m ²		

b) Site Description

- five storey terraced office building on northern side of College Road, within Harrow town centre

c) Proposal Details

- change of use of the first, second and third floors from offices (B1) to community healthcare

d) Relevant History

P/282/04/CFU	Change of Use: Offices to education (Class B1 to D1) on ground, first, second and third floors	GRANTED 19-MAR-04
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e) Notifications	Sent 14	Replies 0	Expiry 14-SEP-04
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APPRAISAL

1) Employment Policy

It has already been accepted that a larger amount of floorspace within this building could be taken out of B1 use and used for D1 purposes by granting the application referred to above. As there has been no material change in circumstances, the application is considered to be acceptable in this regard.

2) Car Parking

The adopted UDP standard would require no additional parking provision compared to the Class B1 use. The site is opposite the bus and rail stations and it is considered that a reason for refusal based on lack of parking could not be justified.

3) Residential Amenity

It is considered that there would be no adverse effects upon nearby residential properties from the proposed use.

continued/

4) Consultation Responses

None

CONCLUSION

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

CONTINUED USE AS MINI-CAB OFFICE (SUI GENERIS) & RETENTION OF AERIAL ON A PERMANENT BASIS.

GILLETT MACLEOD PARTNERSHIP for MR S HAMID

RECOMMENDATION

Plan Nos: 01/2142/1

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

- 1 No radio activity or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.
REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.
- 2 The applicant shall, on the request of the Local Planning Authority, supply a list of the vehicle licence number of each car registered as working for the operator.
REASON: To enable monitoring of parking activity.
- 3 No vehicles associated with the use hereby permitted shall be parked on the public highway within 100m of the premises.
REASON: In the interests of the amenity of neighbours.

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
1994 Harrow Unitary Development Plan:
E6 High Standard of Design
E46 Quality of Development - Design and Layout of Non-Residential Development
E51 Noise Nuisance
S17 Change of Use of Shops - Other Uses
T13 Car Parking
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1 Quality of Design
EP25 Noise
D4 Standard of Design and Layout
EM21 Change of Use of Shops Outside Town Centres
T13 Parking Standards

Cont...

2004 Harrow Unitary Development Plan:
SD1 Quality of Design
EP25 Noise
D4 Standard of Design and Layout
EM20 Change of Use of Shops Outside Town Centres
T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Highway Safety (T13) (T13) (T13)
2. Impact on Amenity of Neighbouring Residents (E6, E46, E51) (SD1, D4, EP25) (SD1, D4, EP25)
3. Retail Policy (S17) (EM21) (EM20)
4. Nature of Further Permission
5. Consultation Responses

INFORMATION

a) Summary

Floorspace: 19m²
Council Interest: None

b) Site Description

- small single storey unit between 312 and 314 Eastcote Lane, South Harrow.
- forms part of local parade in Eastcote Lane, east of junction with Kings Road.
- starting at no. 302 units comprise:- take-away (A3), dry cleaners (A1), café (A3), grocer (A1), take-away (A3), plumbers shop (A1), application site (sui generis), motor cycle sales (sui generis), building supplies shop (A1), newsagent (A1), vacant (A2), gymnasium (sui generis) : 5 x A1, 1 x A2, 3 x A3, 3 x sui generis.
- on-street parking not controlled but zebra crossing outside nos. 302/306.

c) Proposal Details

- continued use as mini cab office (sui generis) and retention of aerial - permanent permission sought.

d) Relevant History

WEST/757/01/FUL	Change of Use: retail (class A1) to mini-cab office (sui-generis) on ground floor and associated radio aerial (limited to 1 year)	GRANTED 09-NOV-01
WEST/941/02/CON	Continued use as mini-cab office (sui-generis) and retention of aerial (limited to 1 year)	GRANTED 14-MAR-03

Cont...

e) Applicant's Statement

- current temporary change of use lapsed on 14th March 2004 and due to oversight was not renewed at that time.
- applicant has currently ceased operations from this address in order that they are not in breach of any planning conditions.

f) Notifications

Sent	Replies	Expiry
47	1	09-SEP-2004

Summary of Response: Parking congestion.

APPRAISAL

1. Highway Safety

No complaints have been received since the last grant of permission in March 2003, relating to cabs being parked outside the premises. The issue of 'Safe Routes to School' was thoroughly considered as part of the original 2001 application in view of the proximity of the site to Rooks Heath School which is some 40m away. It was concluded that an objection in relation to this issue could not be justified.

2. Impact on Amenity of Neighbouring Residents

No complaints have been received in relation to residential amenity since the last granting of permission.

3. Retail Policy

1994 UDP Policy S17 acknowledges that taxi businesses are appropriate uses within shopping areas. The permanent use of this site for such a purpose would not undermine the vitality and viability of this local parade.

4. Nature of Further Permission

Government advice in Circular 11/95 advises against the granting of a second temporary permission. Given that 2 temporary consents have been granted it is suggested that permanent permission now be granted, subject to the previously imposed conditions.

5. Consultation Responses

Discussed in report.

CONCLUSION

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

CHANGE OF USE: CLASS A1 TO A3 (RETAIL TO FOOD AND DRINK)

MR R E J DE SOUSA

RECOMMENDATION

Plan Nos: OS; Floor Plan

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

- 1 Time Limit - Full Permission
- 2 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, the permission hereby granted shall not include use as a Public House or Wine Bar (or for the sale of hot food for consumption off the premises).
REASON: To safeguard the amenity of neighbouring residents, to safeguard the character of the locality and in the interests of highway safety.
- 3 Restrict Hours on A3 Uses
- 4 Noise from Music and Amplified Sound
- 5 Noise and Odour/Fume from Plant and Machinery
- 6 Fume Extraction - External Appearance - Use
- 7 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 8 Restrict Storage to Buildings

INFORMATIVES:

- 1 Standard Informative 21 – Bottle Recycling
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 27 – Access for All
- 4 Standard Informative 37 - Litter Bin Outside Premises

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:

1994 Harrow Unitary Development Plan:

- E51 Noise Nuisance
- S5 Shopping Hierarchy
- S16 Change of Use of Shops - Outside Designated Centres

continued/

- T13 Car Parking Standards
- A4 People with Disabilities - Parking and External Access Needs
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
 - EP25 Noise
 - T13 Parking Standards
- EM20 Change of Use of Shops in Non-Designated Parades
- EM26 Food, Drink and Late Night Uses
- C20 Access to Buildings and Public Spaces
- 2004 Harrow Unitary Development Plan:
 - EP25 Noise
 - T13 Parking Standards
 - EM19 Change of Use of Shops in Non-Designated Parades
 - EM25 Food, Drink and Late Night Uses
 - C16 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Retail Policy (S5, S16) (EM20, EM26) (EM19, EM25)
 - 2) Parking (T13) (T13) (T13)
 - 3) Residential Amenity (E51) (EP25, EM26) (EP25, EM25)
 - 4) Accessibility (A4) (C20) (C16)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Town Centre	Pinner	
Car Parking	Standard:	7
	Justified:	2 (2) (2)
	Provided:	2 (2) (2)
CCA:	45m ²	

b) Site Description

- an attached commercial premises on the west side of Marsh Road, with a parade of 12 ground floor commercial premises
- the ground floor of the site is currently occupied by a sandwich bar (A1)
- the upper levels of the building are under separate tenancy and used for residential accommodation
- the 12 ground floor commercial premises consist of convenience store (A1), sandwich bar (A1 – application site), dry cleaners (A1), electronics retailer (A1), restaurant (A3 – 2 units), chemist (A1), launderette (sui generis) restaurant (A3 – 2 units), Post Office (A1), take-away (A3) : 6 x A1, 5 x A3, 1 x sui generis
- the parade does not have a primary or secondary frontage classification
- two vehicle parking spaces are provided to the rear of the building
- the premises feature an access with a level threshold on the site frontage

continued/

c) Proposal Details

- the proposal would involve the change of use of the premises from retail (A1) to food and drink (A3)
- the sandwich bar that is currently operating from the site is classified as an A1 use
- the proposed modification of the premises to A3 food and drink is to allow the business to expand into serving hot food as a café restaurant
- the proposal would not involve any material alterations to the building

d) Relevant History

None

Notifications	Sent	Replies	Expiry
	11	1	07-FEB-04

Summary of Response: Too many restaurants in Pinner already; late night noise disturbance and rubbish

APPRAISAL

1) Retail Policy

In light of the premises not being within a designated frontage of a local parade, EM19 is the relevant policy of the 2004 adopted UDP. This policy states:

THE COUNCIL WILL NORMALLY PERMIT CHANGES OF USE FROM RETAIL SHOPS (A1) IN NON-DESIGNATED PARADES OF HARROW METROPOLITAN CENTRE, THE DISTRICT CENTRES AND LOCAL CENTRES, PROVIDED THAT:-

- A) THE USE IS APPROPRIATE TO A TOWN CENTRE; AND
- B) THE PREMISES CAN BE ADEQUATELY SERVICED WITHOUT CAUSING HARM TO HIGHWAY SAFETY AND CONVENIENCE

With regard to the above, the policy allows changes of use away from A1 retailing premises. Other parades within Pinner Local Centre are covered by designated frontage classifications, and therefore other policies apply of which aim to restrict changes of use away from A1. However the site is not within a designated frontage, rather it is located within parade of 12 commercial properties that does not have any frontage classification. On the basis of the above tests, clearly an A3 use can be appropriate to a centre, and therefore criterion A is satisfied. Criterion B then relates to parking and highway safety. Due to its locality the site is well served by both public parking and public transport, which are both factors that favour the proposed application against criterion B of policy EM19.

It is considered that compliance with the tests of policy EM19 is achieved. Accordingly no policy objection against the proposed development is raised. On this basis the application is deemed to be acceptable.

continued/

2) Parking

Due to its locality the site is well served by both public transport and on-street parking. Coupled with this, two on site vehicle spaces are provided to the rear of the site. In practice it is considered that these spaces would be used by staff. With respect to parking and traffic issues the change of use is considered acceptable.

3) Residential Amenity

Given that potential exists for food and drink premises to cause detrimental amenity impacts on nearby residents (if hours of operation and noise/fume emissions are left unrestricted) selected restrictive conditions are proposed. Similarly a further condition is suggested to restrict the use to what is stipulated in the application, to ensure no other business under the A3 use class could be established without further consideration.

4) Accessibility

The current application proposes a change of use only with no modifications to the façade of the building. Accordingly the existing access arrangements, which already provides level access to the pavement edge would remain.

5) Consultation Response

Addressed in report.

CONCLUSION

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

CHANGE OF USE: CLASS A1 TO A3 (RETAIL TO FOOD & DRINK) FOR USE AS A PRIVATE MEMBERS CLUB ON GROUND FLOOR WITH SINGLE STOREY REAR EXTENSION AND NEW SHOPFRONT

G M SIMISTER for S SINGH T/A GOLDEN SIP

RECOMMENDATION

Plan Nos: NOR-500

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 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension and shopfront hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
REASON: To safeguard the appearance of the locality.
- 3 Noise and Odour/Fume from Plant and Machinery
- 4 Noise from Music and Amplified Sound
- 5 Disabled Access - Use
- 6 Restrict Storage to Buildings
- 7 The use hereby permitted shall not be open to customers outside the following times:
10:30 to 23:30 hours
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES:

- 1 Standard Informative 21 – Bottle Recycling
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 37 - Litter Bin Outside Premises

11 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:

1994 Harrow Unitary Development Plan:

- E46 Quality of Development - Design and Layout of Non-Residential Development
 - E51 Noise Nuisance
 - S5 Shopping Hierarchy
 - S16 Change of Use of Shops - Outside Designated Centres
 - T13 Car Parking Standards
 - A4 People with Disabilities - Parking and External Access Needs
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
- SD1 Quality of Design
 - EP25 Noise
 - D4 Standard of Design and Layout

continued/

D7	Design in Retail Areas and Town Centres
T13	Parking Standards
EM20	Change of Use of Shops in Non-Designated Parades
EM26	Food, Drink and Late Night Uses
C20	Access to Buildings and Public Spaces
2004 Harrow Unitary Development Plan:	
EP25	Noise
D4	Standard of Design and Layout
D7	Design in Retail Areas and Town Centres
T13	Parking Standards
EM19	Change of Use of Shops in Non-Designated Parades
EM25	Food, Drink and Late Night Uses
C16	Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Retail Policy and Parking (S5, S16, T13) (EM20, EM26, T13) (EM19, EM25, T13)
 - 2) Neighbouring Amenity (E46, E51) (SD1, EP25, D4, D7, EM26) (EP25, D4, D7, EM25)
 - 3) Accessibility (A4) (C20) (C16)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	15	on merit
	Justified:	0	0
	Provided:	0	0

b) Site Description

- the site comprises a ground floor terraced unit within a local parade on the north western side of Northolt Road, close to its junction with Alexandra Avenue
- there are a total of 40 units within the local parade across 1-6 Alexandra Avenue, 496-504 Northolt Road, 469-505 Northolt Road and 1-23 Station Parade
- the uses of the premises in the immediate vicinity (i.e. 1-6 Station Parade, 496-504 Northolt Road and 1-10 Station Parade) comprise: tattooist (A1), take-away (A3), take-away (A3), off-licence (A1), butchers (A1), car accessories (A1), take-away (A3), laundromat (sui generis), application site, private members club (double unit – A3), off-licence (A1), office (A2), hairdressers (A1), take-away (A3), chemist (A1), hardware (A1), butcher (A1), bank (double unit – A2), hairdressers (A1): 10 x A1, 3 x A2, 6 x A3, 1 x sui generis
- none of the commercial premises within the surrounding area/local parade are covered by a primary or secondary frontage classification
- the application site has an unsealed rear service that could accommodate the informal parking of approximately 4 vehicles, however the rear area of the site is not used for parking as a large shipping container is currently stored on site
- a one way lay-by to the front of the site extends the full length of Alexandra and Station Parades

continued/

Item 2/11 - P/1864/04/CFU continued.....

- a service road is located to the rear of the site
- residential accommodation is located above the ground floor commercial premises

c) Proposal Details

- the proposal would involve the change of use of the premises from retail (A1) to a private members club (A3); the use is actually an expansion of the existing private members club located at 496-498 Northolt Road
- part of the application would involve the construction of a single storey extension to the rear of the building that would infill the entire rear service yard of the site
- the extension would have a footprint of 8.7m by 6m and walls ranging in height from 3.6m to 4.1m
- internally the extended building would be linked into the existing private members club at 496-498 Northolt Road
- a new ground floor shop front would be installed to match the facades of 496-498 Northolt Road
- the planning application has not stipulated any proposed days/hours of operation

d) Relevant History

496 Northolt Road

W/617/95/FUL	Change of Use: Retail to wine bar (Class A1 to A3)	REFUSED 21-NOV-95 APPEAL ALLOWED 07-JUN-96
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498 Northolt Road

W/211/99/FUL	Change of Use: Retail to private members club (Class A1 to A3)	REFUSED 10-MAY-99 APPEAL ALLOWED 16-SEP-99
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f) Notifications	Sent 32	Replies 0	Expiry 09-AUG-04
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APPRAISAL

1) Retail Policy and Parking

In light of the premises not being located in a designated frontage of a local parade, Policy EM19 is the relevant UDP Policy that applies to the consideration of the development. This policy states:

THE COUNCIL WILL NORMALLY PERMIT CHANGES OF USE FROM RETAIL SHOPS (A1) IN NON-DESIGNATED PARADES OF HARROW METROPOLITAN CENTRE, THE DISTRICT CENTRES AND LOCAL CENTRES, PROVIDED THAT:-

continued/

- A) THE USE IS APPROPRIATE TO A TOWN CENTRE; AND
- B) THE PREMISES CAN BE ADEQUATELY SERVICED WITHOUT CAUSING HARM TO HIGHWAY SAFETY AND CONVENIENCE

With regard to the above, the policy both allows, and does not specifically restrict changes of use away from A1 retail premises. There is no designated frontage on any of the parades in the vicinity of the site, whilst a survey of uses of the 10 properties to either side of the site establishes that 50% are still in retail use. With a current predominance of A1 uses in neighbouring retail premises, clearly an A3 use can be an appropriate and complimentary use, therefore criterion A is satisfied.

Alternatively, criterion B relates to the assessment of parking and traffic. Due to its locality and the adjacent one way lay-by to the frontage, the site is reasonably serviced by public parking and public transport. On this basis it is considered that the proposed application complies with criterion B of Policy EM19.

However looking more specifically at the issue of traffic and parking, the following points are raised. In line with current parking restraint policies of the adopted 2004 UDP, each proposed A3 development is to be assessed on its own merits. Likewise as the current application relates to the expansion of the existing A3 members club at 496-498 Northolt Road, the two prior appeals that established the use are relevant. The original applications at 496-498 Northolt Road were originally refused on traffic and parking grounds but were allowed on appeal. These appeal cases are therefore relevant to the consideration of the current application. Given the clear statements made by the Inspectors, it would be inappropriate to raise an objection on parking grounds.

2) **Neighbouring Amenity**

The proposed extension follows the form, scale and design of the single storey rear extensions that have been developed at the adjoining properties of 496 and 498 Northolt Road. The proposed single storey rear extension would abut the rear service yard and adjacent park and power sub station to the north west, whilst it would abut the open rear yard of the neighbouring commercial property to the south west. There is currently no dividing fencing between the site and this immediate neighbour, however there are no windows in the rear wing of the neighbouring building that would face the proposed extension. For these reasons it is considered that the proposed single storey rear extension would not cause a detrimental impact to that property.

With respect of the change of use, to ensure that it would not impact upon any adjoining and/or nearby properties, conditions relating to noise and fume emissions are proposed. Additionally the hours of operation could be limited to between 10:30 to 23:30 hours, which is consistent with current limitations imposed on the existing members club, of which the current application proposes to expand.

continued/

3) Accessibility

The current application encompasses both a change of use only and modifications to the front façade of the building. To ensure that disabled access is provided to the frontage of the site, a condition is suggested to require such details to be submitted for approval.

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.

58-62 HIGH STREET, HARROW ON THE HILL

2/12

P/1168/04/CFU/TW

Ward: HARROW ON THE HILL

CHANGE OF USE: OFFICES (B1) TO
RESIDENTIAL (C3) IN FORM OF
CONVERSION TO PROVIDE 2 FLATS

HESELTONS SOLICITORS for DAVID HESELTON

RECOMMENDATION

Plan Nos: DPH1, DPH2

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 a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 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 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:

1994 Harrow Unitary Development Plan:

- E4 Protection of Structural Features
- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E8 Areas of Special Character
- E38 Conservation Areas – Character
- E39 Conservation Areas – Priority over other Policies

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

continued/

- D4 Standard Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D16 Conservation Areas
 - D17 Extensions and Alterations in Conservation Areas
 - T13 Parking Standards
- 2004 Harrow Unitary Development Plan:
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
 - SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard Design and Layout
 - D14 Conservation Areas
 - D17 Extensions and Alterations in Conservation Areas
 - T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (DRAFT REPLACEMENT UDP) (2004 UDP)

- 1) Loss of Commercial Use/Character of Conservation Area (E4, E5, E6, E8, E38, E39) (SEP6, SD1, SD2, D4, D16, D17) (SEP6, SD1, SD2, D4, D14, D15)
 - 2) Car Parking (T13) (T13) (T13)
 - 3) Consultation Responses
-

INFORMATION

Consideration of this application was deferred at the meeting of the Committee on 7th September to await comments of the Conservation Area Advisory Committee.

a) Summary

Area of Special Character:

Conservation Area: Harrow on the Hill Village

Green Belt

Car Parking

Standard:	3 (3)
Justified:	0 (0)
Provided:	0

Floorspace: 120sq.m.

No. of Residential Units: 2

b) Site Description

- three storey building located on the western side of High Street
- the ground floor is currently vacant and last used as offices
- the upper floors are used as flats

c) Proposal Details

- change of use of ground floor to two flats

d) Relevant History

None

continued/

e) Consultations

CAAC: Objection: Concern about a loss of vitality to the area through loss of a daytime business activity

Advertisement	Character of Conservation Area	Expiry 17-JUN-04
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Notifications	Sent 39	Replies 1	Expiry 02-JUN-04
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Summary of Response: Out of character, lack of parking

APPRAISAL

1) Loss of Commercial Use/Character of Conservation Area

On 3rd October 1996 the Development Services Committee of this authority agreed the definition of a "shopping core area" for Harrow on the Hill, within which commercial uses would be encouraged to remain. The implication was that the change of use of commercial uses outside the core area would not be resisted. This site falls outside the core area. It is concluded that the use as two flats would preserve the character of the Conservation Area.

2) Car Parking

The premises does not have any parking provision, and none is proposed. It is considered that the existing authorised use of the site would generate a similar demand as the proposed use. In these circumstances it is considered that no additional parking provision could reasonably be required.

3) Consultation Responses

Out of Character - Addressed above
 Lack of Parking - " "

CONCLUSION

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

UNIT 1, 1 CHANTRY PLACE, HEADSTONE LANE

2/13

P/2048/04/CFU/JH

Ward: HATCH END

CHANGE OF USE: CLASS B1 (OFFICE) TO
CLASS B8 (WAREHOUSE)

MATTHEW ARNOLD & BALDWIN for MAUKITO LTD

RECOMMENDATION

Plan Nos: OS Plan; NGL831277

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 change of use hereby permitted shall not commence until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme for supplementary planting to the north west boundary of the property.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
- 3 Landscaping to be Implemented
- 4 The existing car parking spaces within the site shall not be used for any other purpose without the written permission of the Local Planning Authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 5 The premises shall not be used except between the hours of 07.30 hours and 18.00 hours Monday to Saturday inclusive and at no times on Sundays and Bank Holidays without the prior permission of the Local Planning Authority.
REASON: To safeguard the amenity of neighbouring residents.
- 6 Restrict Storage to Buildings

INFORMATIVE:

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
1994 Harrow Unitary Development Plan:
EM4 Business, Industrial and Warehousing Development - Retention of Use
EM7 Business, Industrial and Warehousing Development - Criteria for Development
T13 Car Parking Standards
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1 Quality of Design
EM15 Business, Industrial and Warehousing Use - Designated Areas
EM23 Environmental Impact of New Business Development
T13 Parking Standards
2004 Harrow Unitary Development Plan:
SD1 Quality of Design

continued/

EM15	Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas
EM22	Environmental Impact of New Business Development
T13	Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Employment Policy (EM4) (EM15) (EM15)
 - 2) Neighbouring Amenity (EM7) (EM15, EM23) (EM15, EM22)
 - 3) Parking and Highway Considerations (T13) (T13) (T13)
 - 4) Environmental Impact (EM7) (EM23) (EM22)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Employment Area:	General Industrial Area
Car Parking	Standard: 10 + 2 commercial (4/5) Provided: at least 10
Site Area:	931m ²

b) Site Description

- corner plot occupied by vacant 2-storey light industrial building with ancillary office accommodation
- site has frontage to Chantry Place with railway lines at the rear
- the site lies within a designated industrial and business use area
- adjoining the site to the south and east are similar works and warehouse buildings
- residential properties are located opposite the site to the north
- a large forecourt area for parking and manoeuvring is situated to the front of the site
- site located a few minutes walk from Headstone Lane train station

c) Proposal Details

- change of use of industrial (B1) building for warehousing (B8)
- retain 219m² of office space within the building
- 20 staff to be employed – 10 transferred and 10 new
- the layout of the forecourt would remain the same for parking and loading purposes
- traffic flow is estimated to be 2-3 vehicular movements per day excluding employees driving to work

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
17	7	26-AUG-04

continued/

Summary of Responses: Would add to existing parking and traffic safety issues for residents; increase noise and disturbance at unsocial hours; were the company to operate 7 days a week this would be unacceptable to all the residents in the vicinity; historically it is an area to be preserved rather than exploited; concerned that few trees and grass verges remain in order to screen eyesore; air quality in area would be further impaired by increase in traffic; overnight parking by long distance delivery drivers in the private road and Chantry Place should be prohibited.

Hatch End Association: Support local residents in their objections to the change of use to warehousing and possibly sale of goods to the trade. Would introduce more traffic, result in further parking congestion and traffic hazards. If the Council is mindful to grant this application, a condition should be applied to limit the hours of use in the interest of neighbouring residential amenities.

APPRAISAL

1) Employment Policy

Policy EM14 relates directly to the site as a designated area for business, industrial and warehousing use. In order to provide flexibility in future employment generating developments on these sites, any B Class use, or combination of these uses, would normally be acceptable, except where the amenity of neighbouring residents or highway considerations would dictate a restriction of use. All new development must also include landscaping, car parking and traffic arrangements to the Council's satisfaction.

It has been indicated that the site has been vacant since some time in 2002. Notwithstanding the current use class relating to the site is for B1 offices and light industry. In terms of policy EM14 the proposed change of use to B8 warehousing is acceptable subject to amenity, parking, traffic and landscaping considerations. These factors are outlined below.

2) Neighbouring Amenity

Given its location in a designated business, industrial and warehousing use location, the proposed scale of use is not considered to be excessive or altogether dissimilar to the existing use. A condition is attached for supplementary planting to the north west boundary in order to fill gaps in the tree screen and soften the appearance of the site from residential properties. Likewise a condition is attached restricting the hours and days of operation in order to safeguard neighbouring amenity.

3) Parking and Highway Safety

Parking standards are the same for all B class uses. Therefore there is no additional requirement for further parking spaces. The parking area currently indicated relates to a large forecourt area with ample parking. A condition is also included for the use of the parking spaces for no other purpose in order to ensure satisfactory provision of parking areas and to safeguard the appearance of the locality and in the interests of highway safety. In other respects, the proposal raises no concerns in terms of highway safety.

continued/

In addition, the site has good links to public transport with Headstone Lane train station located a few minutes walk away.

4) Environmental Impact

Policy EM22 relates to the environmental impact of new business development. Given the scale and location of the proposed change of use and subject to the imposition of the suggested conditions, it is not considered that the amenity of adjoining properties, character of the area or state of the environment would be unduly harmed.

5) Consultation Responses

These are largely covered by the report. Overnight parking by delivery drivers is not a consideration for the current application.

CONCLUSION

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

SALVATION ARMY CITADEL & HALL, 15 ROXETH HILL, HARROW

2/14

P/1812/04/CVA/TEM

Ward: HARROW ON THE HILL

VARIATION OF CONDITIONS 6 & 16 OF P/386/04/CFU TO ALLOW i) FULLY OPENING WINDOWS IN SIDE ELEVATION ii) HOURS OF USE 9AM - 10PM

N P TAYLOR for SALVATION ARMY TRUSTEE CO LTD

RECOMMENDATION

Plan Nos: 02.451/07, 10 Rev G

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

- 1 The windows and doors in the western flank wall of the proposed development shall be of purpose-made obscure glass, and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 2 The use of the building hereby permitted shall not be open to customers outside the following times:-
09:00 hours to 22:00 hours, Monday to Sunday inclusive, without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES:

- 1 Standard Informative 36 – Measurements from Submitted Plans

- 2 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

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

E51 Noise Nuisance

2002 Revised Deposit Draft Harrow Unitary Development Plan

SD1 Quality of Design

D4 Standard of Design and Layout

EP25 Noise

2004 Harrow Unitary Development Plan

SD1 Quality of Design

D4 Standard of Design and Layout

EP25 Noise

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Residential Amenity and Character of Area (E6, E46, E51) (SD1, D4, EP25) (SD1, D4, EP25)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Roxeth Hill

Council Interest: None

b) Site Description

- north side of Roxeth Hill, 25m from junction with Middle Road/Lower Road/Northolt Road
- within Roxeth Hill Conservation Area and Harrow on the Hill Area of Special Character
- occupied by Salvation Army Hall, mainly 2-storeys in height with single-storey elements.
- vehicular access along eastern edge of site, 5 parking spaces at rear
- Locally listed Half Moon Public House to west, outbuilding of which butts up to existing Hall
- rear boundaries of houses in Middle Road together with Half Moon car park also adjacent to western/north-western boundary
- Locally listed house at 'Vine Cottage', 17 Roxeth Hill adjacent to most of eastern boundary
- 3-storey block of flats, Kymes Court and house on opposite side of Roxeth Hill

c) Proposal Details

- (i) variation of Condition 6 of planning permission P/386/04/CFU to enable opening windows and doors in the western elevation of the approved development
- (ii) variation of Condition 16 of planning permission P/386/04/CFU by deleting reference to the Weekly Programme of Activities and substitution of hours of use condition requiring that the approved development be open for use between hours of 09.00 and 22.00 hours only, Monday to Sunday inclusive.

d) Relevant History

P/386/04/CFU	Provision Of Replacement Hall Building	GRANTED 26-APR-04
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continued/

e) Applicant's Statement

- Proposed boundary treatment on western side of site involves erection of 2m high solid fence, which would prevent any view of 1 or 3 Middle Road habitable rooms from windows and doors in western flank wall. Condition 6 not therefore required.
- Condition 16 is inflexible as it requires Army formally to apply to Council if ever wish to undertake an activity not set out in Weekly Programme of Activities, eg, meetings or ceremonies arranged at short notice.
- Activities in Weekly Programme do not start earlier than 09.30 hours or end later than 21.30 hours.
- Accordingly an hours of use condition would accomplish purpose of Condition 16 while giving Army flexibility. Use only between hours of 09.00 – 22.00 hours therefore suggested, seven days a week.

f) Notifications	Sent	Replies	Expiry
	34	3	09-AUG-04
Summary of Responses: Loss of privacy, noise			

APPRAISAL

1) Residential Amenity and Character of Area

- (i) Condition 6 of planning permission P/386/04/CFU is as follows:
'The window and doors in the western flank wall of the proposed development shall:
(a) be of purpose-made obscure glass
(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents'

The applicant proposes that the condition be varied by the deletion of Clause (b).

The approved western flank wall contains a pair of double doors serving a general purpose room which lead onto a courtyard between the building and the rear boundary of 3 Middle Road and the Half Moon Public House car park.

Condition 17 of the permission restricts the use of the courtyard for escape purposes only in the event of emergencies, and requires that the doors giving access to the courtyard shall be left closed at all times, apart from emergencies. Thus removing clause (b) could not lead to the doors being left open without contravening Condition 17.

The doors have a small amount of glazing on each side. This glazing and the doors themselves would be obscurely glazed as required by Clause (a). Removing Clause (b) would allow these windows to be opened. Overlooking would be prevented by a 2m high trellis with climbing plants which is proposed to be erected pursuant to Condition 3 alongside the western boundary. It is suggested that as the windows serve a general purpose room only, and not the main worship hall, noise generation would not be unduly detrimental to neighbouring amenity.

continued/

Item 2/14 - P/1812/04/CVA continued.....

In these circumstances it is considered that Clause (b) of Condition 6 can be deleted without undue harm to adjacent residential amenity.

(ii) Condition 16 of the permission is as follows:-

'The use of the building hereby approved shall only be operated in accordance with the submitted Weekly Programme of Activities. There shall be no change to this programme without the prior written agreement of the Local Planning Authority.

REASON: To prevent over intensive use of the site.

The following comprises the Weekly Programme of Activities:

Day of Week	Current Activities July 2003	Anticipated Additional Facilities	Notes
Sunday	<ul style="list-style-type: none"> • Morning worship 10.30 • Primary Group meets • Children's programme • Coffee Fellowship after morning worship • Sunday School 12.00 • Evening Worship 17.30 • Coffee fellowship after evening worship 	None anticipated	Hall opens at 9.30 Hall closes by 21.00
Daily Activities	<ul style="list-style-type: none"> • Admin office is open most days 	<ul style="list-style-type: none"> • Drop in Centre • After School Club 	
Monday	<ul style="list-style-type: none"> • Hall Open for Prayer all Day • Usual day for business meetings (occasional) 	<ul style="list-style-type: none"> • 'Listening Ear' counselling and advice programme • All age sport and recreational activities 	Day Evening 7.00 – 9.30
Tuesday	<ul style="list-style-type: none"> • Music Tots – Supervised Parent Toddler Group* • Parenting Courses • Alpha Programme • Drivers SEAT* 	<ul style="list-style-type: none"> • Men's Fellowship group 	* Circa 25 children plus their parents/carers * <i>Recovery programme for drivers with past alcohol problems</i>

continued/

Wednesday	<ul style="list-style-type: none"> • Morning fellowship group (Prayer and Bible Study) • Afternoon meeting of Ladies Group • Evening meeting for prayer and bible study 	<ul style="list-style-type: none"> • 'Listening Ear' counselling and advice programme • All age sport and recreational activities 	<p>Day</p> <p>Evening 7.00 – 9.30</p>
Thursday	<ul style="list-style-type: none"> • Evening music rehearsals – children and adult groups • Youth Group 	<ul style="list-style-type: none"> • Additional Supervised Parent Toddler Group 	<p>Our parent toddler group is popular within the community</p>
Friday	<ul style="list-style-type: none"> • Occasional social events 	<ul style="list-style-type: none"> • 'Listening Ear' counselling and advice programme • All age sport and recreational activities 	<p>Day</p> <p>Evening 7.00 – 9.30</p>
Saturday	<ul style="list-style-type: none"> • Conferences • Social events (for members and friends) 	<ul style="list-style-type: none"> • Occasional fund raising events 	

This approach to controlling activity levels in new religious/community buildings has been used also in 2 other permissions, viz Stanmore Baptist Church (EAST/1341/01/FUL), and the Greek Orthodox Church (P/336/04/COU). However, it is acknowledged to be highly restrictive, could give rise to a lack of flexibility in organising functions, and could be seen as giving the Council an excessive amount of control over independent, bona fide religious and community organisations. The condition could therefore fail the tests of necessity and reasonableness set down in Circular 11/95.

Substituting an hours of use condition, as suggested by the applicant, would give the Council overall control over the starting and finishing times of activities within the building, while giving the Army the flexibility to organise events and functions as it wishes within those times.

In this connection it is considered that hours of use between 09.00 and 22.00 hours are reasonable, given the location of the site on a busy Borough Distributor Road, close to a major junction with Northolt Road, and the location next door of a large Public House which is open beyond 22.00 hours. Such hours would adequately safeguard residential amenity and the character of the area.

CONCLUSION

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

VARIATION OF CONDITION 12 OF PLANNING
PERMISSION P/386/04/CFU RELATING TO NOISE
CONTROL

N P TAYLOR for SALVATION ARMY TRUSTEE CO

RECOMMENDATION

Plan Nos: 02.451-32

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

- 1 The LAeq of the noise from the hall should not exceed the representative background noise level L90 (without noise from the hall) and the L10 of the noise from the hall should not exceed the representative background noise level L90 (without the noise from the hall) in any one third octave band between 40Hz and 160Hz.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVE:

- 2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

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

E51 Noise Nuisance

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

EP25 Noise

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Residential Amenity and Character of Area (E6, E45, E51) (SD1, D4, EP25) (SD1, D4, EP25)
 - 2) Consultation Responses continued/
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Roxeth Hill

Council Interest: None

b) Site Description

- northern side of Roxeth Hill, 25m from junction with Middle Road/Lower Road/Northolt Road
- within Roxeth Hill Conservation Area and Harrow on the Hill Area of Special Character
- occupied by Salvation Army Hall, mainly 2 storeys in height with single storey elements
- vehicle access along eastern edge of site, 5 parking spaces at rear
- locally listed Half Moon Public House to west, outbuilding of which butts up to existing hall
- rear boundaries of houses in Middle Road together with Half Moon car park also adjacent to western/north-western boundary
- locally listed house at 'Vine Cottage', 17 Roxeth Hill adjacent to most of eastern boundary
- 3 storey block of flats, Kymes Court and house on opposite side of Roxeth Hill

c) Proposal Details

- Variation of Condition 12 of planning permission P/386/04/CFU to read as follows:

“The LAeq of the noise from the hall should not exceed the representative background noise level L90 (without noise from the hall) and the L10 of the noise from the hall should not exceed the representative background noise level L90 (without the noise from the hall) in any one third octave band between 40Hz and 160Hz.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

d) Relevant History

P/386/04/CFU	Provision of replacement hall building	GRANTED 26-APR-04
--------------	--	----------------------

e) Applicant's Statement

- condition 12 is unreasonable given nature of Army's activities and the fact that they have been at Roxeth Hill for many years
- some control of music reasonable since there are houses nearby, most usefully exercised by way of time limits
- application accompanied by Acoustic Design Report
- conclusions as follows:-

continued/

Item 2/15 – P/1992/04/CVA continued.....

- Measurements of existing ambient and background noise climate have been undertaken, along with measurements of internal noise levels generated by current musical activities. Such measurements have indicated that music noise is currently audible at several locations around the site boundary
- An assessment of noise breakout using current design of replacement building has indicated that current condition requiring inaudibility of noise breakout is unachievable. An alternative criterion for noise breakout has been proposed based upon current draft guidance from the Institute of Acoustics.
- with suitable modifications to design to improve sound insulation, the alternative criteria are assessed as being achievable. These alternative criteria, combined with condition limiting hours of use should provide adequate protection to amenity of neighbouring residents.
- Suitable noise emission limits for mechanical services plant have been proposed based upon results of environmental noise survey, so as to protect amenity of nearby residential properties. These limits will enable mechanical services installation to be designed, and an appropriate level of attenuation included, to ensure compliance with the limits.

f) Consultations

CAAC: Objection: Condition should be retained
EA: No comments
TWU: No objections

Advertisement Character of Conservation Area Expiry
26-AUG-04

Notifications Sent Replies Expiry
34 2 17-AUG-04

Summary of Responses: Oppose potential for further noise potential, too early to conclude that Condition 12 is removed entirely.

Harrow Hill Trust: Concern at effect on neighbouring properties.

APPRAISAL

1) Residential Amenity and Character of Area

Condition 12 of planning permission P.386/04/CFU states:

“No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.”

This condition is traditionally imposed in permissions for noise generating activities such as A3 uses which are close to residential premises. It was imposed in this case to protect neighbouring amenity from noise generated by the musical and worship activities which would be carried out in the new building.

continued/

Item 2/15 – P/1992/04/CVA continued.....

However, this condition is not one of the model noise conditions set down in Circular 11/95 or PPG24: Planning and Noise.

The majority of such conditions suggest that measurable noise emissions be specified so that generated noise levels can be objectively assessed in the light of prevailing background noise levels.

The proposed replacement Condition 12 would comply with this approach, and is considered appropriate by Officers in the Environmental Health Division.

They conclude that i) proposed insulation measures could improve the noise breakout situation beyond what currently exists, ii) the measures would be adequate in relation to band practice and play and iii) the 22:00 closing time (as proposed at item 2/14) would satisfactorily complement the insulation proposals.

On this basis the proposed variation of condition is considered acceptable.

2) Consultation Responses
Addressed in report.

CONCLUSION

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

2 & 4 BELLFIELD AVENUE, HARROW WEALD

2/16

P/2049/04/CFU/RJS

Ward: HARROW WEALD

CHANGE OF USE: NURSING HOME TO TWO
RESIDENTIAL DWELLINGS (CLASS C2 TO C3)

URPS (SIMON MURPHY) for MR JAMES DINSDALE

RECOMMENDATION

Plan Nos: OS Plan; 5782/01; 02

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

- 1 Time Limit - Full Permission
- 2 PD Restriction - Classes A to E

INFORMATIVE:

- 1 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E45 Quality of Development - Design and Layout of Residential Development

H1 Housing Provision - Safeguarding of Amenity

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

C2 Provision of Social and Community Facilities

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

C2 Provision of Social and Community Facilities

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Loss of Nursing Home Facility and Neighbouring Amenity (E45, H1) (SD1, D4, C2) (SD1, D4, C2)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Car Parking: Standard: 4 3.6

Justified: 4 4

Provided: 4 4

Council Interest: None

continued/

b) Site Description

- the site comprises two adjoining dwellinghouses that were formerly detached, however are currently linked with a ground floor single storey extension and upper floor corridor
- the two combined properties were previously utilised for the purposes of a Nursing Home, however this use appears to have ceased operation from the site in around 2000

c) Proposal Details

- the proposal would involve the change of use of the premises from a Nursing Home back to two residential dwellings (Class C2 to C3)
- the proposed change of use does not encompass any additions, alterations or modifications to the existing buildings

d) Relevant History

LBH/30660	Change of use to a residential nursing home	GRANTED 02-OCT-86
LBH/34489	Continued use of a residential nursing home, variation of condition 8 attached to planning permission ref. LBH/30660/E dated 2.10.86 to accommodate 8 patients	GRANTED 17-MAR-88
EAST/996/01/CLP	Certificate of Lawful Proposed Development: Change of use from nursing home to house in multi-occupation	REFUSED 13-NOV-01
EAST/801/02/FUL	Change of Use: Nursing home to 5 flats (Class C2 to C3) first floor front and rear extensions, parking at front	REFUSED 13-SEP-02

Reasons for refusal:

- “1. The proposed flat roofed rear extension would be out of character with the original buildings and detract from their appearance resulting in poor form of development detrimental to the character of the area.
2. The proposal would provide for an inadequate level of amenity for the future occupiers of the flats with the likely unacceptable level of noise disturbance due to the internal layout to provide 5 flats and no provision for access to the rear garden from flat no.5
3. The proposed extensive hard surfaced car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the street scene.”

e) Applicant's Statement

- This application merely seeks approval for the change of use of nos. 2-4 Bellfield avenue back to two family dwellings. The application has had to be made in advance of a fully detailed scheme due to the contractual arrangements my client is subject to. Therefore, this application does not purport to illustrate any details of how the conversion back to two dwellings might take place.

continued/

- A further application is under preparation which will be accompanied by full plan and elevation drawings detailing the removal of the extensions to the rear of, and linking, the two properties, modest and complimentary new extensions to the dwellings and the layout of parking and amenity space within the re-established curtilages.

f)	Notifications	Sent	Replies	Expiry
		16	0	26-AUG-04

APPRAISAL

1) Loss of Nursing Home Facility and Neighbouring Amenity

It is evident from a search of planning records that after the nursing home ceased operation that there has been a history of issues and complaints regarding the use of the premises as a building in multiple occupation.

As previously stated, the proposal involves the change of use of the premises from its established use as a nursing home (C2) back to two residential dwellings (C3). Specifically the proposed change of use does not encompass any additions or alterations to the building at this stage, rather, the application proposes the 'in principle' change of use of the premises back to two residential dwellings. This change of use back to two residential dwellings is considered to be wholly in keeping with residential character and intensity of residential use within the surrounding locality.

The applicant has indicated that further modifications to buildings are proposed, but do not form part of this application and any such proposed additions and alterations are not being considered by this application. To prevent any 'as of right' alterations being undertaken a condition is proposed that would remove the permitted development rights in accordance with the GPDO 1995. This would therefore ensure that any external additions to the property would be the subject of an additional planning application, and the merits of any such proposals could be considered at the time.

Although Policy C2 of the 2004 adopted UDP seeks to resist (discourage) the loss of health, social and community uses, the nursing home use has already ceased operations from the site for a number of years. It is evident that this closure was the result of new legislation governing the continued use and operation of such facilities, and many existing facilities could not meet the new standard and requirements. Nevertheless, in broadly assessing this former nursing home site, its location is not considered to be the most appropriate given it is solely within a residential area, and more specifically is within two converted residential dwellings. Essentially the existing building by virtue of being two former dwellinghouses, are more suited for residential purposes than to being utilised as a nursing home. Furthermore, the site has limited public transport accessibility, other than a bus route along Uxbridge Road. Therefore on this basis the formal change of use is not considered to be in conflict with Policy C2.

continued/

Item 2/16 - P/2049/04/CFU continued.....

Lastly, it is highlighted that if the former nursing home is converted back to residential purposes it would have the effect of drawing to a close the issues and complaints associated with its use as a building in multiple occupation.

2) Consultation Responses

None

CONCLUSION

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

CHANGE OF USE: HAIRDRESSERS (CLASS A1) TO ESTATE AGENTS (CLASS A2)
AND SINGLE STOREY REAR EXTENSION

STEENE ASSOCIATES for ASHMOUNT PROPERTIES LTD

RECOMMENDATION

Plan Nos: 0652/HRW/001, 002, 003

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Disabled Access - Use

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc Act 1996
- 3 Standard Informative 27 - Access for All
- 4 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

1994 Harrow Unitary Development Plan:

S16 Change of Use of Shops - Outside Designated Centres

T13 Car Parking

2002 Revised Deposit Draft Harrow Unitary Development Plan:

EM20 Change of Use of Shops in Non-Designated Parades

T13 Parking Standards

2004 Harrow Unitary Development Plan:

EM20 Change of Use of Shops Outside Town Centres

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Retail Policy (S16) (EM20) (EM20)
2. Parking (T13) (T13) (T13)
3. Consultation Responses

Cont...

INFORMATION

a) Summary

Car Parking	Standard:	1
	Justified:	1
	Provided:	2
Floorspace:	140m ²	
Council Interest:	None	

b) Site Description

- retail premises on the eastern side of High Road, within the Harrow Weald Local Centre (non-designated parade)
- the ground floor premises are vacant and last used as a hairdresser.
- the rear yard is currently open.

c) Proposal Details

- change of use of ground floor to an estate agents.
- single storey rear extension to provide additional office facilities and a double garage.

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
21	0	13-NOV-2003

APPRAISAL

1. Retail Policy

Policy EM20 of the Revised UDP states that such changes of use are acceptable subject to the appropriateness of the use to a centre, and car parking and servicing considerations.

The use as an estate agents would be appropriate to this part of the retail centre. Servicing of the property can be undertaken by way of the rear service road.

2. Car Parking

The proposal seeks approval for a double garage at the rear of the premises and this would be adequate to serve the proposed use.

Cont...

3. Consultation Responses

None.

CONCLUSION

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

440 ALEXANDRA AVE, SOUTH HARROW,
ZOROASTRIAN CENTRE

2/18
P/1915/04/CLB/AB
Ward: RAYNERS LANE

LISTED BUILDING CONSENT: INSTALLATION OF LIFT, INTERNAL ALTERATIONS

MR SHAHROKH SHAHROKH for ZOROASTRIAN TRUST

RECOMMENDATION

Plan Nos: 455/PR01, 02, 03, EX01, 02, 03, 04, 05. Details of Stannah Stair Lift

GRANTS listed building consent in accordance with the works described in the application and submitted plans, subject to the following

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 No relevant part of the works shall commence until detailed drawings to an appropriate scale, specifications or samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority in respect of the following, and works shall not be completed other than in accordance with the details so approved; a) all new refurbished doors.
REASON: In order to safeguard the special architectural or historic appearance of the listed building.
- 3 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.
REASON: To protect the special architectural or historic interest of the listed building.

INFORMATIVES

- 1 INFORMATIVE:
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
1994 Harrow Unitary Development Plan:
E34 Statutorily Listed Building
2002 Revised Deposit Draft Harrow Unitary Development Plan:
D12 Statutorily Listed Buildings
2004 Harrow Unitary Development Plan:
D11 Statutorily Listed Buildings

Cont...

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Listed Building Character (E34) (D12) (D11)
 2. Update on the change of use
-

INFORMATION

a) Summary

Listed Building: Grade II
Conservation Area: Rayners Lane
Council Interest: None

b) Listed Building Description

- Cinema designed in 1936 by F E Bromige. Large building of massed concrete and brick with flat asphalt roof. The frontage is tall and triple-bowed concrete with a very wide central bowed projection and convex flanking concave metal windows rise to full-height within. Rising upwards from the flat and bowed concrete entrance canopy is a great concrete feature in the shape of a stylised elephant's trunk, with the curved 'head' projecting in front of and above the bowed parapet. The interior has an oval-shaped entrance foyer, with steps and railings to a sunken tea-room in centre which has cigar-shaped coved plaster ceiling above. The auditorium has concrete horizontal fluted gallery front and inward-curving walls; it is dominated by a fibrous plaster ceiling with deep coved ribs driving forward and downward to proscenium arch which is flanked by fluted columns. A remarkably individual cinema design, and noted as the least altered late 1930s streamlined 'art deco' cinema

c) Proposal Details

Internal changes:

- Create lift shaft and install new 8 person lift
- Install platform lift on first floor, create opening in wall to platform lift
- New half hour fire doors

d) Relevant History

WEST/825/02/LBC	Associated internal and external alterations, including roof extension, screen window to south wall and insertion of 2 no lifts	GRANTED 29-Oct 2002
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Cont...

e) Consultations

English Heritage Amenity Societies	Direction Received 6-9-2004 20th Century Society	No Objections	
Advertisement	Extension to a Listed Building	Expiry 30-AUG-2004	
Notifications	Sent 6	Replies 0	Expiry 30-AUG-2004

APPRAISAL

1. Listed Building Character

Listed building consent was granted for 2 lifts and other major alterations to this building in 2002. The intention of the applicants is still to implement the consented works but due to their extensive nature, to do them in a phased programme. However, in order to provide access to the upper floors, this element is proposed first. One lift rather than two is proposed within this scheme and the lift is smaller. As with the earlier application, the lift is situated in the 'back of house' area which is much more utilitarian and where major changes have already occurred. The lift would be located next to an existing stair core. The proposed stair lift would negotiate a change of level between the landing area on the first floor and the former projection room. Again, as a back of house area, making a small doorway opening is considered acceptable and the platform lift would be both a reversible change and a low key modern intervention. It is considered that the works would not detrimentally affect the special character of the building.

2. Update on the Change of Use

Development Control Committee resolved to grant planning permission for the change of use of the building to a community centre in October 2002, subject to a legal agreement which included making provision for a transport and management plan. This agreement has not been agreed, partly because it has taken time for the Zoroastrians to gather data in relation to traffic and parking and also because the applicants were unsure whether to pursue their plan to provide a temple on the existing cinema car park. In the meantime, they have not been using the building to any great extent, although there is a janitor on site. The building is on the English Heritage Register of Buildings at Risk and is in poor repair. The roof was repaired by the Zoroastrian Community, but there are problems with damp elsewhere in the building, particularly in the back of house areas. Internal repair and decoration would flow from a greater use of the building and as such would be welcomed. However, the use remains technically unlawful.

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.

USE OF GROUND FLOOR AS NURSERY PLAY AREA, PROVISION OF ADDITIONAL FLOOR, SINGLE STOREY SIDE EXTENSION AND EXTERNAL STAIRS.

SHREE SWAMINARAYAN TEMPLE

RECOMMENDATION

Plan Nos: E/1700/30/09, E3/1700/30/09, EP/1700/30/09, EP2/1700/30/09, PGF/1700/30/09, P1ST/1700/30/09.

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the committee decision on this application relating to:
 - a) submission to and approval by the Local Planning Authority of a Travel Plan.
2. A formal decision Notice subject to the conditions noted below will be issued only upon the completion by the developer of the aforementioned legal agreement.

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Disabled Access - Use
- 4 The use hereby permitted shall not be open to customers outside the following times:-
 - (a) 09.00 hours to 19.00 hours, Monday to Saturday inclusive,
 - (c) 09.00 hours to 18.00 hours, Sundays or Bank Holidays,without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc Act 1996
- 3 Standard Informative 27 - Access For All
- 4 Standard Informative 45 - Disability Discrimination Act 1995

Cont...

5 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

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

T13 Car Parking

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Character of the Area (E6, E46) (SD1, D4) (SD1, D4)
2. Car Parking (T13) (T13) (T13)
3. Consultations Response

INFORMATION

a) Summary

Car Parking	Standard:	}
	Justified:	} See Report
	Provided:	}
Floorspace:	93 sq m	
Council Interest:	None	

b) Site Description

- detached part single, part two storey building located at the junction of Chandos Crescent and Buckingham Road.
- the building is used as a place of worship.
- to the south west and south east are houses on Chandos Crescent and Buckingham Road.

Cont...

c) Proposal Details

- provide an additional floor over most of the existing building.
- single storey side extension to the Buckingham Road frontage measuring 4m by between 10m to 13.5m
- the first floor would provide an enlarged library/store and reading room.
- the ground floor extension would provide an area for children within the temple area.

d) Relevant History

None.

e) Applicant's Statement

- The temple serves local devotees within walking distance.
- The need for the extension is to serve the existing users not to provide for more users.
- The ground floor will allow for the segregation of youngsters for teaching at different levels.
- The use of the first floor will remain the same, but with additional height it will provide a better facility.
- There will be no increase in traffic or noise as the level of use will remain as existing.

f) Notifications

Sent
27

Replies
3

Expiry
25-DEC-2003

Response: Lack of parking; Increase in activity.

APPRAISAL

1. Character of the Area

The proposed increase in height of the main part of the building would result in it being no higher than either the adjacent houses or the existing two storey element, which is adjacent to the neighbouring houses.

The proposed single storey element would have a modest depth (4m) and would not have an undue impact on the character of the area.

Cont...

2. Car Parking

The additional floorspace could clearly allow the building to be occupied by an increased number of people. However, the applicants state that the number of people attending the building will not increase. In order to reduce the likelihood of additional parking taking place on neighbouring highways, it is considered that the proposal would be acceptable in this regard, subject to the submission and agreement of a Travel Plan.

3. Consultations Response

Lack of parking	}	addressed
Increase in activity	}	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.

**ST. DOMINICS 6TH FORM COLLEGE, MOUNT PARK P/1366/04/CCO/TW
AVE, HARROW**

Ward: HARROW ON THE HILL

RETENTION OF AREA OF HARDSTANDING AND BRICK PIERS AND GATES

KENNETH W REED & ASSOCIATES for ST DOMINICS SIXTH FORM COLLEGE

RECOMMENDATION

Plan Nos: 1408/1, /2, /3A, /4.

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

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:
- 1994 Harrow Unitary Development Plan:
- E4 Protection of Structural Features
 - E6 High Standard of Design
 - E8 Areas of Special Character
 - E18 Metropolitan Open Land - Appropriate Uses
 - E19 Metropolitan Open Land - Buildings/Extensions
 - E38 Conservation Areas - Character
 - E46 Quality of Development - Design and Layout of Non-Residential Development
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
- SEP5 Structural Features
 - SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
 - SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
 - EP31 Areas of Special Character
 - D4 Standard of Design and Layout
 - D16 Conservation Areas
 - D17 Extensions and Alterations in Conservation Areas
 - D18 Conservation Area Priority

Cont...

2004 Harrow Unitary Development Plan:
SEP5 Structural Features
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
EP31 Areas of Special Character
D4 Standard of Design and Layout
D15 Extensions and Alterations in Conservation Areas
D16 Conservation Area Priority
EP43 Green Belt and Metropolitan Open Land Fringes
SD1 Quality of Design

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Conservation Area/Area of Special Character (E4, E6, E8, E38) (SEP5, SEP6, SD2, EP31, D16, D17 D18) (SEP5, SEP6, SD2, EP31, D15, D16)
 2. Metropolitan Open Land (E4, E18, E19) (EP43) (EP43)
 3. Amenity of Neighbours (E6, E46) (SD1, D4) (SD1, D4)
 4. Consultations Response
-

INFORMATION

a) Summary

Area of Special Character:
Conservation Area: Harrow : Sudbury Hill
Council Interest: None

b) Site Description

- the application relates to a part of the St Dominics 6th Form College towards its southern end.
- the application site is located at the end of a driveway which runs from Sudbury Hill adjacent to Mountside Cottage.
- the site is within the Sudbury Hill Conservation Area and partly within Metropolitan Open Land.

c) Proposal Details

- retention of brick piers and timber gates.
- retention of resurfaced area behind gates, which is used for minibus parking.

d) Relevant History

None

Cont...

e) Applicant's Statement

Area of hard-core replaces previous area of paving which was also used for minibus parking.

The gates and brick piers replace previous gates.

f) Consultations

CAAC 'No objections to the principle but the area would benefit from tidying up so that the boundary fences match etc'.

g) Advertisement

Character of Conservation Area

Notifications

Sent
8

Replies
1

Expiry
29-JUN-2004

Summary of Response: Out of character
Minibus is visible
Vehicular disturbance

APPRAISAL

1. Conservation Area/Area of Special Character

The replacement of the paved area with the loose, hard-core surface gives an informal appearance which preserves the character of this part of the conservation area.

The replacement brick piers and timber gates give a semi-rural appearance and are likewise considered to preserve the character and appearance of this part of the Conservation Area.

2. Metropolitan Open Land

The re-surfaced area is no greater than that which existed as a paved area. In these circumstances it is concluded that no additional harm to the Metropolitan Open Land results from the recent development.

3. Amenity of Neighbours

The northern boundary of 'Garden House' abuts the application site. In relation to the activity and visual intrusion that may result from the development, it is considered that this would be the same as occurred prior to its implementation. It is therefore concluded that a reason for a refusal on this basis could not be supported.

Cont...

4. Consultation Responses

Out of character	}	
Minibus is visible	}	Addressed above
Vehicular disturbance	}	

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.

RETENTION OF TEMPORARY CLASSROOM BUILDING

RAPLEYS PLANNING (M WALTON) for ST DOMINIC'S 6TH FORM COLLEGE

RECOMMENDATION

Plan Nos: Site Plan, CT-JR-02

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

- 1 The building(s) hereby permitted shall be removed and the land restored to its former condition within one year of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES:

1 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
 - E4 Protection of Structural Features
 - E5 Protection of Character of Conservation Area
 - E6 High Standard of Design
 - E8 Areas of Special Character
 - E35 Locally Listed Buildings - Retention and Maintenance
 - E38 Conservation Areas - Character
 - E39 Conservation Areas - Priority over other Policies
 - E46 Quality of Development - Design and Layout of Non-Residential Development
 - C8 New Educational Facilities
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
- SEP5 Structural Features
 - SEP6 Area of Special Character, Green Belt and Metropolitan Open Land
 - SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
 - EP31 Areas of Special Character
 - D4 Standard of Design and Layout
 - D13 Locally Listed Buildings - Retention and Maintenance

continued/

- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas
- D18 Conservation Area Priority
- C7 High Schools and Tertiary Colleges
- C10 Extensions to School Premises
- C21 Access to Leisure, Recreation, Community and Retail Facilities
- 2004 Harrow Unitary Development Plan:
- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- EP31 Areas of Special Character
- D12 Locally Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- SD1 Quality of Design
- D4 Standard of Design and Layout
- C7 New Education Facilities
- C17 Access to Leisure, Recreation, Community and Retail Facilities

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Conservation Area/Area of Special Character (E1, E4, E5, E6, E8, E39) (SEP5, SEP6, SD2, EP31, D13, D16, D17, D18) (SEP5, SEP6, SD2, EP31, D12, D14, D15)
 - 2) Amenity of Neighbours (E46) (SD1, D4) (SD1M D4)
 - 3) Accessibility to Educational Facilities (C8) (C7, C10, C21) (C7, C17)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Sudbury Hill

TPO

b) Site Description

- southern side of Mount Park Avenue within the Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character
- portacabin located partly behind the locally listed chapel

c) Proposal Details

- retention of portacabin which provides accommodation for a disabled student

d) Relevant History

WEST/402/02/CON Retention of temporary building in use
as student locker room

REFUSED
16-DEC-02
ENFORCEMENT
APPEAL DISMISSED
continued/

Item 2/21 - P/2868/03/CFU continued.....

WEST/961/02/FUL	Roof extension to provide teaching accommodation, infilling of balcony. Disabled lift tower	GRANTED 16-JAN-03
-----------------	--	----------------------

e) Applicant's Statement

The college has been legally compelled to accept the enrolment of a disabled student. At present the college does not have accessible accommodation. There was therefore an urgent need to provide accommodation for the particular student which was met with the temporary building. It is proposed to retain the building for only as long as the student is at the college after which it will be removed.

f) Consultations

EA:

TWU:

CAAC: The building is of a poor utilitarian design completely out of context with the character and appearance of the Conservation Area. Object strenuously to the school putting in buildings without the appropriate consents. Appreciate the need for temporary buildings whilst lift works are taking place as part of a work programme but this, even if temporary, is in the wrong location next to listed buildings. If a more appropriate location can be found and is approved, it is essential that this be a limited consent.

Advertisement	Character of Conservation Area	Expiry 06-FEB-04	
Notifications	Sent 92	Replies 5	Expiry 26-JAN-04

Summary of Responses: 2 - no objection; out of character

APPRAISAL

1) Conservation Area/Area of Special Character

The site is a sensitive one combining Conservation Area and Area of Special Character. In this context the portacabin is considered to be unsympathetic to its siting. A similar conclusion was reached by the Inspector when determining the above appeal for a portacabin for a student locker room on an adjacent part of the site.

2) Amenity of Neighbours

The siting of the portacabin limits most views to being from within the site. Limited views are available from The Mount but the distance involved would mean that there would be no material impact on the amenity of those neighbours.

continued/

3) Accessibility

Policy C7 of the UDP seeks to ensure that higher and tertiary education facilities are available to meet the needs of the community. Additionally Policy C21 seeks to ensure that such services adequately address the needs of disabled people. Following the well publicised court case, it would appear that the College had no alternative but to admit the student and to provide suitably accessible accommodation.

In the above circumstances and taking account of the temporary nature of the proposal it is considered that there is little alternative to the granting of temporary permission.

4) Consultation Responses

Out of character – addressed above.

CONCLUSION

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

PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSIONS AND FRONT PORCH

SILVERSTON ENGINEERING CO. for MR & MRS D'ANZIERI

RECOMMENDATION

Plan Nos: 2-LV, 20-LVA, 21-LV, 23-LVA

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E38 Conservation Areas - Character

E39 Conservation Areas - Priority over other Policies

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

Cont...

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Appearance or Character of Conservation Area (E5, E6, E38, E39) (SD2, D16, D17, D18) (SD2, D14, D15)
2. Neighbouring Amenity (E45) (SD1, D4) (SD1, D4)
3. Consultation Responses

INFORMATION

a) Summary

Conservation Area: Canons Park Estate
Council Interest: None

b) Site Description

- semi-detached 2-storey Tudor style dwelling on eastern side of Lake View, north of the junction with Canons Drive.
- site lies within Canons Park Estate Conservation Area.
- existing single storey side to rear extension comprising a garage, utility room and store. Extension adjoins a large garage at the neighbouring property (30 Canons Drive) where there is also a mature beech tree.
- adjoining semi-detached dwelling (4 Lake View) has a number of previous alterations including single storey side and rear extensions. Recent planning permission granted for a first floor rear extension (P/2296/03/CFU).

c) Proposal Details

- front porch, 3.4m in height, 2.6m² floorspace, to mirror the adjoining porch at 4 Lake View.
- single storey rear extension across the width of the dwelling adjacent to No.4 Lake View, 3m in depth abutting a party wall with a flat roof over and parapet.
- part-single, part-two storey rear extension replacing existing single storey rear projection, first floor element 3m in depth meeting 45° sightline from No.4 Lake View, projecting to side by 2.6m and incorporating subordinate hipped roof over.

Cont...

d) Relevant History

LBH/11140	Erection of single storey side to rear extension to provide garage, utility room and garden store	GRANTED 18-AUG-75
P/2870/03/CFU	Part single, part two storey, part first floor side and rear extensions, front porch and rear dormer	REFUSED 30-JAN-04
P/794/04/CFU	Part single, part two storey rear extensions, side and rear dormers and front porch.	REFUSED 19-MAY-04

Reasons for Refusal:

1. The proposed side to rear extension, by reason of excessive bulk and prominent siting, would be unduly obtrusive in the streetscene and would fail to preserve or enhance the character and appearance of the dwelling and this part of the Canons Park Estate Conservation Area.
2. The proposed dormer, by reason of excessive size and bulk, would be unduly obtrusive and overbearing, and would fail to preserve or enhance the character and appearance of the dwelling and this part of the Canons Park Estate Conservation Area.
3. The proposed combination of ground and first floor rear extensions, by reason of unsatisfactory design and appearance would be poorly related and fail to preserve or enhance the character and appearance of the dwelling and this part of the Canons Park Estate Conservation Area.
4. The proposal would result in the unacceptable loss or harm to a tree of significant amenity value, which would be detrimental to the character and appearance of the locality.
5. The proposed side and rear dormers, by reason of excessive size and bulk and prominent siting, would be unduly obtrusive and overbearing, would detract from the appearance of the dwelling, be detrimental to the amenities of neighbouring properties and fail to preserve and enhance the character and appearance of this part of the Canons Park Estate Conservation Area.

e) Consultations

CAAC: Object to porch – even if there are other porches like this in the locality, they show how damaging these can be. Not particularly keen on the rear and side alterations, but if they have been granted at No.4, it would be difficult to object.

Cont...

Advertisement	Character of Conservation Area		Expiry 27-JUL-2004
Notification	Sent 5	Replies 4	Expiry 16-JUL-2004

Summary of Responses: Proposals would add very large bulk to pleasant looking Tudor style property and will be detrimental to the streetscene. No significant change from original plans and previous reasons for refusal should stand. Would cause loss of light to bottom third of neighbouring garden with a two-storey extension almost the size of the original house. Adverse impact to neighbouring Beech tree. Over-development and out of character with dwelling. Would fail to preserve or enhance the character and appearance of the dwelling and Canons Park Estate Conservation Area. Affect views from garden and impact on privacy.

APPRAISAL

1. Appearance or Character of Conservation Area

Amendments have been made to 2 previously refused applications in order to address the reasons for refusal. The principal changes comprise the considerable reduction in the size of a proposed first floor side and rear extension by setting the first floor element towards the rear of the dwelling and in from the flank boundary. The proposals would mirror those recently approved at the adjoining semi-detached property - 4 Lake View, under planning application P/2296/03/CFU. The design would comprise a subordinate hipped roof with materials and fenestration sympathetic to the original Tudor-style dwelling. The proposals including the front porch would restore a degree of symmetry to the semi-detached pair and would not appear unduly prominent in the streetscene. Overall it is considered that the proposals would preserve the character and appearance of the dwelling and this part of the Canons Park Estate Conservation Area.

2. Neighbouring Amenity

There would be no impact on neighbouring amenity such as loss of light or privacy. The Proposals comply with the Councils Supplementary planning guidance including the 45-degree code. A large Beech tree located adjacent to the site is at a sufficient distance to avoid any significant impact.

3. Consultation Responses

These are largely addressed above. The proposal would not form a two-storey extension almost the same size as the original house. The impact on views from adjoining gardens is not a relevant matter for consideration.

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.

DEMOLITION OF OUTBUILDINGS AND TWO
STOREY REAR EXTENSION AND
ALTERATIONS

G J P ARCHITECTS LTD for MR JOHN McANDREW

RECOMMENDATION

Plan Nos: O.S; 06.651.13; 14, 15; 16; 17; 18

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 (including details of windows) 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 amenity of the area.
- 3 The development hereby permitted shall not be occupied or used until all the outbuildings marked for demolition in the application have been fully removed in accordance with the permission granted unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure an appropriate scale of Green Belt development.
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 31 – No Future Extensions
- 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:

1994 Harrow Unitary Development Plan:

- | | |
|-----|--|
| E1 | Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character |
| E2 | Protection of Green Belt and Metropolitan Open Land |
| E4 | Protection of Structural Features |
| E6 | High Standard of Design |
| E10 | Green Belt - Criteria for Development |
| E11 | Green Belt - Extensions to Buildings |
| E38 | Conservation Areas - Character |
| E45 | Quality of Development - Design and Layout of Residential Development |

continued/

2002 Revised Deposit Draft Harrow Unitary Development Plan:

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

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D16 Conservation Areas

2004 Harrow Unitary Development Plan:

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

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character and Appearance of Conservation Area (E6, E38, E45) (SD1, D4, D16) (SD1, D4, D14)
 - 2) Green Belt Land and Area of Special Character (E1, E2, E4, E10, E11) (SEP6, EP33, EP34) (SEP6, EP33, EP34)
 - 3) Residential Amenity (E45) (SD2, D4) (SD2, D4)
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Little Common

Green Belt

b) Site Description

- mid-Victorian detached residential building, formerly coach house for Clutterbuck's brewery (now redeveloped), on western side of Stanmore Hill at the point where it becomes the Common
- within Little Common Conservation Area and Green Belt
- rear gardens of residential properties abut northern flank boundary of site, eastern and southern boundaries face residential development of Lancaster House, western boundary abuts ancillary residential cottage within grounds of 187 Stanmore Hill
- electricity sub station within site adjacent to cottage

continued/

c) Proposal Details

- demolition of various sheds, outbuildings and structures on the site
- construction of a two storey rear extension to the building and refurbishment of the existing dwelling
- the two storey rear extension would span the width of the rear elevation (except for being inset slightly from the side elevations) and would extend to a depth of 4.5m from the rear elevation
- to the front elevation the set of double coach house doors would be modified into a window
- two new windows would also be added to the front elevation
- two new windows are proposed in the east facing flank elevation
- one new window is proposed in the west facing flank elevation
- internally the proposed extensions would allow the reconfiguration of the building to accommodate living room, dining room, kitchen/breakfast area, study and utility room at ground level, and four bedrooms and two bathrooms at first floor

d) Relevant History

EAST/534/02/CAC	Conservation Area Consent: Demolition of cottage and outbuildings	REFUSED 11-NOV-02
EAST/535/02/FUL	Redevelopment to provide detached house with parking (revised)	REFUSED 11-NOV-02
P/170/03/CFU	Replacement detached 2 storey house	REFUSED 14-JUL-03

e) Consultations

CAAC: No objections

Advertisement Character of Conservation Area Expiry
12-AUG-04

Notifications Sent Replies Expiry
31 1 02-AUG-04

Summary of Response: Proposed upper floor window to north east corner of the existing building would have a direct view into the main view of neighbour; main bedroom window is in very close proximity to the gravel drive; cars travelling along the drive would cause noise disturbance; can this be made into a tarmac surface to avoid excess noise?

continued/

APPRAISAL

1) Character and Appearance of Conservation Area

It is considered that 193 Stanmore Hill makes a positive contribution to the character and appearance of the Conservation Area. The house provides evidence of Little Common's commercial past. No. 193 is the former coach house for Clutterbuck's Brewery, where original beer would have been distributed by horse and cart and would have been the home of the coachman. The brewery comprised extensive 18th and 19thC. premises and developed because of the good road links with London along the coaching route of Stanmore Hill. Other houses for workers would have grown up around the brewery since, with a workforce of 30 in 1851, the brewery was the largest single local employer. Just outside the Conservation Area, two brewery ponds on the edge of the cricket ground were formed in the late 19th or early 20thC. to supply the brewery. Brewing ceased in the late 1920's but the site continued in industrial use and still with a large workforce when H. Pattison & Co., manufacturers of golf equipment, acquired it. They ran their business there until in 1988 the site was sold off for residential use. Therefore, it could be argued that the house is an important asset in terms of the history of the Conservation Area.

In terms of architecture, the house is a simple mid-Victorian building and has suffered some unfortunate alterations in terms of its fenestration. However, it is simple in scale, comprises traditional material and detailing, and as such fits well with many other similar buildings in Little Common.

It is acknowledged that the building's context has been damaged by the large, new brewery replacement development, which cuts it off from the rest of the Conservation Area, but in turn it is argued that this house represents the last remaining part of the brewery's industrial heritage. The house is also in quite a secluded location, being at the end of a narrow drive. However, the building can still be seen down the drive and from other locations, such as private gardens, within the Conservation Area.

It is considered that the proposed additions to the building are both sympathetic and complimentary to the existing building. Whilst the proposed two storey rear extension would be clearly visible from a number of vantage points surrounding the site, it has been designed so as to match and compliment the existing building. Furthermore the addition would show a clear and definable break between the existing dwelling and proposed extension. Overall the proposed works would compliment the general style of the existing building to ensure that the character and appearance of the Conservation Area would be preserved. The 'materials to be approved' condition is suggested to ensure suitable treatments and finishes would be used in the construction of the additions.

2) Green Belt Land and Area of Special Character

With respect of the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings with the Metropolitan Green Belt, in order to safeguard the openness of it. Whilst the main building on site is to be retained, a number of sheds and outbuildings are proposed to be demolished.

continued/

In this instance, taking into account the various outbuildings on site that would be demolished, it is considered that the proposed extensions to the dwelling would be appropriate and would not be disproportionate in size when compared to the original house. Specifically the demolition of the associated sheds, outbuildings and other structures would ensure that there would be very little increase in footprint and floor area.

	Existing	Proposed	% Over Original
Footprint (m ²)	147.9	155.63	5.22%
Floor Area (m ²)	212.9	237.9	11.7%
Volume (m ³)	585	811	38.6%

The figures are based on comparisons with the existing buildings and structures, there being no records of the original building and no planning history of extensions. Essentially the removal of the outbuildings would serve to increase the openness at the rear of the site and would be of benefit in Green Belt terms.

3) Residential Amenity

It is considered that the proposed rear extension has responded to the constraints and opportunities posed by both the irregular shape of the site and the neighbouring properties.

Although the rear extension may appear somewhat imposing (due to the fall of the land to the rear of the building), the scale of the proposed additions are in keeping with both the existing building and the building on surrounding properties. Likewise there is ample setbacks from the adjoining building to ensure that no concerns of visual bulk, loss of light or overshadowing are raised.

The upper floor windows in the east facing flank are limited to a bedroom window and bathroom window, with the latter to be affixed with obscured glazing. These face the adjoining building, which has two upper windows (bathroom window and side window of lounge). Views between the bedroom and the windows on the neighbouring property are partially obscured by a large tree and the ridge of a sub-station building.

A similar consideration is taken with respect of the two new upper floor windows in the west facing flank elevation as these have views out over the front garden and roof of the ancillary residential cottage within grounds of 187 Stanmore Hill.

The new window proposed in the north facing elevation would serve a stairway landing and would not give rise to a significant increase in any overlooking that is already caused by the existing north facing windows of the building.

With respect of the proposed windows in the south facing elevation, these are limited to a bathroom window and wc window. These windows are to be affixed with obscure glazing, thus do not raise any concerns of detrimental overlooking.

continued/

4) Consultation Responses

The following points are raised with respect of the single consultation response received:

- | | |
|---|--|
| Proposed upper floor window to north east corner of existing building would have a direct view into the main bedroom of neighbour | - the window in question has been deleted from the plans, with amended plans received 01-SEP-04 |
| Main bedroom window is in very close proximity to the gravel drive. Cars travelling along the drive would cause noise disturbance. Can this be made into a tarmac surface to avoid excessive noise? | - Gravel driveway is an existing feature of the property serving a residential dwelling. As the existing dwelling could be occupied, irrespective of the outcome of this application, this concern can be given limited, if any weight |

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.

26 MARSWORTH AVE, PINNER

2/24

P/2072/04/CFU/JH

Ward: HATCH END

SINGLE STOREY REAR EXTENSION (REVISED)

P R ARCHITECTURE for MR K & MRS J BIRAH

RECOMMENDATION

Plan Nos: OS Plan; 02D

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

1 Time Limit - Full Permission

2 Materials to Match

INFORMATIVE:

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:

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E38 Conservation Areas - Character

E39 Conservation Areas - Priority over other Policies

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

D18 Conservation Area Priority

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Area

D16 Conservation Area Priority

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Neighbouring Amenity (E45) (D4) (D4)
 - 2) Appearance or Character of Conservation Area (E5, E6, E38, E39) (SD1, SD2, D16, D17, D18) (SD1, SD2, D14, D15, D16)
 - 3) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee as the applicant is a Council employee and the site is within a Conservation Area.

a) Summary

Conservation Area: Pinnerwood Park Estate
Council Interest: None

b) Site Description

- two storey semi-detached dwelling on the northern side of Marsworth Avenue
- site lies within the Pinnerwood Park Estate Conservation Area
- rear building line staggered so adjoining dwelling in the semi detached pair (28 Marsworth Avenue) is set back further (0.6m) than subject property
- rear garden level of site is set at a slightly higher level (0.3m) than adjoining dwelling in the semi detached pair

c) Proposal Details

- the application is a revision of a previous proposal for a single storey rear extension to provide additional lounge space
- the alterations would extend 2.4m from the rear wall of the dwelling and 3m from the rear wall of the adjoining dwelling, which has a staggered building line
- the alterations would have a width of 3.65m extending to the side boundary with 28 Marsworth Avenue
- the height would be 2.7m from ground level and 3m from the adjoining ground level which steps down
- the roof would be flat with brick on edge parapet design and tile creasing
- the alterations would be painted white to match the existing rear elevation

d) Relevant History

P/2773/03/CFU Single storey rear extension.

REFUSED
22-MAR-04

Reasons for refusal:

- “1. The proposed rear extension, by reason of excessive rearward projection, would be detrimental to the visual and residential amenities of the occupiers of the adjacent property 28 Marsworth Avenue.
2. The proposed rear extension, by reason of inadequate setback from the existing rear elevation would detract from the character and appearance of the property and this part of the Pinnerwood Park Estate Conservation Area.”

continued/

e)	Consultations			
	CAAC:	No objections		
	Advertisement	Character of Conservation Area		Expiry 09-SEP-04
	Notifications	Sent 2	Replies 0	Expiry 26-AUG-04

APPRAISAL

1) Neighbouring Amenity

The revised application now complies with the Council's Supplementary Planning Guidance in relation to the depth of extensions on the shared boundaries of semi-detached properties, and would have a negligible impact on the outlook and residential amenities of the occupiers of the adjacent property (28 Marsworth Avenue).

2) Appearance or Character of Conservation Area

The revised application provides a slight setback from the rear wall of the existing two storey gabled rear projection and would achieve a subservient appearance in accordance with guidance. A flat roof with brick on edge parapet and tile creasing detail is also proposed as recommended and the exterior would be painted white to match the existing elevation and hide the junction of old and new brickwork. Fenestration details are specified to match existing. The appearance and character of the Pinnerwood Park Estate Conservation Area would therefore be preserved.

3) Consultation Responses

None

CONCLUSION

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

PINNER LAWN TENNIS CLUB, 22 LITTLE MOSS LANE, PINNER P/1634/04/CFU/RJS

Ward: HATCH END

RAISING IN HEIGHT TO 6.14M OF FENCING AROUND PRACTICE AREA TO SOUTH-WEST CORNER OF SITE

MR THOMAS O'BRIEN for PINNER LAWN TENNIS CLUB

RECOMMENDATION

Plan Nos: OS Map Sheet TQ1290SE

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

INFORMATIVES

- 1 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E6 High Standard of Design
- E9 Green Belt -Acceptable Land Uses
- E10 Green Belt - Criteria for Development
- E46 Quality of Development - Design and Layout of Non-Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP33 Development in the Green Belt
- D4 Standard of Design and Layout

2004 Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout

Cont...

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Green Belt Land and Area of Special Character
 2. Residential Amenity
 3. Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Green Belt

Council Interest: None

b) Site Description

- The subject site is located to the end of Little Moss Lane;
- The site accommodates a tennis club, including a clubhouse, however the tennis courts themselves cover the majority of the site;
- A small children's practice area (measuring 16.3 by 12.8-15.0 metres) is located to the south west corner of the site. This area is currently bounded:
 - along the northern side by a 3.0 metres high brick wall with 900 mm chainwire above;
 - along the southern side by a 1.85 metres high brick wall with 900mm chainwire above;
 - along the eastern side by a 2.78 metre high chainwire fence;
 - along the western side by a 2.78 metre high chainwire fence;

c) Proposal Details

- Extend the height of the fencing around all sides of the children's practice area to 6.14 metres in height;
- The existing brick walls would be retained;
- The fencing would be constructed with support poles & chain wire mesh, including mesh wire across the top of the practice area. Both the chain wire mesh and poles would be finished in green to match the existing materials used on site.

d) Relevant History

WEST/45978/93/FUL	Replacement practice wall, alterations to existing unauthorised wall & retention of side netting	GRANTED 19-FEB-1993
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Cont...

d) Notifications	Sent	Replies	Expiry
	17	0	20-JUL-2004

APPRAISAL

1. Green Belt Land and Area of Special Character

Firstly, with respect of the Green Belt Land classification, it is noted that the subject site forms the edge of the Green Belt. The residential properties immediately to the north, south and west of the subject site are not within the Green Belt. Notwithstanding, Green Belt policy aims to restrict the increase in size of buildings within the Metropolitan Green Belt, in order to safeguard the openness of it.

The proposed increase in the height of the fencing is considered to be a minor element of works that would not have a detrimental impact on the openness of the locality with respect of the Green Belt land classification. The chain wire mesh and poles would not form a solid structure and by virtue of being finished in green (to match the existing materials used on site), would not form a visually obtrusive development.

2. Residential Amenity

The proposed fencing is to enclose an existing practice area. This area abuts the rear gardens of a number of adjoining properties, of which there is some partial vegetation screening along the common boundaries. Likewise, and as has been stated above, the chain wire mesh and poles would not form a solid structure and by virtue of being finished in green (to match the existing materials used on site), would not be a visually obtrusive development. Therefore, there is no concern that the proposed fencing would detrimentally impact upon the residential amenity of neighbouring properties. Additionally the proposed fencing would minimise the incidence of balls being knocked into the adjoining garden areas and to this extent could be said to be of benefit to the amenities of adjoining areas.

3. Consultation Responses

None.

CONCLUSION

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

SINGLE STOREY REAR EXTENSION

SGT BUILDING DESIGN for MR & MRS B PIKE

RECOMMENDATION

Plan Nos: Site Location Plan; Block Plan; 0414-01; 0414-02

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 31 – No Future Extensions
- 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:

1994 Harrow Unitary Development Plan:

E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character

E2 Protection of Green Belt and Metropolitan Open Land

E4 Protection of Structural Features

E6 High Standard of Design

E8 Areas of Special Character

E9 Green Belt - Acceptable Land Uses

E10 Green Belt - Criteria for Development

E11 Green Belt - Extensions to Buildings

E28 Trees - Tree Preservation Orders and Planting

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

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

SD1 Quality of Design

EP31 Areas of Special Character

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

continued/

D16	Conservation Areas
D17	Extensions and Alterations in Conservation Areas
D18	Conservation Area Priority
2004 Harrow Unitary Development Plan:	
SEP6	Areas of Special Character, Green Belt and Metropolitan Open Land
SD1	Quality of Design
EP31	Areas of Special Character
EP33	Development in the Green Belt
EP34	Extension to Buildings in the Green Belt
D4	Standard of Design and Layout
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
D16	Conservation Area Priority

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Green Belt Land and Area of Special Character (E1, E2, E4, E8, E9, E10, E11, E28) (SEP6, SD1, EP31, EP33, EP34) (SEP6, SD1, EP33, EP34)
 - 2) Character and Appearance of Conservation Area (E38, E45) (D16, D17, D18) (D14, D15, D16)
 - 3) Residential Amenity (E6, E45) (SD1, D4) (SD1, D4)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Pinner Hill

Green Belt

b) Site Description

- site lies within Pinner Hill Conservation Area and the Green Belt
- the property comprises of a two storey detached dwelling
- the building is not Listed nor is it covered by a Local Listing
- previous additions to the property consist of a two storey side extension and double garage

c) Proposal Details

- construction of a single storey extension
- the extension would have a footprint of 3.62 x 3.80m
- internally the proposed extension would provide a TV/lounge area

continued/

d) Relevant History

HAR/22941	Erect double garage	GRANTED
		08-JAN-65
LBH/28078	Two storey side extension and single storey front extension	GRANTED
		09-SEP-85

e) Consultations

CAAC: House has been significantly extended and the conservation area is over densely packed in this area with poorly sited properties. However, whilst the proposed development would not enhance the property, it would not be very visible from the streetscene and would have a limited impact on the conservation area.

Advertisement	Character of Conservation Area	Expiry
		02-SEP-04
Notifications	Sent	Replies
	2	0
		Expiry
		23-AUG-04

APPRAISAL

1) Green Belt Land and Area of Special Character

With respect to the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard its openness. As the single storey extension is proposed to be attached to the rear elevation of the building, it would not be visible from any external vantage point from the roadway, nor would it interrupt any views across the site. Essentially the single storey extension would be unobtrusively tucked in behind the building. Accordingly it is considered that a single storey rear addition would not amount to the reduction of the openness of the Green Belt. The percentage increase for footprint, floor area and volume are as follows:

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	60	129	115%	143	138%
Floor Area (m ²)	110	192	74%	206	87%
Volume (m ³)	385	700	81%	745	93%

Although the above percentages would initially seem to be excessive, it is highlighted that the original dwellinghouse was quite small in size. Therefore the single storey rear extension is not considered to be disproportionate with respect of the original dwelling. Likewise as has already been argued above, it is considered that the proposal would not detrimentally impact upon the openness of the Green Belt. Therefore for these reasons the percentage increases of the proposed rear extension should not be given full weight.

continued/

2) Character and Appearance of Conservation Area

The proposed single storey rear extension would have a limited, if any, impact on the character and appearance of the conservation area, due to the size and siting of the development at the rear of the property. The angle of the existing property coupled with existing trees and landscaping vegetation would entirely obscure the development in views from the street.

The design of the extension is not particularly sympathetic to the attractive overhanging eaves at the rear of the property and would break up the openness of the rear patio. However, the property has already been extended in the past, and the proposed extension itself would be attached to an earlier two storey side addition granted permission in 1985. Given this previous history and the relatively small size and scale of the proposed development, it is considered that the scheme would not harm the overall character and appearance of the property, and therefore no objections are raised from a conservation perspective.

3) Residential Amenity

The single storey rear extension would not have any detrimental impact on any adjoining property. Its siting, size and overall scale does not raise any issues of overshadowing, loss of light or overlooking. Furthermore the addition would be sited in excess of 10m away from the adjoining property. Likewise there is a 1.8m fence/wall along the common boundary with the neighbour, including a line of conifer trees (approx. 6m in height) that provides ample screening.

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.

**MADALANE HOUSE, (FORMERLY ELEVEN TREES)
HILLSIDE ROAD, PINNER**

**2/27
P/2604/03/CFU/RJS
Ward: PINNER**

TWO STOREY SIDE EXTENSION, WITH ROOF DORMERS

ALAN CUMBER

RECOMMENDATION

Plan Nos: OS; MH1/04 Rev.A; MH2/04 Rev.A; MH3/04 Rev.A; MH4/04; MH5/04 Rev.A

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 of the building have been submitted to, and approved in writing by, the local planning authority.
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 31 – No Future Extensions
- 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:

1994 Harrow Unitary Development Plan:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
- E2 Protection of Green Belt and Metropolitan Open Land
- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E9 Green Belt - Acceptable Land Use
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Buildings
- E28 Trees - Tree Preservation Orders and Planting
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

continued/

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas
- D18 Conservation Area Priority

2004 Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Green Belt Land and Area of Special Character (E1, E4, E8, E9, E10, E11) (SEP6, EP31, EP32, EP33, EP34) (SEP6, EP31, EP32, EP33, EP34)
 - 2) Conservation Area Character and Appearance (E38, E39) (D16, D17, D18) (D14, D15, D16)
 - 3) Residential Amenity (E6, E45) (SD1, D4, D5) (SD1m D4, D5)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Pinner Hill

TPO

Green Belt

b) Site Description

- the site is a corner property located at the intersection of Potter Street and Hillside Road
- the building is a two storey detached dwelling orientated towards the north western corner of the property
- the dwelling is set within a large landscaped garden setting

continued/

Item 2/27 - P/2604/03/CFU continued.....

- a recently approved replacement double garage, wall and gates to Hillside Road frontage have been constructed
- the frontage to Hillside Road accommodates trees and shrubs

c) Proposal Details

- construct a two storey side extension including two roof dormers and a replacement garage
- the two storey extension would be attached to the east facing elevation and have a footprint of 4m x 7.15m
- the two storey extension would be stepped down from the main ridge and stepped in from the south facing flank elevation

d) Relevant History

P/848/04/CFU	Replacement double garage with new driveway and provision of wall with double gates on hillside road frontage	GRANTED 17-JUN-04
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e) Consultations

CAAC: 1st Notification:
Object: Drawings are poor. The proposal represents an overdevelopment of the building and would be out of keeping. It would take away from the symmetry of the property. The side extension needs to be set down further from the ridge and set in from the front.

2nd Notification:
Fails to preserve or enhance the character and appearance of the conservation area and is in fact harmful in relation to this. The solar panels will be detrimental to the area. Concern about the dormers and the failure to set in the side extension. The proposal represents the loss of a cottage style property and its replacement with a massive house.

Advertisement	Character of Conservation Area	Expiry 01-JAN-03
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1st Notification	Sent 6	Replies 2	Expiry 23-DEC-03
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Summary of Responses: No objection to the grant of planning permission. Improvements are fantastic as they will modernise a house that is currently in a state of disrepair.

2nd Notification	Sent 6	Replies Awaited	Expiry 07-OCT-04
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continued/

APPRAISAL

1) **Green Belt Land and Area of Special Character**

With respect of the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard the openness of it. The proposed side extension would reduce the openness to the side of the dwelling, however views across the site are partially limited by boundary fencing and trees along Potter Street. The percentage increase for footprint, floor area and volume are as follows:-

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	125.16	182.37	45.70%	210.97	68.56%
Floor Area (m ²)	212.43	269.64	26.93%	366.84	72.68%
Volume (m ³)	773.93	1084.23	40.90%	1303.16	68.38%

2) **Conservation Area Character and Appearance**

The area is characterised by large dwellinghouses set in ample plots, with generally abundant and mature boundary vegetation and space around the buildings. Although the proposed two storey side extension would be clearly visible within the streetscape, it has been designed so as to match and compliment the existing building. Furthermore by proposing a subservient two storey side addition it would show a clear and definable break between the existing dwelling and proposed extension. Subject to the use of good materials there would be an enhancement to the character and appearance of this part of the Conservation Area.

3) **Residential Amenity**

Although a two storey addition is proposed to the dwelling and the replacement would be sited along the northern boundary, it is noted that there is a horizontal separation distance in excess of 25m from the adjoining neighbours located to both the north and east. Therefore there is no concern that the proposed dwelling additions would pose a detrimental impact for the adjoining neighbour.

4) **Consultation Responses**

As both respondents support the proposal, there are no issues that need to be addressed.

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.

130 STANMORE HILL, STANMORE

2/28

P/2252/04/CFU/RJS

Ward: STANMORE PARK

SINGLE STOREY REAR EXTENSION

MR & MRS DUBINER

RECOMMENDATION

Plan Nos: OS; 9824-109; 110; 111

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 31 – No Future Extensions

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:

1994 Harrow Unitary Development Plan:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
- E2 Protection of Green Belt and Metropolitan Open Land
- E4 Protection of Structural Features
- E6 High Standard of Design
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Buildings
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

continued/

SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
EP33	Development in the Green Belt
EP34	Extension to Buildings in the Green Belt
D4	Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character and Appearance of Conservation Area (E6, E38, E45) (SD1, D4, D16, D17) (SD1, D4, D14, D15)
 - 2) Green Belt Land and Area of Special Character (E1, E2, E4, E10, E11) (SEP6, EP33, EP34) (SEP6, EP33, EP34)
 - 3) Residential Amenity (E45) (SD2, D4) (SD2, D4)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Conservation Area:
Green Belt

Stanmore Little Common

b) Site Description

- the site is located on the north eastern side of Stanmore Hill, at its junction with Wood Lane
- the building on the site is a 2 storey detached dwelling
- the original dwelling has previously been extended, with a recently approved addition currently under construction

c) Proposal Details

- construct a single storey rear extension
- the extension would infill the alcove created by the existing wing to the south east corner of the building and the rear wing to the north east corner of the building (recently approved and currently under construction)
- the single storey rear extension would 'square off' the rear elevation of the building
- the extension would have a footprint of 6.7m width, 2.8m depth, eave height of 2.5m and a mono-pitched roof that would attach to the wall of the building at a height of 3.6m

d) Relevant History

LBH/5596	Alterations and 2 storey rear extension to dwellinghouse	GRANTED 11-SEP-70
LBH/5596/1	Alterations and 2 storey rear extension to dwellinghouse (REVISED)	GRANTED 13-OCT-70

continued/

Item 2/28 – P/2252/04/CFU continued.....

EAST/115/99/FUL	Two storey side extension	REFUSED 26-APR-99
EAST/140/00/FUL	Alterations to roof and rear dormer	REFUSED 10-MAY-02
EAST/73/02/FUL	Two storey side to rear extension	REFUSED 16-APR-02
EAST/373/02/FUL	Two storey side to rear extension (revised)	REFUSED 16-MAY-02
EAST/1206/02/FUL	Two storey side to rear extension	REFUSED 13-FEB-03 APPEAL DISALLOWED
EAST/1573/02/FUL	Two storey side to rear extension (revised)	REFUSED 13-FEB-03 APPEAL ALLOWED
P/100/03/CFU	Two storey side and single storey rear extension	REFUSED 17-MAR-03 APPEAL ALLOWED

e) Consultations

CAAC:

Objection: Excessive number of rooflights proposed on the extension.

Advertisement

Character of Conservation Area

Expiry
07-OCT-04

Notifications

Sent
2

Replies
0

Expiry
07-OCT-04

APPRAISAL

1) Character and Appearance of Conservation Area

It is considered that the proposed additions are both sympathetic and complimentary to the existing building. The single storey rear extension would be an unobtrusive addition and would compliment the general style of the existing building to ensure that the character and appearance of the Conservation Area would be preserved.

continued/

2) Green Belt Land and Area of Special Character

With respect of the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard the openness of it. It is noted that the dwelling has been previously extended. The subject site and surrounds are predominantly characterised by medium sized dwellinghouses set in ample plots. With regard to proposed additions it is highlighted that the rear extension would not be visible from the street. The extension is considered to constitute relatively minor works that would not have a detrimental impact on the openness of this part of the Green Belt. By infilling the rear alcove, it would follow the general building pattern of the locality and would not reduce the openness of land surrounding the building.

It is considered that the proposed extension is appropriate and not disproportionate in size when compared to the original house. Accordingly it is deemed that the proposed addition would not be harmful to the Green Belt. The following table includes the side extension that is currently under construction as already existing.

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	130.56	138.88	6.37%	155.63	19.20%
Floor Area (m ²)	217.27	280.40	29.05%	297.15	36.76%
Volume (m ³)	665.17	857.52	28.91%	882.52	32.67%

3) Residential Amenity

As the proposed single storey rear extension would be sited to the centre of the rear elevation of the dwelling, there is no concern that it would pose a detrimental impact to any of the adjoining neighbours.

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.

93 STANMORE HILL, STANMORE

NEW SHOPFRONT

RANDFIELD ASSOCIATES for HIDDEN HEARING

2/29

P/1560/04/CFU/RJS

Ward: STANMORE PARK

93 STANMORE HILL, STANMORE

NON-ILLUMINATED FASCIA SIGN

RANDFIELD ASSOCIATES for HIDDEN HEARING

2/30

P/1709/04/CAD/RJS

Ward: STANMORE PARK

P/1560/04/CFU

RECOMMENDATION

Plan Nos: 2304:03 2304:04

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

1 Time Limit - Full Permission (one year)

INFORMATIVE:

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Area

E6 High Standard of Design

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

D27 Shopfronts and Advertisements

D28 Advertisements and Signs on Buildings

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

continued/

- D4 Standard of Design and Layout
 - D14 Conservation Areas
 - D15 Extensions and Alterations in Conservation Areas
 - D25 Shopfronts and Advertisements
 - D26 Advertisements and Signs on Buildings
-

P/1709/04/CAD

RECOMMENDATION

Plan Nos: 2304:03 2304:04

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

1 Time Limit - Full Permission (one year)

INFORMATIVE:

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

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

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas
- D27 Shopfronts and Advertisements
- D28 Advertisements and Signs on Buildings

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
 - D4 Standard of Design and Layout
 - D14 Conservation Areas
 - D15 Extensions and Alterations in Conservation Areas
 - D25 Shopfronts and Advertisements
 - D26 Advertisements and Signs on Buildings
-

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Conservation Area Character and Appearance (SD1, SD2, D4, D16, D17, D27, D28)
 - 2) Consultation Response
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Stanmore Hill

b) Site Description

- site lies within Stanmore Hill Conservation Area
- terraced commercial building within a row of commercial premises sited to the south west side of Stanmore Hill
- the current shop front was installed after the demolition of the prior façade and there is no record that planning permission had been applied for and/or granted; later applications to retrospectively approve the existing façade were refused
- the existing unauthorised façade consists of timber stall riser (400-500mm in height) and aluminium framed window and doorway
- the existing unauthorised fascia sign spans the width of the frontage (4.2m) with a height of 1m; the sign is blue in colour with white lettering

c) Proposal Details

- the proposal proposes a replacement timber shop front
- the timber stall riser would be 520-600mm in height, with the window divided up with mullions and transoms
- to the full height of either side of the new façade, plywood and timber mouldings are proposed
- signage consists of a sign board measuring 3600mm x 520mm above the awning
- signage information would be non-illuminated, consist of painted or cut out lettering and logo on a flat painted board

d) Relevant History

ENF/9/01/EAST	Demolition of shopfront without planning permission	REFUSED
		03-JAN-01
ENF/530/02/EAST	Unauthorised shopfront	REFUSED
		14-OCT-02
P/399/03/CFU	New shopfront	REFUSED
		14-JUL-03

Reasons for refusal:

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

continued/

The proposed signage board would feature either painted or cut out lettering. The proposed reduction in the size of the signage would be a positive modification as it will reduce its visual dominance.

Essentially the applications propose positive cosmetic modifications to the façade along with a re-evaluation of existing signage, to bring it back in line with the conservation character of the wider locality.

2) Consultation Responses

All responses received were in support of the proposals.

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.

WIDENING OF DRIVEWAY

COTTERELL THOMAS & THOMAS FOR MR A SEYMOUR

RECOMMENDATION

Plan Nos: 04/733/01; 02A

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

INFORMATIVES:

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

E4 Protection of Structural Features

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E30 Streetside Greenness and Forecourt Greenery

E38 Conservation Areas - Character

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D9 Streetside Greenness and Forecourt Greenery

D16 Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D9 Streetside Greenness and Forecourt Greenery

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1) Conservation Area Character and Appearance (E4, E5, E6, E30, E38) (SD1, SD2, D4, D9, D16) (SD1, SD2, D4, D9, D14)

2) Consultation Responses

continued/

INFORMATION

a) Summary

Conservation Area: Pinnerwood Park Estate
TPO

b) Site Description

- a semi-detached dwellinghouse on the northern side of Woodhall Drive, west of the junction with Woodhall Gate
- site lies within the Pinnerwood Park Estate Conservation Area
- the eastern half of the frontage of the property is covered with grass and flower beds, whilst the western half of the frontage is sealed with tarmac surface, leading to a single garage
- a small garden bed with an approximate width of 1m is located along the western side boundary of the site
- the existing driveway entrance has a width of approximately 2.6m between the adjacent fencing posts

c) Proposal Details

- increase the area of sealed forecourt and increase the width of the entrance between the fencing posts
- the garden bed along the western side boundary would be reduced in width to 0.75m from 1.2m, resulting in an increase of approximately 2.45m² of tarmac surfacing
- the main area of lawn would be reduced along its driveway edge, resulting in an increase of approximately 2.75m² of tarmac surfacing
- a 1.25m wide section of fence that currently extends out from the south west corner of the property is proposed to be reduced to 0.75m in width from 1.4m in width, whilst the main section of fence along the frontage is proposed to be reduce in length by 1m, these modifications to the frontage fencing would increase the width of the driveway opening between fencing posts to 4.3m

d) Relevant History

None

e) Consultations

CAAC: Objection: The proposed hard surfacing and the loss of a flower bed, front boundary fence and some grass area would have a detrimental impact on the soft, green appearance of the conservation area, contrary to the Policy Statement for Pinnerwood Park Estate. The loss of the grass area on its own would be tolerated, but the loss of the flower bed and front boundary fence is unacceptable.

Advertisement	Character of Conservation Area		Expiry 19-AUG-04
Notifications	Sent 2	Replies 3	Expiry 11-AUG-04 continued/

Summary of Responses: Concerned that the proposal would involve removing too much soft landscaping which would be detrimental to the character of the conservation area, widening of the driveway is not in keeping with the character and appearance of this part of the conservation area; concerned over the prior removal of a tree from outside of this property; loss of symmetry afforded by the small length of adjoining fence.

APPRAISAL

1) Conservation Area Character and Appearance

The proposed works are not considered to represent a significant reduction in the amount of forecourt greenery on the site. The flower bed to the western boundary is to be retained, albeit slightly reduced in width. However it is highlighted that the overall increase in tarmac surfacing to the frontage of the site amounts to approximately 5.2m², which is not considered to be excessive. Despite this increase in hardsurfacing it is considered that ample landscaping and forecourt greenery would be retained. Furthermore whilst the driveway entrance width would be increased between the fencing posts, this is not considered to be a significant modification in light of the 5.5m of front fencing to be retained. Overall it is considered that the proposed works would not have a detrimental impact on the character and appearance of the Conservation Area.

2) Consultation Responses

Addressed in report.

CONCLUSION

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

DOVE COTTAGE, HIGH STREET, HARROW ON THE HILL

2/32

P/2034/04/CCA/RJS

Ward: HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF DETACHED TWO STOREY BUILDING AND RE-INSTALEMENT OF LANDSCAPING

KENNETH W REED & ASSOCIATES for KEEPERS/GOVERNORS, HARROW SCH

RECOMMENDATION

Plan Nos: 1400/1; /2; /3; /4; /5; /6; /7

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples and details of the materials to be used have been submitted to, and approved in writing by, the local planning authority.
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 No development shall take place until a plan indicating the design and materials of the fencing to be erected has been submitted to, and approved in writing by, 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.

INFORMATIVE:

- 4 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plans set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
1994 Harrow Unitary Development Plan:
E5 Protection of Character of Conservation Area
E6 High Standard of Design
E8 Areas of Special Character
E38 Conservation Areas - Character
E45 Quality of Development - Design and Layout of Residential Development

continued/

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D16 Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Conservation Area Character and Appearance (E5, E6, E8, E35, E38, E45) (SD1, D4, D13, D17, D18, EP31, T7) (SD1, D4, D12, D15, D16, EP31)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area: Harrow School

b) Site Description

- the site and building form part of the larger Harrow School site
- the building and its immediate surrounds are located on the northern side of the High Street
- the existing building, known as Dove Cottage, is a two storey building with a footprint of 12 x 4.6m
- the building is not itself listed, however it is located within the grounds of a Grade II listed building
- the site is also located within the Harrow on the Hill Village Conservation Area
- the existing structure has fallen into disrepair

c) Proposal Details

- demolish the existing building due to it having fallen into a state of disrepair
- re-landscape the site of the building with paving slabs
- installation of a timber fence on existing brick retaining wall (along north and east edges of existing building)

d) Relevant History

None

continued/

e) Consultations

CAAC:

No objections to principle of demolition, as the building does not have significant merit,. There would be concerns however about future moves to construct another building.

Advertisement	Demolition of a Building in a Conservation Area	Expiry 09-SEP-04
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Notifications	Sent 4	Replies 0	Expiry 26-AUG-04
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APPRAISAL

1) Character and Appearance of Conservation Area

Although the building is not itself listed, it is located within the grounds of a Grade II Listed Building. In general, its age, style, materials and other associated characteristics do not reflect the wider character of buildings within the Conservation Area. It does not have a significant historic association with the area, famous person or past event. It is not of landmark quality nor specifically does it reflect the traditional character of the area. It is isolated from other nearby buildings and does not form part of a group of buildings that otherwise might serve as a reminder of the gradual development of the locality.

Overall it is considered that the building does not have any inherent architectural or historic importance and does not make a specific or positive contribution to the character and appearance of the conservation area.

It is considered that the demolition of the building and re-instatement of landscaping would ensure that the character and appearance of the conservation area would be preserved. The use of paving slabs on the former footprint of the building would ensure that the new landscaped area would relate to the adjoining paved open space, whilst the proposed fencing would create a safe barrier along the elevated retaining wall. To ensure that suitable materials for fencing and paving are utilised, these would be required by condition.

2) Consultation Responses

None

CONCLUSION

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

RETENTION OF FRONT GATE POST AND
PROVISION OF ELECTRICALLY
OPERATED METAL GATES

ATUL PATEL

RECOMMENDATION

Plan Nos: Oakside 1; Oakside 2; Oakside 3

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

- 1 Completed Dev't - Conservation Area - Building
- 2 Materials to Match

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

- 2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E5 Protection of Character of Conservation Areas
- E6 High Standard of Design
- E8 Areas of Special Character
- E35 Locally Listed Buildings - Retention and Maintenance
- E38 Conservation Areas - Character
- E45 Quality of Development - Design and Layout of Residential Development
- T22 Access Road and Servicing - Adequate and Safe Facilities

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D13 Locally Listed Buildings - Retention and Maintenance
- D17 Extensions and Alterations in Conservation Areas
- D18 Conservation Area Priority
- EP31 Areas of Special Character
- T7 Designing New Development with Good Access in Mind

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D12 Locally Listed Buildings
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority
- EP31 Areas of Special Character

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character and Appearance of Conservation Area and Area of Special Character (E5, E6, E8, E38, E45) (SD1, D4, D17, D18, EP31) (SD1, D4, D15, D16, EP31)
 - 2) Setting of Locally Listed Building (E5, E6, E35) (D13) (D12)
 - 3) Neighbouring Amenity (E45) (SD1, D4) (SD1, d4)
 - 4) Highway Safety (T22) (T7) (-)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Locally Listed Building

Conservation Area: Sudbury Hill

TPO

b) Site Description

- northern side of Sudbury Hill almost opposite Wendela Court within Harrow on the Hill Area of Special Character and Sudbury Hill Conservation Area
- occupied by substantial locally listed semi-detached villa, 4 storeys in height
- majority of the front forecourt sealed with paving
- existing high wall and raised garden bed with mature oak tree, located to the south east corner of the frontage

c) Proposal Details

- retention of recently constructed front gate post (approx. 2.5m tall brick pillar)
- installation of approx. 2.5m tall gates across the driveway opening
- the gates would exactly match the gates already installed at the adjoining property 'Mountside', 53 Sudbury Hill

d) Relevant History

53 Sudbury Hill

WEST/484/02/FUL	Provision of new boundary walls with railing above, entrance gates and extension of hard surfacing in front garden	GRANTED 14-APR-03
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e) Consultations

CAAC: No objections, as long as the two gates match each other

Advertisement	Character of Conservation Area	Expiry 08-APR-04
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Notifications	Sent 2	Replies 2	Expiry 25-MAR-04
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continued/

Summary of Responses: No objections to the application; better to obtain permission prior to works as the applicant could not have been unaware that an application for a similar development had been made at Mountside; proposal to have matching gates is laudable, however the plans appear to not illustrate this.

APPRAISAL

1) Conservation Area Character and Appearance

The semi-detached locally listed buildings known as 'Oakdale' and 'Mountside' mirror each other in design and together form a prominent landmark on this section of Sudbury Hill. The proposed front gate posts and gates would match the design, style and appearance of the immediately adjoining property 'Mountside'. This would provide an acceptable appearance and would ensure that the character and appearance of the Conservation Area and Area of Special Character is preserved.

2) Setting of Locally Listed Building

This substantial property is of a scale that would ensure the proposed gates would not appear overly dominant. Likewise by matching the design, style and appearance of the immediately adjoining property it would contribute to an overall improvement to the setting of the building.

3) Neighbouring Amenity

The proposed gates and fence posts would provide an acceptable means of security to the property. Due to their siting to the frontage of the property there is no concern that the proposed works would have a detrimental impact on adjoining properties.

4) Highway Safety

The proposed gates are set back 5m from the kerb edge, matching the siting of the adjoining property's gates. This set back would enable a vehicle to stand clear of the carriageway while waiting for the gates to open. This set back of the gates would likewise provide for adequate visibility for vehicles exiting the site, whilst the sealed forecourt of the property would provide for adequate manoeuvring space for vehicles to exit the site in a forward direction.

5) Consultation Responses

None

CONCLUSION

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

CHALGROVE, 30 PETERBOROUGH ROAD, HARROW

2/34

P/1799/04/CFU/JH

Ward: HARROW ON THE HILL

DETACHED DOUBLE GARAGE

COMPLETE PLANNING for MR J MCGINLEY

RECOMMENDATION

Plan Nos: 1/2003/04C; OS Plan

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E4 Protection of Structural Features
- E5 Protection of Character of Conservation Area
- E6 High Standard of Design
- E8 Areas of Special Character
- E34 Statutorily Listed Buildings
- E38 Conservation Areas - Character
- E39 Conservation Areas - Priority over other Policies
- E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D12 Statutorily Listed Buildings

continued/

Item 2/34 – P/1799/04/CFU continued.....

D16	Conservation Areas
D17	Extensions and Alterations in Conservation Areas
2004 Harrow Unitary Development Plan:	
SD1	Quality of Design
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
D4	Standard of Design and Layout
D11	Statutorily Listed Buildings
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Appearance or Character of Conservation Area and Setting of a Listed Building (E4, E5, E6, E8, E34, E38, E39, E45) (SD1, SD2, D4, D12, D16, D17) (SD1, SD2, D4, D11, D14, D15)
 - 2) Neighbouring Amenity (E45) (D4) (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area: Roxborough Park/Grove

TPO

Council Interest: None

b) Site Description

- Chalgrove is a large detached house fronting Peterborough Road with a large rear garden including a vehicular access from Tyburn Lane
- 'Garlet' (no.32), to the immediate south is a large detached housing fronting Peterborough Road
- 'Grove End Cottage' to the rear is a recently constructed replacement bungalow
- the site lies within the Roxborough Park and The Grove Conservation Area and Chalgrove is a Grade II Listed Building

c) Proposal Details

- erect single storey double garage to the rear garden of dwelling
- design to incorporate walls of red coloured facing bricks together with a pitched roof design with clay and bonnet hipped ridge tiles, vertical panelled timber doors, frames and lintels to be used in the front of the building
- landscaping including shrub screens to be implemented against boundary with Grove End Cottage to the west and Garlet to the south

continued/

d) Relevant History

P/1684/03/CFU Single storey garage block for three vehicles and **REFUSED**
provision of boundary fencing 16-OCT-03

Reasons for refusal:

"1. The proposed block of garages, by reason of its size, design, siting and associated hardsurfacing, would detract from the setting the adjacent Grade II Listed Building and the character and appearance of the Roxborough Park and The Grove Conservation Area.

2. The proposed block of garages, by reason of its size, bulk and siting, would be visually obtrusive and would detract from the amenities of the occupiers of the replacement house at Grove End Cottage.

P/1685/03/CFU Bungalow with access and basement parking and **REFUSED**
provision of boundary fencing and new access for 16-OCT-03
Chalgrove

P/1136/04/CCO Retention paved area/steps at front, paved patio **GRANTED**
and wall at rear, provision of replacement 29-JUL-04
boundary fence and timber gate

e) Consultations

1st Consultation

CAAC: This is a gateway building to the Hill and is therefore very important. We do not object to the principle of a double garage, nor of it being of brick construction, but this is poorly designed and lacking in thought. The owners should employ a landscape architect to properly integrate the garage house and garden. The landscaping scheme provided with the drawings is not detailed enough and inadequate. would prefer to see low-pitched roof and a building that respects the Arts and Crafts architecture of the listed house. It could perhaps be turned through 90 degrees so there is less impact on the new house on Tyburn Lane.

2nd Consultation

CAAC: Design of garage is an improvement, but the proposal does not integrate the different elements of the site. The drawings are of poor quality, and do not match up with each other – i.e. the stepping stones across the garden end in the middle of the garage! With regards to the conditions attached to the previous approval, the proposed landscaping scheme is inadequate. The paving should be replaced with something better. The fences to the garden also need planning permission.

EA: No comments

TWU: No objections

Advertisement Character of Conservation Area Expiry
19-AUG-04

continued/

Notifications	Sent 6	Replies 2	Expiry 09-AUG-04
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Summary of Responses: In the main identical to previous application except for the footprint which has been reduced; identical location, same height (3m); would be equally obtrusive and detract from amenity; concerns relating to drainage; size out of character with Conservation Area

The Harrow Hill Trust: Slightly larger garage on site recently refused. Reduction in size shows little improvement therefore current proposal should be refused. Concern relating to impact to adjacent trees. Siting of garage at bottom of garden may improve environment for residents of Chalgrove at the expense of adjoining residents.

APPRAISAL

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

The proposal shows an amended design which incorporates a more interesting pitched roof design with clay and bonnet hipped ridge tiles. The walls would be of red coloured facing bricks similar to the original dwelling with vertical panelled timber doors, frames and lintels to be used in the front of the building. The garage has also been reduced in size to accommodate 2 instead of 3 cars and would be sited at least 19.5m from the rear of the original dwelling. In these respects the concerns of the CAAC relating to design would have been sufficiently mitigated.

A recent planning application (P/1136/04/CCO) at the site for the retention and completion of a paved area and steps at the front together with paved patio and wall at the rear and replacement boundary fence and timber gate was approved subject to a series of conditions relating to materials and landscaping. Subject to the receipt of satisfactory materials and a scheme for landscaping it is considered that the current proposal could be integrated appropriately within the site and similar conditions imposed accordingly.

Given the size, design and distance of the garage from the rear of the original dwelling it is not considered that the setting of the listed building would be unduly affected and the character and appearance of the site and this part of the Roxborough Park and The Grove Conservation Area would be preserved.

2) Neighbouring Amenity

It is not envisaged there would be any impact on neighbouring amenity. The previous application was refused due to the bulk of the building in association with siting and impact on the amenity of the adjoining occupants at Grove End Cottage to the west. The current application has been amended to reduce the size of the garages for 2 cars and also re-site the garages away from the boundary with Grove End Cottage. The bulk of the garages has therefore been significantly reduced and its nearest point is at least 5.5m from the rear boundary of Grove End Cottage. Landscaping is also indicated at the boundary and along the side of the garage in order to screen and soften the appearance of the garages from adjoining properties.

continued/

3) Consultation Responses
Addressed in report.

CONCLUSION

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

CONSTRUCTION OF NEW ROOF

DHP for THE SCHOOL GOVERNORS

RECOMMENDATION

Plan Nos: 3338/01A, 338/02

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

1 Time Limit - Full Permission

INFORMATIVES

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E38 Conservation Areas - Character

E39 Conservation Areas - Priority over other Policies

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Neighbouring Amenity (E45) (D4) (D4)
 - 2) Appearance or Character of Conservation Area and Area of Special Character (E5, E6, E38, E39) (SD1, SD2, D4, D16, D17) (SD1, SD2, D4, D14, D15)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Roxborough Park and the Grove

TPO 70

Floor Area: 706m²

b) Site Description

- primary school situated to the rear of the Church of our Lady and St. Thomas of Canterbury
- specifically relates to a large centrally located two-storey classroom block
- site is located in the Roxborough and The Grove Conservation Area and Harrow on the Hill Area of Special Character
- large open area of church fields situated directly to the rear

c) Proposal Details

- erect new roof above existing flat roof over two storey classroom block
- roof to have a shallow curve with gables at each end
- dimensions to include a length of 34.5m, width 10.5m and height of 1.5m respectively
- materials to include mill finish aluminium standing seam roof deck, colorcoat steel fascia, gutters, down pipes and gable cladding

d) Relevant History

There have been a number of planning applications relating to the site, none of which are of particular relevance to this application.

e) Consultations

CAAC: No objections

Advertisement Character of Conservation Area Expiry
12-AUG-04

Notifications Sent Replies Expiry
30 0 02-AUG-04

continued/

APPRAISAL

1) Neighbouring Amenity

Residential properties are well removed and it is not envisaged there would be any impact on neighbouring amenity.

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

The proposed roof would not unduly impact on the character or appearance of the existing two storey classroom block. The shallow curve would help to reduce the bulk of the proposal and preserve the character and appearance of the Roxborough Park and The Grove Conservation Area and the Area of Special Character. No trees on site would be affected by the development.

3) Consultation Responses

None

CONCLUSION

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

SINGLE STOREY SIDE EXTENSION

GEOFF DOUGLASS for MR & MRS J DEBSON

RECOMMENDATION

Plan Nos: 3135/1A; 2; 3; 4; 5B; 6A; 7; 8; OS Plan

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
- E2 Protection of Green Belt and Metropolitan Open Land
- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Buildings
- E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP31 Areas of Special Character
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout

Cont...

2004 Harrow Unitary Development Plan:
SEP5 Structural Features
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
SD1 Quality of Design
EP31 Areas of Special Character
EP33 Development in the Green Belt
EP34 Extension to Buildings in the Green Belt
D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Green Belt Land and Area of Special Character (E1, E2, E4, E6, E8, E10, E11) (SEP5, SEP6, SD1, EP32, EP33, EP34) (SEP5, SEP6, SD1, EP31, EP33, EP34)
 - 2) Residential Character & Neighbouring Amenity (E45) (D4) (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Green Belt:

Council Interest: None

TPO 520

b) Site Description

- Two-storey detached dwelling with north facing frontage to Dennis Lane.
- Site located within the metropolitan greenbelt and area of special character.
- Site lies opposite a large open area known as Cloisters Wood.
- Area characterised by large detached dwellings set in spacious plots.

c) Proposal Details

- Addition of single storey side extension to the south-eastern side of the dwelling to provide breakfast room and study.
- Side extension would be wedge shaped with a width of 2.7m at the front and 3.1m at the rear.
- Extension to be set back by 0.3m at both the front and rear with an overall length of 9.7m.
- The design incorporates a pitched to crown roof with 2 skylights and a height of 2.4m to the eaves and total height of 3.6m.
- Windows and doors to be situated to the front and rear and would match the existing dwelling as would the brickwork and roof tiles.
- A single Laurel tree would be removed from the side of the dwelling.

Cont...

d) Relevant History

HAR/7992	Erection of detached house and garage	GRANTED 23-JUL-1953
LBH/9725	Alterations and erection of 2-storied rear extension to kitchen and bedroom over and front extension to lobby with new bathroom over	GRANTED 04-JAN-1974
LBH/33126	Detached house with integral garage	GRANTED 19-AUG-1987
LBH/39474	Single-storey side to rear extension (not implemented)	GRANTED 14-NOV-1989
P/2090/03/CFU	Single storey side extension and front porch.	WITHDRAWN 04-NOV-2003

e) Applicant's Statement

Lengthy statement that concludes as follows: These proposals represent a minor enlargement of an established detached dwelling situated within a good sized plot. It would have no impact upon the character of the property or the locality. Neither the openness nor the visual amenities of the Green Belt would be harmed by the proposal. The scheme whilst improving the internal accommodation for the occupants will enhance the external appearance of the property.

f) Notifications	Sent 2	Replies 1	Expiry 11-AUG-04
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Summary of Response: Green belt area with trees near houses; with the extension the houses will be too near each other.

APPRAISAL

1. Green Belt land & Area of Special Character

Plan policy (EP33 & EP34) requires that such proposals 'retain the openness and character of the Green Belt' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

The percentage increase for footprint, floor area and volume are as follows:

	Existing	Proposed	% Increase
Footprint (m2)	132	34	+ 25.75
Floor Area (m2)	287	34	+ 11.85
Volume (m3)	1478	124	+ 8.4

Cont...

Planning permission was obtained in 1989 for a side and rear extension with a similar footprint and floor area (35m²) albeit with a different siting. This permission was never implemented therefore the existing dwelling has not been previously extended.

Given the moderate percentage increases in footprint, floor area and volume, it is not considered that the proposals would represent disproportionate additions in terms of the size of the original dwelling.

The site is subject to a TPO, however no trees under that protection are proposed to be removed. It is not considered that the removal of a single Laurel tree from the side of the dwelling would unduly impact on the site and surroundings.

Furthermore it is not considered that the openness and character of the Green Belt and Area of Special Character would be compromised by the proposals given the suburban character of this side of Dennis Lane, the setback from the frontage and the moderate height and bulk of the additions

2. Residential Character & Neighbouring Amenity

The residential character of the area is predominantly suburban with a staggered building line to Dennis Lane. It is not envisaged that there would be any significant impact on the adjoining neighbours on the south side (29 Dennis Lane) of the site. Although the proposed extension would be close to the side boundary (0.2m), the development would be single storey with a roof that pitches away from the boundary. Furthermore there are no windows proposed to the flank elevation and therefore overlooking is not an issue.

3. Consultation Responses

Addressed by report.

CONCLUSION

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

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

EAST END FARM, 98 MOSS LANE, PINNER

3/01
P/1370/04/CLB/AB
Ward: PINNER

LISTED BUILDING CONSENT: REPAIRS TO WALLS & ROOFS AND NEW INSULATION

FOUNDATION ARCHITECTURE for MR & MRS B LEAVER

RECOMMENDATION

Plan Nos: WP: 4E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, WPC01E, 309: SKR1, 2, 3 and 4. Schedule of Essential Repairs Revision A.

REFUSE listed building consent for the works described in the application and submitted plans for the following reason(s):

- 1 The proposed physical interventions to the fabric of the barns, in the form of the introduction of residential grade insulation and internal plastering, would have a harmful impact on the special character of the listed buildings. To grant consent for them would be contrary to the statutory duty of the local planning authority to preserve the buildings, their setting or any features of special architectural or historic interest which they possess, and are contrary to advice set out in PPG 15.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
1994 Harrow Unitary Development Plan: E34
2002 Revised Deposit Draft Harrow Unitary Development Plan: D11, D14
2004 Harrow Unitary Development Plan: D11, D14
-

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Character of Listed Building (E34) (D11, D14) (D11, D14)
 2. Consultation Responses
-

INFORMATION

a) Summary

Listed Building:	Grade II
Conservation Area:	East End Farm
Council Interest:	None

Cont...

b) Site Description

- Two listed barns on private road off Moss Lane.

bb) Listed Building Description

- Northern Barn: C18. Timber-framed 4-bay barn with wagon entrance 2nd-bay from right. High weatherboarded walls under steep pitched old tile roof. Two collar and tie-beam trusses and one queen-post truss.
- Eastern Barn: Later C16. Timber-framed 3-bay barn with sweeping old tile roof over out-shot on west side. Weatherboarded. Staggered butt-purlin and queen strut trusses. Central wide gabled wagon entrance. Later projecting wing to south.

c) Proposal Details

- Timber frame repairs
- Repairs to brick plinths
- Retile and renew rainwater goods
- Insulation and internal plastering

d) Relevant History

WEST/666/02/FUL	Change of Use: storage to residential and external alterations including doorways, rooflights and dormer; conversion to 3 residential units.	REFUSED APPEAL DISMISSED 20-OCT-2003
WEST/668/02/LBC	Listed Building Consent: demolition and internal and external alterations in association with conversion to 3 residential units.	REFUSED APPEAL DISMISSED 20-OCT-2003
WEST/851/01/FUL	Change of Use: Storage to residential (B8 to C3) and external alterations, including provision of new windows, doorways, rooflights and dormer; to facilitate conversion of 3 residential units (duplicate).	REFUSED 22-JAN-2002
WEST/852/01/LBC	Listed Building Consent: demolition of internal and external alterations to Listed Building in association with change of use to residential units (duplicate).	REFUSED 22-JAN-2002
WEST/1064/00/LBC	Demolition of external and internal alterations to Listed Building in association with change of use to 3 no. residential units.	REFUSED 23-JAN-2002

Cont...

e)	Notifications	Sent 80	Replies 1	Expiry 29-JUN-04
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Summary of Response: 2 concerns: Object to insulation as inappropriate for barns and was not considered acceptable by appeal inspector and section 3.01 of Schedule refers to demolition of Barn D, yet elsewhere this is not shown as being proposed.

APPRAISAL

1. Character of Listed Building

The barns are on the English Heritage Register of Buildings at Risk and are in poor and worsening condition. The Council has been placing pressure on the owners to undertake repairs. The proposed repairs are welcomed and indeed are a replica of those proposed by the Council's consultants as part of the research for the public inquiry last year.

However, along with these appropriate measures, these proposals also seek to introduce insulation and internal plastering to the historic barns. This element was also proposed within the appeal schemes for conversion to residential use and the same methods of insulation and plastering are proposed, although not along with a proposed change of use within this application. The Council argued successfully at the appeal that part of the special character of the barns was that they were unheated, unsealed structures and that the process of rationalising, tidying and sealing the barns would detract from their fundamental character as agricultural buildings. The Inspector, in dismissing the appeal, said,

“Both of the listed barns, B and C, are simple structures with exposed timbers and limited internal finishes. As such I find them of particular interest, having not been substantially tidied or upgraded in the past. The works required to fit them for full domestic, rather than ancillary use such as garaging or storage, would, in my judgement, compromise their character and appearance, and erode their historic place as simple unheated structures”.

The applicants have been written to, to encourage them to remove the proposals for insulation and plastering, because the other works are considered acceptable. No response has been received. The Council cannot issue a split permission excluding the insulation and plastering works, as these form part of the proposal drawings and schedules. Therefore, unfortunately the repair works, which are considered acceptable, cannot be divorced from the unacceptable nature of the proposals for insulation and plastering.

Cont...

2. Consultation responses

Section 3.01 of the application and drawing WP07E refer to the construction of new eaves where Barn D has been removed. This is likely to be an error as there appears to be no proposals to remove Barn D, however despite trying to clarify this with the applicants, no response has been received.

CONCLUSION

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

PROVISION OF REPLACEMENT GARAGE WITH
RESIDENTIAL ACCOMODATION OVER.

NBF PARTNERSHIP for ROBERT BAILEY

RECOMMENDATION

Plan Nos: LP1, 1F, 3D

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

- 1 The proposed extension, by reason of its size and depth of projection, would intrude into the setting of the locally listed building and appear obtrusive and overbearing, to the detriment of the character of the locally listed building and appearance and character of the Stanmore Hill Conservation Area.
- 2 The proposed front and rear fenestration would be unsympathetic to the design and appearance of this locally listed building.
- 3 This proposal, in conjunction with extant planning permission EAST/51/99/FUL would give rise to an excessively dominant and overbearing form of development, to the detriment of the setting and character of this locally listed building and the character and appearance of the Stanmore Hill Conservation Area.

INFORMATIVE:

4 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Areas

E6 High Standard of Design

E35 Locally Listed Buildings - Retention and Maintenance

E38 Conservation Areas - Character

E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D13 Locally Listed Buildings - Retention and Maintenance

D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

continued/

Item 3/02 – P/1918/04/CFU continued.....

D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
D12	Locally Listed Buildings
D15	Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Impact on Character of Locally Listed Building (E35) (D13) (D12)
 - 2) Appearance and Character of Conservation Area (E5, E6, E38, E45) (SD1, SD2, D4, D5, D17) (SD1, SD2, D4, D5, D15)
 - 3) Residential Amenity (E6, E45) (SD1, D4, D5) (SD1, D4, D5)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Locally Listed Building

Conservation Area: Stanmore Hill

TPO

Council Interest: None

b) Site Description

- eastern side of Green Lane at southern end of Stanmore Hill Conservation Area
- occupied by locally listed single storey detached cottage with rooms in roofspace
- original building comprises weatherboard clad elevations beneath tiled roof
- brick built Victorian extension provided at rear
- detached garage with pitched roof sited to north of cottage
- detached house, Rylands, to south of the site
- detached house, Tremar, to north set well back from frontage, thick tree screen along boundary

c) Proposal Details

- demolition of existing garage
- provision of single storey side extension with corridor link into existing building containing garage and room on ground floor, bedroom/kitchen and wc/shower at first floor level within roofspace
- weatherboard walls, gable-ended tiled roof

d) Relevant History

EAST/51/99/FUL	Single storey side extension with rooms in roof, single storey rear extension, rear dormer window	GRANTED 17-SEP-99 (Permission commenced)
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continued/

e) Applicant's Statement

- design statement accompanies report:
 - proposed side extension of materials to match original building as closely as possible, will be timber framed
 - extension set back to line of existing garage so reducing effect on street frontage
 - foundations of new building designed as series of pads and beams to avoid damage to neighbouring trees if necessary

f) Consultations

CAAC: 23-AUG-04: Refer to September CAAC in order for Conservation team to conduct a site visit to clarify issues. Would prefer to see two, rather than three, casement windows on the front and rear elevations of garage.
27-SEP-04: Would prefer to see two, rather than three, casement windows on the front elevation of the garage. Otherwise, no objections.

Advertisement	Character of Conservation Area		Expiry 26-AUG-04
Notifications	Sent 5	Replies 0	Expiry 18-AUG-04

APPRAISAL

1) Impact on Character of Locally Listed Building

The design and appearance of the proposed extension is shown to replicate that of the side extension granted in September 1999. However, whereas the proposed front wall would correspond with the position of the approved front wall, the rear wall would project some 2.6m further into the rear garden than the current permission. This proposed depth would line up with the rear wall of the conservatory granted in EAST/51/99/FUL, but would have significantly greater impact on the original building. Firstly, a height of 5.4m is proposed compared with 3.8m for the approved projection. Secondly, the conservatory is a lightweight, glazed structure whereas the proposed extension would be a solid weatherboarded structure. Thirdly, this proposal would result in the provision of significantly more bulk to the rear of the building than the current permission.

It is considered that this proposal would be more intrusive to the setting of the locally listed building than the approval, and would be harmful to its character. Proposed fenestration in the front and rear walls is also considered unacceptable.

A further consideration is that the cumulative impact of this scheme, if implemented, and the current permission which has commenced would dominate the setting and character of the original building.

Any further permission, should an acceptable revised proposal be forthcoming, would need to be on the basis of a legal agreement to prevent permission EAST/51/99/FUL being implemented.

continued/

2) Appearance and Character of Conservation Area

The proposed front wall of the extension would be sited over 3m back from the front wall of the cottage with a slightly lower ridge. These considerations, together with the apparent detached nature of the projection, would provide an acceptable impact on the streetscene and character of the Conservation Area. However, the depth of projection, as previously discussed, would intrude into the open area beyond the dwelling, and by virtue of this and the extent of proposed bulk, would fail to preserve the character of the Conservation Area.

3) Residential Amenity

The proposal would be sited about 15m from the front wall of Tremar and be largely screened by the line of boundary trees, and over 11m from Rylands to the south. In the light of these separation distances it is not considered that residential amenity would be adversely affected.

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 refusal.

CHANGE OF USE: RETAIL TO RESTAURANT (CLASS A1-A3) AT GROUND FLOOR AND BASEMENT.

R P ARCHITECTS FOR V KATARIA

RECOMMENDATION

Plan Nos: Ordinance survey plan
DWG.No.100

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

- 1 Refusal - Loss of Retail Frontage - Parade

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
1994 Harrow Unitary Development Plan:
E5, E6, E38, E39, E51, S13, T13, A4.
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1, SD2, EP25, D4, D16, D17, D18, T13, EM17, EM26, C20
2004 Harrow Unitary Development Plan:
SD1, SD2, EP25, D4, D14, D15, D16, T13, EM16, EM25, C16

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

1. Retail Policy (S13), (EM17, EM26), (EM16, EM25)
 2. Parking (T13), (T13), (T13)
 3. Residential Amenity (E51), (EP25), (EP25)
 4. Character and Appearance of Conservation Area (E5, E6, E38, E39), (SD1, SD2, D4, D16, D17, D18), (SD1, SD2, D4, D16, D17, D18)
 5. Accessibility (A4), (C20), (C20)
 6. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Town Centre	Rayners Lane	
Conservation Area:	Rayners Lane	
Council Interest:	None	
Floor Area:	315m ²	
Car Parking:	Standard	} Refer to report
	Justified	
	Provided	

b) Site Description

- A1 retail unit (supermarket) located in the primary retail frontage of Rayners Lane District Centre. The site currently uses the frontage of 3 shop units. Adjacent to main road, residential units above;
- Located approximately 170 metres south of the Rayners Lane Station within the Rayners Lane Conservation Area;
- Property lies in a parade of 33 units consisting of the following uses: Laundrette (SG); Post Office (A1); Greengrocer (A1); Take Away (A3); Window Shop (A1); Photo Shop (A1); Vacant (A1); Super Market (A1- Subject site); Optician (A1); Charity (A1); Restaurant (A3); Tile Shop (A1); Restaurant (A3); Stationers (A1); Curtain Shop (A1); Rest/Take Away (A3); Estate agents (A2); Restaurant (A3); Vacant (A1); Print Shop (A1); Lawyers (A2); Hardware Shop (A1); Bakery (A3); Grocer (A1); Sandwich Bar (A3); Restaurant (A3); Hairdressers (A1); Dry Cleaners (A1); Nail Shop (A1); Vacant (A1) (19 x A1, 2 x A2, 8 x A3, 1 x SG).
- On the opposite side of Alexandra Avenue lies a parade of shops with secondary frontages within the Rayners Lane District Centre;
- To the rear of the site is a heavily used service lane with a notable rubbish problem.

c) Proposal Details

- The proposal is identical to that which was refused in December 2003 for a change of use from a shop to a 100-seat restaurant (Class A1 to A3).
- Clarification of the reason for the current application was sought and given to be the opening of a Tesco Express store approximately 100m away on the site of a former garage/ car showroom at 398 Alexandra Avenue, and the detrimental impact this has had on the existing business at 427-429 Alexandra Avenue.
- The application does not propose any external modifications to the building, nor provides detail of the restaurant type, hours of operation, staff numbers, or proposed signage.
- The proposal relates to two out of three units currently in use as a supermarket. The remaining unit would remain in A1 usage.

Cont...

d) Relevant History

P/2123/03/CFU	Change of use: Shop to restaurant (Class A1-A3) On ground floor and basement with parking at rear	REFUSED 15-DEC-03
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Reason(s) for refusal: The proposed change of use would result in an unacceptable loss of retail frontage, leading to a loss of vitality to the shopping parade, contrary to the provisions of the Unitary Development Plan.

Appeal Lodged:	DECISION AWAITED
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e) Applicants Statement

The applicant has submitted a letter from the British Heart Foundation (BHF) relating to the rental of the subject premises. The letter outlines the unsuitability of the site for a BHF furniture and electrical store. Their reasons are that they feel the area is too quiet.

The applicant regards this as further evidence that the site is unsuitable for retail purposes.

f) Consultations

CAAC: No observations

Notification	Sent	Replies	Expiry
	28	2	03-AUG-2004

Response: There are already 2 restaurants along this service road with problems arising from odours. A further restaurant directly to the rear is likely to have similar effects on the enjoyment of rear garden and pervading rooms in house. Waste food/garbage would attract rats. In this part of Alexandra Ave there are 16 eating places and a pub. Overall in the Rayners Lane shopping area there are 3 pubs doing food and approx 28 eating places. Are more necessary?

APPRAISAL

1. Retail Policy

Apart from the recent adoption of the 2004 Harrow Unitary Development Plan, the circumstances of the application have not changed since the previous application was refused in December 2003. Policy EM16 relating to the change of use of shops in primary shopping frontages is now the relevant retail policy. This policy normally permits such proposals providing several criteria are met. The proposed change of use would still fail to meet criteria (B) of the policy relating to the length of primary frontage in non-retail use at street level. The current percentage of non-retail in the primary shopping frontage remains at 33.94%, well above the 25% threshold set out in EM16(B).

Cont...

Shopping frontages in Rayners Lane were reassessed as part of the UDP review process. The boundaries of the prime frontages were considered to create a distinct shopping core, centred on the station, and accordingly were not changed. Significant changes however were made to the to the secondary frontages, and several parades were de-designated to consolidate the retail function of the centre. This created further opportunities for non-A1 uses, such as that now proposed at the application site.

The use of the former garage/ car showrooms at the junction of Rayners Lane and Alexandra Avenue as a Tesco Express is not material to this application. PPG 6 emphasises that it is not the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation. The creation of a competitive and innovative retail sector is one of the key objectives of the guidance. Whilst the new Tesco store may have affected the use of the application site as a supermarket, this does not mean that it cannot operate as a viable retail unit. Moreover, even if the Tesco frontage is taken into account, and assumed to be primary frontage, the proportion of non-retail would still be well above the 25% threshold at 31.7%.

The cumulative effect of the growth of non-retail uses could adversely impact on the character of the centre and undermine its vitality and viability and the application is again objectionable on this basis.

2. Parking and Highway Considerations

In the newly adopted UDP the parking requirement for an A3 use is the same as for a retail unit. Parking and servicing arrangements would remain the same and are not considered objectionable in the context of the current proposals.

3. Residential Amenity

Residential properties are located above and to the rear of the premises and were the proposal acceptable in other respects, conditions could be imposed to take account of noise, fume emissions and hours of use, in order to safeguard the amenities of adjoining occupants.

4. Character and Appearance of Conservation Area

The application is for a change of use only. It is not envisaged that the character of the Rayners Lane Conservation Area would be affected by the proposals.

5. Accessibility

Were the proposal acceptable in other respects, suitable access arrangements could be required by condition.

Cont...

6. Consultation Responses

Addressed by report.

CONCLUSION

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

71 GAYTON ROAD, HARROW

3/04

P/1675/04/CFU/JH

Ward: GREENHILL

CHANGE OF USE: RESIDENTIAL TO NURSERY SCHOOL WITH FLAT ON FIRST FLOOR(CLASS C3 TO CLASS D1/C3) WITH SINGLE STOREY SIDE EXTENSION AND EXTERNAL STAIRS.

MALCOLM KEMP for MR & MRS KHAGRAM

RECOMMENDATION

Plan Nos: 098/01; 02; 03; 04; 12; 13; 14; 15

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

- 1 The proposed change of use, by reason of excessive scale of use, would result in increased disturbance and general activity to the detriment of the amenities of neighbouring residents and the character of the area.
- 2 The proposed fire escape stair to the south-east elevation would form an incongruous and visually obtrusive element to the detriment of the residential character of the dwelling and locality.
- 3 Refusal - Parking in Front Garden - Appearance
- 4 The proposed change of use would result in an unacceptable loss of residential accommodation to the detriment of the residential character of the area and amenities of neighbouring residents.
- 5 The proposed parking layout provides an unsatisfactory arrangement, and the development would be likely to give rise to conditions prejudicial to pedestrian safety and the free flow of traffic on the adjoining highway.

INFORMATIVE:

2 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

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

H18 Loss of Residential Land and Buildings

T13 Car Parking Standards

C2 Nursery Provision in Residential Premises and Areas

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

H11 Maintenance and Improvement to Existing Housing Stock

H12 Presumption Against the Loss of Residential Land and Buildings

T13 Parking Standards

C3 Nursery Provision in Residential Premises and Areas

continued/

2004 Harrow Unitary Development Plan:	
SD1	Quality of Design
D4	Standard of Design and Layout
H11	Presumption Against the Loss of Residential Land and Buildings
T13	Parking Standards
C3	Nursery Provision in Residential Premises and Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Residential Character and Neighbouring Amenity (E6, E45, E46, C2) (SD1, D4, C3) (SD1, D4, C3)
 - 2) Housing Policy (H18) (H11, H12) (H11)
 - 2) Parking and Highway Safety (T13) (T13) (T13)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	2 + separate assessment for nursery (5)
	Provided:	4 (4)
Site Area:	637m ²	
No. of Residential Units:	1	
Council Interest:	None	

b) Site Description

- two storey detached dwelling located on the northern side of Gayton Road
- the area is predominantly residential although there are a number of non-residential properties situated in the locality
- adjoining the site is a B&B at 73 Gayton Road
- an entrance to Harrow High School is situated on the opposite side of the road
- the site is situated within the Central Harrow Zone F – Controlled Parking Zone

c) Proposal Details

- change of use of ground floor and part first floor of residential dwelling for use as a nursery school for 40 full time day care spaces
- retention of part first floor for 1-bedroomed self-contained flat
- erect single storey side extension to the northern elevation, alterations to form a continuation of the existing garage to provide entry porch and cloakroom
- remove first floor bay window from south elevation and replace with fire escape door and external stairs
- hours of operation – 08:30 to 17:00
- staff numbers – 6 full time staff and 2 trainees

continued/

d) Relevant History

LBH/18932/W Single storey rear extension

GRANTED
23-MAR-81

e) Applicant's Statement

Currently registered with London Borough of Brent for 40 full time day care spaces however lease is due to expire in 2004 and building is being demolished. Closure of this school will cause a great deal of inconvenience for both staff and parents. Parents will have to find alternative schools to send their children and staff will be forced to find employment elsewhere. Have been actively seeking alternative premises for more than one year in order to relocate nursery. Gayton Road appears to be the most suitable for the following reasons:

- 1) More than half the children that currently attend the nursery live in the London Borough of Harrow
- 2) Gayton Road contains a number of commercial buildings such as hotels, guest houses, doctors, solicitors and Harrow High School. The addition of a nursery would not conflict with the roads' present surroundings.
- 3) Gayton Road easily accessible by public transport including tube and bus routes.
- 4) For new children preference would be given to parents who live or work within walking distance. This would help reduce traffic congestion.
- 5) Currently have 6 full-time staff and 2 trainees. Only 2 staff travel to work by car and 3 in total have driver's licences. Proximity of public transport would further reduce reliance on private motorcars.
- 6) Opening hours from 08:30 – 17:00 allow for variable drop off times reducing traffic congestion
- 7) Pay and display parking spaces are available around the corner should there be no parking available in the driveway for parents dropping off children
- 8) Application is for conversion of part of the house only and retains some residential content in the form of a first floor flat.

f) Notifications

Sent
25

Replies
16

Expiry
14-JUL-04

Summary of Responses: 9 letters of support: site would be convenient and accessible transport wise; would provide continuity as far as employer, staff and children are concerned; nursery provides high quality of pre-school education care and service

7 letters of objection: proposal would adversely impact on the character of the area; increased noise and disturbance from children and traffic; increased parking problems and impact on road safety; over-intensive use of the site

continued/

APPRAISAL

1) Residential Character and Neighbouring Amenity

Policy C3 of the UDP relates to the provision of nursery and childcare facilities in residential premises, considered in the light of such factors as:

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

The proposal to provide a nursery for 40 children with 6 staff and 2 trainees, occupying the ground floor, garden and part of the first floor, would provide an excessive scale of use and by reason of noise, disturbance and activity, would be detrimental to the residential amenities of neighbouring occupiers. Whilst it is accepted that there are a number of non-residential uses in the locality the character of the area remains predominantly residential. The proposed scale of use would give rise to an intensity of use in the dwellinghouse, which would be out of character with the area.

It is not considered that the proposed side extension would adversely impact on the character of the dwelling or neighbouring amenity. However, the addition of a fire escape stair to the south-east elevation would form a visually obtrusive and incongruous element that would detract from the residential character of the dwelling and locality. Likewise the proposed parking arrangement and excessive hardsurfacing in the front garden would appear obtrusive in the streetscene and detract from the character of the dwelling and locality.

2) Housing Policy

In terms of Housing Policy H11 of the UDP there is a presumption against the loss of residential land and buildings. Although exceptional circumstances do exist for appropriate community uses such as nurseries, the scale of the proposal is such that the majority of the dwelling would be converted to use as a nursery. The proposed flat would be small comprising 2 habitable rooms resulting in an unacceptable loss of residential land and buildings.

3) Parking and Highway Safety

Whilst the garage and hardstanding to the side of the dwelling would be lost to make room for the proposed extensions, the proposal indicates a layout of 4 parking spaces to the forecourt area.

continued/

Item 3/04 – P/1675/04/CFU continued.....

The current standards require a maximum of 5 parking spaces for the flat together with nursery and the provision of 4 spaces would be satisfactory given the controlled parking restrictions in the area and access to public transport. However as indicated previously the levels of hardsurfacing would be unacceptable in terms of the appearance of the site and locality. Furthermore the arrangement of the parking spaces would be laid out in an unsatisfactory manner which would be detrimental to pedestrian and highway safety.

3) Consultation Responses

These are largely addressed above. Whilst it is acknowledged the proposal would provide employment, child care and educational services it is not considered these would override the adverse effects of the proposal on neighbouring residents and the character of the area.

CONCLUSION

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

RE-DEVELOPMENT: DETACHED 3 STOREY
BUILDING TO PROVIDE 8 FLATS WITH NEW
ACCESS

BANNER HOMES

RECOMMENDATION

Plan Nos:

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

- 1 The proposed hard-surfaced car parking area, together with the proposed bin store in the front garden, would be unduly obtrusive and detract from the appearance of the building and the streetscene.

INFORMATIVE:

- 2 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
1994 Harrow Unitary Development Plan:
E6 High Standard of Design
E45 Quality of Development - Design and Layout of Residential Development
T13 Car Parking Standards
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
T13 Parking Standards
2004 Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
T13 Parking Standards
-

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character of the Area (E6, E45) (SD1, D4) (SD1, D4)
 - 2) Amenity of Neighbours (E45) (D5) (D5)
 - 3) Parking/Highway Safety (T13) (T13) (T13)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Car Parking	Standard:	12	max. of 12
	Justified:	12	max. of 12
	Provided:	11	max. of 12
Site Area:	0.147ha.		

b) Site Description

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

c) Proposal Details

- redevelopment to provide a three storey building to accommodate 8 flats
- the site frontage would accommodate 11 car parking spaces, 4 of which would be of a matrix system which is designed to allow grass to grow through the matrix
- the main part of the building would be 2/3 storeys and a rear projecting element would be two storeys in height

d) Relevant History

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

WEST/550/02/FUL	Redevelopment: Detached 3 storey building with rooms in the roofspace, to provide 18 flats, access and parking	RESOLVED TO REFUSE 12-AUG-02 APPEAL DISMISSED 05-MAR-03
WEST/848/02/FUL	Redevelopment: 3 storey building to provide 18 flats, access and parking (duplicate)	REFUSED 14-OCT-02
P/1514/03/CFU	Redevelopment: 3 storey building to provide 22 flats, basement parking and access	REFUSED 12-SEP-03 APPEAL DISMISSED
P/69/04/CFU	Redevelopment: Detached three storey building to provide 8 flats with new access	APPEAL AGAINST NON-DETERMINATION OUTSTANDING

The Committee resolved that it would have refused permission for the following reasons:

1. The proposal, by reason of excessive bulk and rearward projection, would be unduly obtrusive, would give rise to problems of overlooking and would be detrimental to the visual and residential amenities of the occupiers of Cherry Court.
2. The proposed hard-surfaced car parking area, together with the proposed bin store and cycle stores in the front garden would be unduly obtrusive and detract from the appearance of the building and the streetscene."

continued/

e) Consultations

EA:
TWU:

Notifications	Sent	Replies	Expiry
	118	2	14-JUL-04

Summary of Responses: Increase in traffic; development not needed

APPRAISAL

1) Character of the Area

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

The adjacent development at Cherry Court comprises two buildings of substantial proportions. The depth of that element closest to the proposal site is 36m. The proposed building would have a depth of 24m. In these circumstances it is considered that the proposed building would not appear out of character.

The existing hardsurfaced forecourt is extensive and visually obtrusive with some limited planting at the periphery. Notwithstanding the unattractive appearance of the existing forecourt, the provision of 11 parking spaces, and bin store would result in a visually obtrusive form of development. This would be emphasised by the dominance of the proposed building, occupying the majority of the width of the site and designed with 3 prominent gable features. There is also very limited scope for effective additional landscaping on the frontage. This part of the development would therefore detract from the appearance of the streetscene and the locality in general.

2) Amenity of Neighbours

The neighbouring flats at Cherry Court are sited approximately 20m from the common boundary. The main part of the building represents roughly the same bulk as the existing property. The rear two storey element has been reduced in length by 3m compared to the previous refusal. It is now considered that the amenity of the residents in Cherry Court would not be harmed by the proposal.

3) Parking/Highway Safety

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

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

continued/

Item 3/05 - P/1405/04/CFU continued.....

4) Consultation Responses

- Increased traffic - not overriding
- Development not needed - not material

CONCLUSION

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

ALTERATIONS TO PROVIDE VEHICULAR ACCESS
FROM BROCKLEY HILL, INCLUDING WIDENING OF
CYCLE/FOOTPATH

CGMS LTD for LAING HOMES NORTH THAMES

RECOMMENDATION

Plan Nos: 1:1250 Location Plan, 10602/001/SK1B, 836/A2/01, 16/POSA

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

- 1 The proposal provides a sub-standard layout at the junction of the new access with Brockley Hill, to the detriment of highway safety and the free flow of traffic.

INFORMATIVE:

- 2 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

T23 Access Road and Servicing - Secondary/Local Roads

E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character

E4 Protection of Structural Features

E8 Areas of Special Character

E10 Green Belt - Criteria for Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

T18 Servicing of New Developments - Council's Adoptable Standards

SEP5 Structural Features

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

EP31 Areas of Special Character

EP33 Development in the Green Belt

2004 Harrow Unitary Development Plan:

T15 Servicing of New Developments

SEP5 Structural Features

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

EP31 Areas of Special Character

EP33 Development in the Green Belt

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Appearance and Character of Green Belt and Area of Special Character (E1, E4, E8, E10) (SEP5, SEP6, EP31, EP33) (SEP5, SEP6, EP31, EP33)
- 2) Highway Safety (T23) (T18) (T15)
- 3) Consultation Responses

continued/

INFORMATION

a) Summary

Area of Special Character
Green Belt

Council Interest: POS site to be transferred to Council

b) Site Description

- western side of Brockley Hill opposite Pipers Green Lane
- thick wooded belt along western edge of highway
- land beyond being laid out as Public Open Space as part of redevelopment of former Government buildings site
- proposed site within Green Belt and Area of Special Character

c) Proposal Details

- formation of new vehicular access into POS land from existing mini-roundabout junction of Brockley Hill and Pipers Green Lane
- alterations proposed to form of mini-roundabout
- new 4.1m wide road proposed for cars and bicycles, 2m wide footpath on southern side plus short stretch of footpath on northern side from Brockley Hill junction
- road leads within POS to previously agreed car parking area

d) Relevant History

EAST/1060/99/OUT	Outline: Redevelopment of 4.86ha for 96 detached houses: 2.34ha for public open space: access from Brockley Hill	GRANTED 29-JUN-00
P/1280/03/CDP	Details pursuant to planning permission EAST/1060/99/OUT permitting the construction of 96 houses with public open space	APPROVED 20-OCT-03
P/1454/04/CFU	Provision of fences and gates at site entrances: separation of POS from housing development with new turning head	SEE ITEM 3/07

e) Applicant's Statement

- proposal will not cause harm to character and appearance of area nor compromise openness and visual amenities of Green Belt
- proposal carefully designed to retain maximum amount of vegetation while providing adequate sightlines for road users
- limited number of trees would have to be removed to accommodate enlarged access

f) Consultations

L.B. Barnet: Object

Notifications	Sent	Replies	Expiry
	46	0	28-JUN-04

continued/

APPRAISAL

1) Appraisal and Character of Green Belt and Area of Special Character

Applications for development in the Green Belt have to be assessed in relation to relevant criteria contained in 1994 UDP Policy E10, and Policy EP33 of the 2002 draft replacement and 2004 adopted UDPs.

- (A/E) The proposed access would serve an appropriate Green Belt use, i.e. open air recreation, and is not objected to in principle.
- (B/C) The proposal would have no implications in terms of Green Belt openness and would not adversely affect the appearance of the land by virtue of its modest area within the overall size of the site.
- (D) While a gap would be formed in the wooded belt alongside Brockley Hill, the overall integrity of the belt would be retained and the level of proposed tree loss in the current proposal would not be excessive.
- (F) No impact would result on the skyline.

It is therefore considered that the proposal would provide an acceptable impact on the character of the Green Belt.

No harm to the structural features which characterise the Area of Special Character would result.

2) Highway Safety

London Borough of Barnet is the managing highway authority for this part of Brockley Hill, and has objected to the proposed new access for the following reasons:-

- a) Brockley Hill is a Tier 1 road where through traffic should have priority over access to adjacent land uses. Mini-roundabouts should not be used where approaches have speed limits above 30mph. Brockley Hill has a speed limit of 40mph and to bring the mini-roundabout up to standard would have a considerable impact on the environment.
- b) Visibility at the proposed junction is poor for drivers travelling southbound.
- c) No pedestrian refuge has been proposed near the access to safeguard pedestrian safety and highlight the junction.

These objections are agreed with, and it is concluded that the sub-standard layout of the proposed junction of the new access with Brockley Hill would be detrimental to highway safety and the free flow of traffic.

3) Consultation Responses

None

CONCLUSION

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

PROVISION OF FENCES AND GATES AT SITE
ENTRANCES: SEPARATION OF POS FROM HOUSING
DEVELOPMENT WITH NEW TURNING HEAD

CGMS LTD for LAING HOMES NORTH THAMES

RECOMMENDATION

Plan Nos: 1:1250 Location Plan; 488-22B; 2129-PL-06B; 2129-HL-08

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

- 1 The proposal would result in the unacceptable closure of the agreed means of access to the Brockley Hill Public Open Space in the absence of a satisfactory alternative means of access.
- 2 The proposed gates would hinder the free movement of visits by members of the public to the Public Open Space and therefore undermine the value of the POS and its enjoyment by the public.
- 3 The proposed gates would prevent satisfactory access into the development by disabled persons.

INFORMATIVE:

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
1994 Harrow Unitary Development Plan:
E1 Integrity of Green Belt, Metropolitan Open Land and Areas of Special Character
E2 Protection of Green Belt and Metropolitan Open Land
E4 Protection of Structural Features
E6 High Standard of Design
E8 Areas of Special Character
E10 Green Belt - Criteria for Development
E45 Quality of Development - Design and Layout of Residential Development
R2 Criteria for Recreational Provision
R15 Informal Recreation - Access and Nature Conservation
A4 People with Disabilities - Parking and External Access Needs
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SEP5 Structural Features
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
SD1 Quality of Design
EP31 Areas of Special Character
EP33 Development in the Green Belt
D4 Standard Design and Layout
SR1 Open-Air Leisure and Sporting Activities
R3 Public Open Space
C20 Access to Buildings and Public Spaces

continued/

2004 Harrow Unitary Development Plan:

SEP5 Structural Features

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

SD1 Quality of Design

EP31 Areas of Special Character

EP33 Development in the Green Belt

D4 Standard of Design and Layout

SR1 Open-Air Leisure and Sporting Activities

R3 Public Open Space

C16 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Appearance and Character of Green Belt and Area of Special Character (E1, E2, E4, E6, E8, E10, E45) (SEP5, SEP6, SD1, EP31, EP33, D4) (SEP5, SEP6, SD1, EP31, EP33, D4)
 - 2) Access to Public Open Space (R2, R15) (SR1, R3) (SR1, R3)
 - 3) Accessibility for Disabled Persons (A4) (C20) C16)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Green Belt

Council Interest: POS site to be transferred to Council

b) Site Description

- western side of Brockley Hill within Green Belt and Area of Special Character
- new housing development on former site of Government Buildings
- main vehicular and pedestrian access from Brockley Hill, secondary pedestrian and emergency vehicle access from Berry Hill

c) Proposal Details

- provision of gates across footways and vehicle access from Brockley Hill
- 2.2m high metal railed gate between brick piers across footways, 110mm width between piers
- 1.8 - 2.2m high double gates in metal railings across each carriageway on either side of concierge building at main entrance to site
- pair of 1.8 – 2.2m high double gates across emergency vehicle access from Berry Hill plus 2.2m high gates across adjacent footway, all in metal railings, with keypad entry control
- separation of public open space from housing development by provision of boundary fence with new turning head

continued/

d) Relevant History

EAST/1060/99/OUT	Outline: Redevelopment of 4.86ha for 96 detached houses: 2.34ha for public open space: access from Brockley Hill	GRANTED 29-JUN-00
P/1280/03/CDP	Details pursuant to planning permission EAST/1060/99/OUT permitting the construction of 96 houses with public open space	APPROVED 20-OCT-03
P/1455/04/CFU	Alterations to provide vehicular access to POS from Brockley Hill, including widening of cycle/footpath	SEE ITEM 3/06

e) Applicant's Statement

- principal reasons for providing gates to protect residential amenity of future occupiers
- provision of vehicular access to POS via new residential development would have detrimental impact on security and amenity of residents
- approved scheme includes family housing, preferable to minimise through traffic and deflect vehicles to POS via Brockley Hill
- gates can be seen through for reasons of safety and openness
- would provide residential development with sense of enclosure and identity
- complies with Circular 5/94 'Planning Out Crime' and principles of 'Safer Places – The Planning System and Crime Prevention'

f) Consultations

L.B.Barnet:	No objection
TWU:	No objection
EA:	No comments

Notifications	Sent	Replies	Expiry
	46	1	24-JUN-04

Response: Would create unnecessary obstruction.

APPRAISAL

1) Appearance and Character of Green Belt and Area of Special Character

The proposed gates and railings would be of an acceptable design. Given this, and their permeable appearance, it is considered that they would not have an undue impact on the openness of the land and the resultant character of the Green Belt, or the residential development itself. No harm to the structural features which characterise the Area of Special Character would result.

continued/

2) Access to Public Open Space

The approved scheme for this site shows the POS accessed via a residential side road leading from the main spine road within the estate. Planning application P/1455/04/CFU (see Agenda Item 3/06) proposes a new separate access into the POS from a more northerly point in Brockley Hill. Acceptance of this proposal would enable closure of the authorised link as shown in this application. However, the proposed new access is considered to be unacceptable on highway safety grounds. In the light of this, the proposed closure of authorised access would remove entirely pedestrian and vehicular access to the open space.

In addition, even if the existing link into the POS were retained it is considered that the provision of public accessibility to the open space via the security gates proposed in this application would hinder the free movement of such accessibility and hence undermine the value of the POS provision, and its enjoyment by the public.

3) Accessibility for Disabled Persons

The proposed gates across the footways would narrow the width of the footways at Brockley Hill and Berry Hill to approximately 1m. This would prevent satisfactory passage through the gates by wheelchair bound persons and people with child buggies, and is therefore unacceptable.

4) Consultation Responses

Discussed in report.

CONCLUSION

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

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

38 POLES, ESTABLISHING ERUV - EDGWARE

4/01

P/2033/04/CNA/TEM

Ward: None

PROPOSED ERECTION OF 38 POLES FOR THE PURPOSE OF ESTABLISHING AN ERUV IN THE EDGWARE AREA

LONDON BOROUGH OF BARNET

RECOMMENDATION

Plan Nos: Sites 2, 3, 4, 5, 6, 7

RAISE NO OBJECTIONS to the development set out in the application, subject to regard being had to the following matters:

INFORMATIVES:

- 1 Standard Informative 34 – Consultation as a Neighbouring Local Planning Authority
These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.
-

MAIN CONSIDERATIONS AND POLICIES

- 1) Character and Appearance of the London Borough of Harrow
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Council Interest: None

b) Site Description

- 6 locations on opposite side of High Street, Edgware/Stonegrove within London Borough of Barnet viz, Manor Park Crescent, Grove Road, Fernhurst Gardens, Hillside Drive, Park Grove and Orchard Drive

c) Proposal Details

- establishment of Eruv within Edgware area by erection of 38 poles, linked by fine gauge wire to nearby buildings or to each other, metal poles 5.5m high, 50-90mm in diameter – mostly 76mm, mostly painted Barnet green
- in relation to L.B. Harrow proposals comprise:-
 - pole on southern side of Manor Park Crescent, 25m from High Street
 - 1 pole on north side of Grove Road 30m from High Street
 - 1 pole on each side of Fernhurst Gardens adjacent to High Street footway
 - 1 pole on each side of Hillside Drive 40-55m from Stonegrove

continued/

- 1 pole on each side of Park Grove 10m from Stonegrove
- 1 pole on each side of Orchard Drive 45-50m from Stonegrove

d) Relevant History

None

e) Applicant's Statement

- Eruv is continuous geographic boundary designated in accordance with ancient Rabbinic principles
- within defined boundary of Eruv carrying and the use of pushchairs and wheelchairs permitted on Sabbath day, prohibited otherwise
- Eruv formed by utilising continuous local features such as fences or walls alongside roads, railways, rivers or buildings. Where continuity breached by highways, gap must be closed by erection of notional gateway
- at such gaps necessary to erect posts linked by wire crossing the highway
- 160 Eruvs worldwide apart from Israel and USA
- approval recently granted for first Eruv in England covering large area around Golders Green and Hendon
- cost of implementing and maintaining Eruv borne by Jewish community

f) Advertisement

Notification Sec 65-1

Expiry
09-SEP-04

Notifications

Sent
157

Replies
1

Expiry
27-AUG-04

Summary of Response: Public money should not be used for proposal, could prejudice religious tolerance and harmony

APPRAISAL

1) Character and Appearance of London Borough of Harrow

The poles which are proposed to be erected in Manor Park Crescent, Grove Road, Hillside Drive and Orchard Drive would be at least 25m from the High Street/Stonegrove frontage and would have minimal impact on this Borough.

The poles on either side of Fernhurst Gardens and Park Grove would be apparent in the Edgware Road streetscene. They would, however, be perceived against other street furniture such as lampposts of varying heights which prevail in the area. In addition, because of their restricted diameter, height and green appearance, the poles would not be obtrusive or overbearing. The 0.5mm diameter wire which would be attached to the poles would barely be apparent. It is concluded, therefore, that the character and appearance of this Borough would not be adversely affected by the proposals.

continued/

Item 4/01 - P/2033/04/CNA continued.....

2) Consultation Responses

Public money should not be used for - discussed in applicant's statement proposal

Could prejudice religious tolerance and - not material to consideration of harmony planning application

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above, this Council has no objection.

CONSULTATION: PROVISION OF UNITS FOR B1(c) B2 AND B8 USE (LIGHT AND GENERAL INDUSTRY AND STORAGE USE) WITH ACCESS, PARKING AND LOADING SPACE

BRENT COUNCIL

RECOMMENDATION

Plan Nos: 2049-PL-11, -12, -13, -14, -15A

The London Borough of Harrow **OBJECTS** to the development set out in the application and submitted plans for the following reason:

- 1 The proposal (in particular Units 4 and 5), by reason of excessive size and unsatisfactory siting of buildings and the proximity of the vehicle turning area, would have a detrimental impact on the amenities of neighbouring residents in Everton Drive and Lowther Road.

INFORMATIVE:

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

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

T13 Car Parking Standards

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

T13 Parking Standards

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character of the Area (E6, E46) (SD1, D4) (SD1, D4)
 - 2) Amenity of Neighbours (E46) (D6) (D4)
 - 3) Parking/Highway Safety (T13) (T13) (T13)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Car Parking	Standard:	40-190	33-50
	Justified:	40-190	33-50
	Provided:	41	41
Site Area:	0.98ha		
Floorspace:	5711		

b) Site Description

- site on the northern east side of Honeypot Lane currently occupied by an industrial factory building containing a variety of uses
- the major part of the site is within the London Borough of Brent
- residential properties within Harrow bound the site along its northern edge
- to the east of the site is Band Q (within Brent)

c) Proposal Details

- redevelopment to construct 10 industrial/storage units within 3 separate buildings
- a central access to Honeypot Lane is proposed, with units and parking on either side
- the building would be 7.3m in height to the eaves, with a shallow pitched roof

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
214	0	21-SEP-04

APPRAISAL

1) Character of the Area

The site as a whole is industrial in character with parking and servicing at the rear. Buildings to the south east, in particular, are large and contain retail and commercial uses. In the wider context it is considered that the proposed use and general nature of the buildings proposed are acceptable.

2) Amenity of Neighbours

Units 4 and 5 of the proposed development would be sited partly on land within Harrow (see Item 1/03). These units would be sited close to the rear garden boundary of properties on Everton Drive. The proposed distance to the boundary would vary between 2m to 9m. The facing elevation would be 37.8m in length. It is considered that the proposed building would appear overbearing and would prejudice the amenities of those neighbours.

continued/

Item 4/02 - P/2323/04/CNA continued.....

The proposed turning area for large vehicles using the site would be located up to the northern boundary of the site. Beyond this boundary is a private access drive and then rear gardens of properties on Lowther Road. These rear gardens are modest in size. The distance from the rear elevation of the nearest property to the boundary of the site is 9m. It is considered that the activity of vehicles using this part of the site would have a detrimental impact on the amenity of those neighbours.

3) Parking/Highway Safety

The proposed access onto Honeypot Lane at the middle of the frontage represents an improvement over the existing access, and would provide for safe access and egress.

The provision of 39 car parking spaces, plus cycle and motorcycle parking is considered sufficient for a development of this size and nature.

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 Council objects.

CONSULTATION:REDEVELOPMENT TO PROVIDE PART 2, PART 3 STOREY DETACHED BUILDING OF 10 FLATS WITH BASEMENT PARKING.

BARNET BOROUGH COUNCIL

RECOMMENDATION

Plan Nos: 12898/P2, PL-001A, 099A, 100A, 101A, 102A, 103A, 140A, 141A, 142A, 143A

The London Borough of Harrow **RAISES NO OBJECTIONS** to the development set out in the application, subject to regard being had to the following matters:

INFORMATIVE:

- 1 These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Character and Appearance of London Borough of Harrow
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Site Area:	969m ²
Habitable Rooms:	30
No. of Residential Units:	10
Density:	103 dph 310 hrph
Council Interest:	None

b) Site Description

- east side of Stonegrove, on south side of junction with Orchard Drive, opposite Stonegrove Gardens
- occupied by pair of semi-detached houses and semi-detached house, all 2 storey, fronting onto Stonegrove
- wide grass verge between Stonegrove carriageway and front boundary of site

c) Proposal Details

- demolition of existing dwellinghouses, provision of new building containing 10 x 2 bedroom x 3 habitable room flats
- 3½ storeys on corner, stepping down to 2½ storeys adjacent to 104 Stonegrove and rear boundary in Orchard Drive

continued/

Item 4/03 - P/2275/04/CNA continued.....

- basement car park containing 14 spaces, plus 1 additional space in front garden
- pitched, hipped roof with front and side gable features
- brick elevations, tiled roof

d) Relevant History

None

e) Applicant's Statement

- application accompanied by Planning Support Statement, conclusions as follows:-
 - proposed development would not change character of area
 - site is previously developed land, proposed density meets requirements of PPG3
 - design would provide high quality development of appropriate scale and massing, sympathetic to traditional built form
 - residential and visual amenity of adjacent occupiers will be maintained
 - application also accompanied by Transport Statement

f) Notifications	Sent	Replies	Expiry
	12	0	16-SEP-04

APPRAISAL

1) Impact on Character and Appearance on London Borough of Harrow

The character of this part of Stonegrove is varied, with a mixture of detached, semi-detached, terraced properties and flatted development. Many examples of blocks of flats are found in the vicinity and the proposed development is therefore appropriate in principle in this location.

In detailed terms, various 3 storey developments are sited on the opposite side of Orchard Drive, and elsewhere along the Stonegrove frontage. The proposed 3 storey corner element would therefore not appear obtrusive or out of character.

The reduction to 2 storeys would provide a satisfactory transition to the more modest form of housing to the south.

Sufficient space is shown for planting in front of the building and a satisfactory form of parking is proposed.

Overall, the proposed development would have a satisfactory impact on the character and appearance of this Borough.

2) Consultation Responses

None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above, this Council has no objections.