

SECTION 1 - MAJOR APPLICATIONS

**DRINKWATER ROAD, COLES CRESCENT, RAYNERS
LANE ESTATE**

**1/01
P/2393/04/CFU/TW
Ward: ROXBOURNE**

TWO X 4 STOREY DETACHED BLOCKS TO PROVIDE 36
FLATS AND 3 X TWO-STOREY TERRACED DWELLINGS
WITH PARKING

MEPK ARCHITECTS for WARDEN HOUSING ASSOCIATION LTD

RECOMMENDATION

Plan Nos: P-02, -03, -04, -05, -06, -07, -08

APPROVE details of siting, access, design and external appearance

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994
- 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 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
- 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
- 2) Car Parking
- 3) Legal Agreement
- 4) Amenity of Neighbours
- 5) Consultation Responses

continued/

INFORMATION

a) Summary

Car Parking	Standard:)
	Justified:) See Report
	Provided:)
Site Area:	0.317ha.	
No. of Residential Units:	39	
Density:	123 dph	
Council Interest:	Proposal involves the redevelopment of Council-owned land	

b) Site Description

- application relates to an area of the Rayners Lane Estate at its south eastern end at the junctions of Coles Crescent with Drinkwater Road and Eliot Drive

c) Proposal Details

- details of reserved matters, pursuant to outline approval W/112/02/FUL
- demolition of existing buildings and construction of 36 flats and a terrace of 3 houses
- the flats would be accommodated within 2 x 4-storey blocks, one containing 24 flats (for rent), the other containing 12 flats (for sale)

d) Relevant History

W/112/02/OUT	Outline: Regeneration of estate, demolition of 515 flats, construction of 329 houses, 406 flats, with parking, community building, public open space	<u>GRANTED</u> SUBJECT TO S106 AGREEMENT 16-OCT-02
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e) Consultations

EA:	Awaited
TWU:	Awaited

Advertisement	Major Development	Expiry 14-OCT-04
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Notifications	Sent 97	Replies 1	Expiry 08-OCT-04
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Summary of Response: Impact of height and scale, overshadowing, overlooking, high density

continued/

APPRAISAL

1) Character of the Area

As was acknowledged at the outline stage, the proposed redevelopment as a whole provides the opportunity to address a number of current concerns with the estate – improving housing conditions, providing accommodation better suited to residents needs and, by radically changing the built form and layout, making better use of the site to secure an addition to the Borough’s housing stock.

The design and external appearance of the proposals are traditional in form with brick and render elevations and tiled roofs.

2) Car Parking

A total of 39 spaces are proposed for the 39 units. A recent survey of car ownership within the estate has shown an ownership of 174 cars for 259 households i.e. a rate of 0.67 cars per household. The outline approval contained provision for 1.4 spaces for the properties for sale and 0.8 spaces per dwelling for the remainder. Therefore 19 spaces would be required for the rented properties and 16 for the properties for sale. This application is therefore in accord with the outline approval.

3) Legal Agreement

As this application is for reserved matters pursuant to the outline consent, if approved, the development would be subject to the legal agreement, which controls such matters as affordable housing, public open space, community building and training and employment.

4) Amenity of Neighbours

The massing and siting of the proposed buildings is as envisaged during consideration of the outline application.

5) Consultation Responses

Impact of height and scale)	
Overshadowing, overlooking)	Determined at outline stage/addressed above
High density)	

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 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

WHITE LODGE, 6 NUGENTS PARK, PINNER

2/01

P/2144/04/CRE/JH

Ward: HATCH END

RENEWAL OF PLANNING PERMISSION
WEST/749/01/REN DATED 6TH NOV 2001 FOR TWO
DETACHED DWELLINGHOUSES WITH GARAGES AND
ACCESS

JEFFERY M CARR for MR & MRS M O MAIWAND

RECOMMENDATION

Plan Nos: MWL:BP02

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, Appear., Landsc.)
- 3 Completed Development - Buildings
- 4 The window(s) in the flank wall(s) 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.
- 5 Landscaping to be Approved
- 6 Landscaping - Existing Trees to be Retained
- 7 Trees - Underground Works to be Approved
- 8 Landscaping to be Implemented
- 9 Trees - Protective Fencing
- 10 Trees - No Lopping, Topping or Felling
- 11 Levels - Changes to be Approved
- 12 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.
- 13 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) MWL:BP02 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. continued/

Item 2/01 – P/2144/04/CRE continued.....

- 14 Parking for Occupants - Garages
15 PD Restriction - Classes A to E
16 PD Restrictions - Minor Operations
17 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.

18 Water - Disposal of Surface Water

19 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 45 - Disability Discrimination Act 1995

4 Standard Informative 27 – Access for All

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:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

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

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

- 1) Changes in Circumstances (E6, E45) (SD1, D4, D5) (SD1, D4, D5)
-

continued/

INFORMATION

a) Summary

TPO:	42		
Car Parking	Standard:	4 (4)	
	Justified:	4 (4)	
	Provided:	4 (4)	
Site Area:	0.25ha.		
Floorspace:	735m ²		
Habitable Rooms:	20		
No. of Residential Units:	2		
Council Interest:	None		

b) Site Description

- White Lodge is a 1930's Art Deco building set back from the road frontage within a large plot on the western side of Nugents Park. There is a high level of mature planting around the site boundaries and at the rear the site abuts the rear gardens of houses on St Thomas Drive

c) Proposal Details

- renewal of outline planning permission WEST/596/98/OUT for the erection of two detached dwellings with siting and means of access

d) Relevant History

WEST/108/98/OUT	Outline: Three 2 storey detached houses with integral and detached garages	REFUSED 22-APR-98 APPEAL DISMISSED 03-FEB-99
WEST/596/98/OUT	Two detached dwelling-houses with attached garages and access	GRANTED 08-DEC-98
WEST/749/01/REN	Renewal of outline planning permission W/596/98/OUT dated 8-12-98 for two detached dwellinghouses with garages & access	GRANTED 06-NOV-01

e) Notifications	Sent 34	Replies 2	Expiry 07-SEP-04
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Summary of Responses: Overdevelopment, increased pressure on overworked services, exacerbate flooding problems, increase traffic congestion, loss of character, contravention of restrictive covenants.

continued/

APPRAISAL

1) Changes in Circumstances

As with the previous renewal of planning permission on 6th November 2001, there have been no material changes in relation to the proposals since planning permission was granted in 1998. Changes to planning policy with the adoption of the new UDP would continue to support the granting of planning permission. In particular, in these circumstances the proposal is considered acceptable subject to the same conditions previously imposed.

The proposal would have an acceptable presence in the streetscene together with an acceptable relationship with adjoining properties and would not be damaging to the character of the area.

2) Consultation Responses

These were addressed by the previous planning permissions and appropriate conditions applied.

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.

THE POWER HOUSE, 87 WEST STREET

2/02

P/1319/04/CFU/TW

Ward: HARROW ON THE HILL

SINGLE STOREY EXTENSION AND ALTERATIONS
TO STORAGE BUILDING TO PROVIDE
GATEHOUSE/RECEPTION BUILDING

ORCHARD ASSOCIATES for SIDNEY NEWTON PLC

RECOMMENDATION

Plan Nos: 405/1

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 Detailed drawings, 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) windows and doors
 - b) brick bondThe works shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To protect the character of the Conservation Area.
- 4 The building hereby approved shall be occupied only in conjunction with the use/occupation of premises known as The Power House.
REASON: To prevent an over intensive use of the site.

INFORMATIVES:

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

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

1994 Harrow Unitary Development Plan:

- | | |
|-----|--------------------------------|
| E6 | High Standard of Design |
| E38 | Conservation Areas - Character |

continued/

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

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) (SD1, D4, D5) (SD1, D4, D14)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Harrow on the Hill Village

b) Site Description

- a single storey building currently a store for the commercial building
- access is from West Street between nos. 85 and 89
- the property lies within the Harrow on the Hill Village Conservation Area

c) Proposal Details

- single storey side extension measuring 2.1m in width and 5.7m in length
- formation of window and door openings
- conversion to form a security gatehouse for the adjacent commercial building
- the proposal would provide accommodation for a security/reception member of staff
- formation of a small enclosed yard

d) Relevant History

None

e) Consultations

CAAC: No objections but there should be a legal agreement to tie the use of this building to the operation of the Power House.

Advertisement

Character of Conservation Area

Expiry
28-JUN-04

Notifications

Sent
18

Replies
2

Expiry
23-JUN-04

Response: Out of character; 1 letter of no objection

continued/

APPRAISAL

1) Character and Appearance of the Conservation Area

The proposed windows would be timber casements, with a brick detail above. The proposed extension would be of matching brickwork with a brick and tile coping detail.

The proposed enclosed yard is designed to afford the occupant a degree of privacy and would be enclosed by a brick wall and gates to match the existing building.

It is considered that the proposal would preserve the character and appearance of this part of the Conservation Area.

2) 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.

HIGH BEECH, 75 DENNIS LANE, STANMORE

2/03

P/2182/04/CFU/RJS

Ward: STANMORE PARK

REPLACEMENT CONSERVATORY AT REAR

MALCOLM KENT for MR L GRANT

RECOMMENDATION

Plan Nos: 009/01; /02; /03; /04; /12; /13; /14

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

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:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Green Belt Land and Area of Special Character

2) Residential Amenity

3) Consultation Responses

INFORMATION

a) Summary

Area of Special Character

TPO

Green Belt

Council Interest: None

b) Site Description

- the site is located on the south western side of Dennis Lane
- the building is a double storey detached dwelling
- a conservatory is attached to the rear of the building that accommodates a footprint of 3 x 6.5m, and a height ranging from 2.6 to 3m

continued/

c) Proposal Details

- demolish the existing conservatory and construct a replacement
- the conservatory would have a general footprint of 4 x 6.5m, with splayed corners
- the conservatory would be 2.3m to the eave line and 3.6m to the ridge

d) Relevant History

HAR/7383	Erection lodge or cottage	GRANTED 19-FEB-53
HAR/7383/A	Erection of a detached cottage	REFUSED 19-JAN-56
HAR/11433	Erection of bungalow and garage	APPROVED 13-JUN-63

e) Notifications	Sent 3	Replies 0	Expiry 02-SEP-04
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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 its openness. It is noted that the dwelling has been previously extended. The site and the immediately neighbouring properties are characterised by dwellinghouses set in ample plots. With regard to the proposed replacement conservatory it is highlighted that it would not be visible in the streetscene and would constitute a relatively minor extension that would not have a detrimental impact on the openness of the locality with respect of the Green Belt land classification.

It is considered that the conservatory design is satisfactory and the structure would not result in a disproportionate increase when considered in relation to the size of the original house. Accordingly it is deemed that the proposed addition would not be harmful to the Green Belt.

	Original (pre 1948)	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	N/A	203.5	N/A	208.5	2.4%
Floor Area (m ²)	N/A	295	N/A	300.0	1.6%
Volume (m ³)	N/A	936.6	N/A	950.6	1.4%

2) Residential Amenity

As the proposed single storey conservatory would replace an existing conservatory of similar size, there is no concern that it would pose a detrimental impact to any of the adjoining neighbours.

continued/

Item 2/03 - P/2182/04/CFU continued.....

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.

HIGHLANDS, 9 PARK VIEW ROAD, PINNER

2/04

P/1478/04/CFU/TW

Ward: PINNER

REPLACEMENT TWO STOREY HOUSE

SIMPSON MCHUGH for MR & MRS DAS

RECOMMENDATION

Plan Nos: 2230/4B

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
- 5 Trees - Protective Fencing
- 6 Trees - No Lopping, Topping or Felling
- 7 Levels to be Approved
- 8 PD Restriction - Classes A to D

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996

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:

- | | |
|-----|---|
| E9 | Green Belt – Acceptable Land Uses |
| E10 | Green Belt – Criteria for Development |
| E11 | Green Belt – Extensions to Buildings |
| 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 |

continued/

Item 2/04 – P/1478/04/CFU continued.....

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- EP33 Development in the Green Belt
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development – Amenity Space and Privacy
- D16 Conservation Areas
- D17 Extensions and Alterations in Conservation Areas

2004 Harrow Unitary Development Plan:

- EP33 Development in the Green Belt
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development – Amenity Space and Privacy
- D14 Conservation Areas

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

- 1) Green Belt (E9, E10, E11) (EP33) (EP33)
 - 2) Conservation Area (E5, E6, E38, E39) (SD1, D16, D17) (SD1, D14)
 - 3) Amenity of Neighbours (E45) (D4, D5) (D4, D5)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Pinner Hill

Green Belt

Council Interest: None

b) Site Description

- detached two storey house on the northern side of Park View Road
- the site lies within the Pinner Hill Estate Conservation Area and Metropolitan Green Belt
- the existing house is rather plain in its character and lacks much of the detail and interest of many other houses within the estate

c) Proposal Details

- replacement two storey house with basement

d) Relevant History

WEST/815/02/FUL	Single and two storey front and side extensions	GRANTED 30-APR-03
P/2471/03/CFU	Single and two storey front and side extensions, rear bay, crown roof over garage, new basement	GRANTED 22-MAR-04

continued/

e) Consultations

CAAC:

The existing house was not considered to have any architectural merit and so the previous schemes were considered acceptable as they sought to improve upon a poor situation by tweaking and obscuring the original design. This proposal however seeks to replace what was poor in the first place with a new replica which is again of a poor design with tweaked features. Given that this is a wholly new house, the design is not considered of high enough quality for a new building in the Conservation Area.

Advertisement

Character of Conservation Area

Expiry

17-JUL-04

Notifications

Sent

Replies

Expiry

4

0

07-JUL-04

APPRAISAL

1) Green Belt

The proposed replacement house would have the same appearance as the existing house, plus the most recently approved extension. The current proposal contains an additional area within the proposed basement.

In this context it is considered that the openness of the Green Belt would not be affected to any greater extent than the approved scheme and is therefore considered to be acceptable.

2) Character and Appearance of the Conservation Area

The replacement house would be of the same appearance as envisaged by the most recent approval. The proposal would represent an improvement to the rather stark design of the existing house, adding a half-timbered gable and a more traditional roof form over single storey element which would be to the benefit of the character and appearance of the Conservation Area.

3) Amenity of Neighbours

The main two storey elevation of the proposal would be sited 3.5m from the boundary to the east and would be identical to that approved. It is concluded that the amenity of neighbours would not be compromised.

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.

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

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
-

At the meeting of the Committee on 12th October, consideration of this proposal was deferred to enable a members site visit. This took place on Saturday 30th October.

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.

Cont...

d) Relevant History

None

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	Replies	Expiry
	8	1	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.

B.T. RADIO STATION, 101 OLD REDDING, HARROW WEALD

**P/2189/04/CFU/RJS
Ward: HARROW WEALD**

PROVISION OF ADDITIONAL STICK ANTENNA ON EXISTING MAST

TRANSCOMM UK LTD -TANYA HARRIS for TRANSCOMM UK LTD

RECOMMENDATION

Plan Nos: WL 201908 SHT 01; WL 207080 SHT 01-03

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

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:

2004 Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Area

D19 Ancient Monuments

EP31 Areas of Special Character

EP33 Development in the Green Belt

SD1 Quality of Design

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Character and Appearance of Green Belt, Area of Special Character, Conservation Area and Ancient Monument (D4, D14, D15, D19, EP31, EP33, SD1)

2) Consultation Responses

INFORMATION

a) Summary

Area of Special Character

Conservation Area:

Brookshill/Grimsdyke

Green Belt

b) Site Description

- existing 40m high radio mast

continued/

Item 2/06 - P/2189/04/CFU continued.....

- this radio mast is located on a parcel of land that is located within the Green Belt, and Area of Special Character, the Brookshill Farm and Grimsdyke Conservation Area and adjacent to the Grims Ditch Ancient Monument

c) Proposal Details

- installation of additional stick antenna to the existing radio mast
- the stick antenna would measure 4.5m in length and would be attached to the mast at 20m above the ground

d) Relevant History

LBH/26959	Alterations to radio mast and installation of 6 dish aerials	GRANTED 11-MAR-85
LBH/27497	Single storey building	GRANTED 20-MAY-85
LBH/30600	3m security fence	GRANTED 30-JUL-87

e) Consultations

CAAC: No objection

Advertisement Character of Conservation Area Expiry
02-OCT-04

Notifications Sent Replies Expiry
1 Awaited 16-SEP-04

APPRAISAL

1) Character and Appearance of Green Belt, Area of Special Character, Conservation Area and Ancient Monument

The proposed works are essential and extremely minor in that they simply involve the addition of a stick antenna to the existing mast. This is 40m tall, whilst the proposed stick antenna would be attached to it at a height of 20m. The proposed antenna would blend entirely into the backdrop of the existing mast structure, and therefore would not compromise the character of this section of Brookshill Farm and Grimsdyke Conservation Area, nor be detrimental to the character and appearance of the Green Belt or Area of Special Character.

2) Consultation Responses

Awaited

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.

WELLDON CENTRE, WELLDON CRESCENT, HARROW

2/07

P/2557/04/CFU/TEM

Ward: GREENHILL

TEMPORARY USE AS AN 8 BED WINTER NIGHT
SHELTER (20:00-08:00HRS) FOR 3 MONTHS PERIOD
COMMENCING 1ST DECEMBER 2004

WEST LONDON YMCA

RECOMMENDATION

Plan Nos: 1:1250 Site Plan; Drawing by Max Lock & Partners

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

- 1 The use hereby permitted shall be carried out only by the West London YMCA and shall be for a limited period being 1st December 2004 to 1st March 2005 between the hours of 20.00 to 08.00 hours for a maximum of 8 people.
REASON: To reflect the particular circumstances of the application.

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:

2004 Harrow Unitary Development Plan:

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H17 Access for Special Households with Particular Needs

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Housing Policy (SH1, SH2, H17)
 - 2) Neighbouring Amenity (SH1)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Site Area: 630m²

Council Interest: None

b) Site Description

- south-east corner of junction of Welldon Crescent and Angel Road
- occupied by community centre, single storey building with curved roof
- parking within site

continued/

Item 2/07 – P/2557/04/CFU continued.....

- redundant church to south in community use
- 2 storey housing to east and on opposite sides of Welldon Crescent and Angel Road

c) Proposal Details

- temporary use of building to provide sleeping accommodation for homeless people
- permission sought to run from 1st December 2004 until 1st March 2005 between hours of 8:00pm and 8:00am the following morning; a similar proposal was granted permission last year
- bedspaces for up to 8 people proposed
- internal alterations to provide shower and kitchen areas

d) Relevant History

P/2324/04/CFU	Temporary use as homeless accommodation for up to 8 people (1st December to 1st March 8pm to 8am)	GRANTED 16-DEC-03
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e) Applicant's Statement

- refuge under control of full-time professional Project Manager, a full complement of specialist staff plus volunteers from local churches
- will identify and refer single people in most need
- will seek to find more permanent accommodation for users of refuge and help them change their lifestyles
- users provided with food, bed and washing facilities
- will ensure that local residents and neighbours not disturbed nor inconvenienced
- regular activities in Centre will be free to continue during daytime

f) Notifications	Sent 97	Replies 0	Expiry 28-OCT-04
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APPRAISAL

1) Housing Policy

Policies SH2 and H17 in the adopted UDP encourage the provision of accommodation for people with special housing needs. This proposal would comply with those policies.

2) Neighbouring Amenity

No complaints were received about this use when it took place last winter. It is considered, given this fact and the level of staff which is proposed to supervise the use, that detriment to neighbouring amenity need not result from the proposal.

3) Consultation Responses

Awaited

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.

75 ATHELSTONE ROAD, HARROW

2/08

P/2172/04/DFU/CM

Ward: WEALDSTONE

CONVERSION OF HOUSE INTO TWO SELF-CONTAINED FLATS AND PARKING AT FRONT

MR BHAVIN PATEL for MR E F NORONHA

RECOMMENDATION

Plan Nos: BP/PA/SN/001; /002 (Revised); /003 (Revised); Site 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
- 3 Noise - Insulation of Building(s) - 4
- 4 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 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 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 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:

2004 Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- EP25 Noise
- H9 Conversions of Houses and Other Buildings to Flats
- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- T13 Parking Standards

- 5 The change of use hereby granted relates only to the original dwelling as indicated on the submitted plans.

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversion Policy
 - 2) Character of Area
 - 3) Parking and Forecourt Treatment
 - 5) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member and as a petition against the proposal has been received.

a) Summary

Car Parking	Standard:	2.4 max.
	Justified:	See report
	Provided:	1
Site Area:	190m ²	
Habitable Rooms:	4	
Density - hrph:	211	
Council Interest:	None	

b) Site Description

- two storey end of terrace property with shared access path to side
- existing hardsurfacing and dropped kerb to front, space for one car
- gate in side fence for access to rear garden from path
- Whitefriars Trading Estate and Whitefriars First and Middle School to rear of properties on Athelstone Road

c) Proposal Details

- it is proposed to convert the terraced property into two self-contained flats
- the proposed conversion relates to the dwelling as currently unextended
- access to the two units would be via the existing entrance door, with internal arrangements to facilitate access to the upper unit in the lobby area
- the proposal includes 1 parking space to the front on the existing hardsurfaced area

d) Relevant History

P/1944/04/DCP	Certificate of Lawful Proposed Development: Single storey rear extension	GRANTED 10-AUG-04 (not yet implemented)
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e) Notifications

Sent	Replies	Expiry
5	3 + petition of 15 signatures	27-SEP-04

Summary of Responses: Family character of area with schools nearby; capacity of sewerage and public utilities; parking; current tenants camping in garden

continued/

APPRAISAL

1) Conversion Policy

The suitability of the new units created in terms of sizes, circulation and layout

The proposed units would each comprise of two habitable rooms, with access to both via the existing front entrance door. The new one-bedroom units would be generally acceptable in terms of size and circulation, and the proposed layout would be replicated on both floors. Given the location of the application property in close proximity to Wealdstone District Centre and Harrow and Wealdstone Station, the loss of a single family dwelling to provide an additional unit is considered to be acceptable. While the proximity of local schools may reflect a tendency towards family living, it is considered that the proposal would help to provide a variety of housing size and type in an area where a mix of tenures and affordable accommodation should be promoted.

The standard of sound insulation measures between the units

The vertical arrangement of the proposed layout would be generally acceptable in terms of noise reduction. Furthermore, the noise insulation condition attached would serve to negate potential noise disturbance.

The level of usable amenity space available

The property has a rear garden area of approximately 130m². The layout of the property would facilitate direct access from the ground floor flat. The level of provision would comply with the combined requirement of 120m² (60m² per three habitable room unit), with the potential for access for the occupiers of the upper unit via the path and gate to the side. Furthermore, in view of central Government advice at PPG3 and due to the close proximity of Byron Recreation Ground, it is considered to be acceptable.

Traffic and Highway Safety

The proposed forecourt parking would be accessed via the existing dropped kerb to Athelstone Road. Thus no increased traffic and highway issues would arise.

Parking and forecourt treatment

The recently adopted UDP sets a maximum of two parking spaces per unit. The existing hardsurfaced area to the front should facilitate the parking of one car, accessed via the existing dropped kerb. Despite the shortfall of one space, given the relatively close proximity of Harrow and Wealdstone Station and local bus routes, the proposal is considered to be acceptable. As the forecourt has already been hardsurfaced, there is no scope for control of landscaping. The proposal does not indicate arrangements in respect of the siting of bin enclosures, which are required by condition.

2) Character of Area

Given that the proposals comply with the criteria set out in policy H9 and there are no other extenuating circumstances, it is not considered that the proposal would have any detrimental impact on the character of the area.

continued/

The proposal does not indicate arrangements in respect of the siting of bin enclosures, which are required by condition.

3) Parking and Forecourt Treatment

Again, given that the proposal complies with the requirements of policy H9 and there are no other special factors militating against the scheme, it is not considered that the proposal would have a detrimental impact on adjoining owners.

5) Consultation Responses

Family character of area with schools nearby - addressed above

Parking - addressed above

Capacity of sewerage and public utilities - outside the control of the planning authority

Current tenants camping in garden - enforcement issue

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.

DETACHED BUILDING TO PROVIDE DAY NURSERY FOR CHILDREN FROM 3 MONTHS TO 5 YEARS OLD (REVISED)

TONY WELCH ASSOCIATES for LONDON BOROUGH OF HARROW

RECOMMENDATION

Plan Nos: 838N.01, 0S. 20634/1A, 2A

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

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment including gates 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 Landscaping to be Approved
- 5 Landscaping to be Implemented
- 6 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 838N.01 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.
- 7 The number of children at the premises must not exceed 60 at any one time.
REASON: In the interest of residential amenity and highway safety.

Cont...

Item 2/09 - P/2526/04/CFU Cont....

- 8 The number of staff at the premises must not exceed 12 at any one time.
REASON: In the interest of highway safety and to guard against an over-intensive use of the site.
- 9 The nursery shall not be open outside the following hours: 07.30-18.30 Monday - Friday.
REASON: In the interest of residential amenity.
- 10 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 Standard Informative 35 - CDM Regulations 1994
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:

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
SC1 Provision of Community Services
D4 Standard of Design and Layout
C7 New Education Facilities
T13 Parking Standards
C17 Access to Leisure, Recreation, Community and Retail Facilities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Education Policy (SC1, C7)
2. Character and Appearance of Area (SD1, D4)
3. Residential Amenity (SD1, D4)
4. Parking/Highway Safety (T13)
5. Accessibility (C17)
6. Consultation Responses

INFORMATION

a) Summary

Car Parking	Standard: }	See report
	Justified: }	
	Provided: }	
Site Area:	4.9 ha	
Floorspace:	294m ²	
Council Interest:	Council owned site occupied by Local Authority School	

Cont...

b) Site Description

- Hatch End High School occupies large site bounded by Headstone Lane, Tillotson Road, Courtenay Avenue and other educational premises to south behind Long Elmes.
- application site relates to area of lawn with a few trees between Tillotson Road boundary and single-storey school building.
- 2 vehicle accesses from Tillotson Road, one adjacent to no. 10 at eastern end of land, other towards western end about 10m from no. 8.

c) Proposal Details

- revised scheme for provision of single-storey detached building on area of lawn for use as day nursery for children between 3 months and 5 years of age.
- proposed building 18.4m wide x 16m deep x maximum 3.3m high, sited 4.2m from street boundary and 16m from boundary with no. 10.
- Amazon Green panelled elevations, grey roof, white UPVC windows with white glazed doors.
- formation of new parking area with 8 spaces adjacent to eastern access from Tillotson Road.

d) Relevant History

P/1025/03/CFU	Detached building to provide day nursery for children from 3 months to 5 years old	GRANTED 12-SEP-2003
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e) Applicant's Statement

- building reduced in length from permitted 21.2m to 18.4m.
- to provide necessary floor area building increased in depth by 2.7m but retains permitted frontage alignment to Tillotson Road.
- leaves good open space to the School.

f) Notifications

Sent	Replies	Expiry
34	1 plus petition (34 signatures)	25-OCT-2004

Summary of Responses: Traffic congestion, additional traffic.

APPRAISAL

1. Education Policy

This proposal complies with Policies SC1 and C7 which commit the Council to ensuring that adequate education facilities are provided.

Cont...

2. Character and Appearance

The proposed building would occupy a similar siting and have the same height as the approved scheme in relation to Tillotson Road, and by virtue of the reduced width would have a reduced impact on the streetscene, with an acceptable appearance. A number of trees would be removed in order to erect the building and the construction of the new parking area. As previously, a condition is suggested requiring the provision of new planting.

3. Residential Amenity

The proposed building in this revised scheme would be no nearer to nearby dwellings than the previously approved building, and would not impact unduly on neighbouring amenity.

The previous permission restricted the number of children to 60 and the number of staff to 12. These numbers are again suggested to prevent an increased intensity of use.

Similarly, identical hours of use and parking provision are proposed to ensure that the impact on neighbouring properties is not exacerbated.

4. Parking/Highway Safety

As no change is proposed to the scale of use and the level of parking, it is considered that the impact in relation to this issue would replicate that of the approved scheme.

5. Accessibility

Ramps and steps are shown as the means of access into the new building. A condition is suggested to ensure that satisfactory access for disabled persons would be provided.

6. Consultation Responses

Awaited.

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 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: 04/2277/1D/2/3A/5C/6B, 8, 9, 10

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...

Item 2/10 - P/851/04/CFU 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)
-

At the meeting of the Committee on 12th October, consideration of this proposal was deferred to enable a members site visit. This took place on Saturday 30th October.

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...

Item 2/10 - P/851/04/CFU 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.

166 STANMORE HILL, STANMORE

2/11

P/1649/04/CFU/JH

Ward: STANMORE PARK

SINGLE STOREY SIDE EXTENSION

WYNDHAM & CLARKE for MR HODDY

RECOMMENDATION

Plan Nos: 1, 2, 3, 4, 5, 6, 7

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:

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

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

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

2004 Harrow Unitary Development Plan:

SEP5 Structural Features

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

SD1 Quality of Design

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

continued/

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

- 1) Green Belt Land and Area of Special Character (E4, E6, E10, E11) (SEP5, SEP6, SD1, EP32, EP33, EP34) (SEP5, SEP6, SD1, EP32, EP33, EP34)
 - 2) Residential Character and Neighbouring Amenity (E45) (D4) (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Green Belt

b) Site Description

- site is occupied by a two-storey semi-detached dwelling on a corner plot with south-west frontage to Stanmore Hill and adjoining Hilltop Way
- the plot is wedge shaped, being wider at the front of the property and narrowing towards the rear
- the area is predominantly residential located on the fringes of the Green Belt and within an Area of Special Character

c) Proposal Details

- single storey wedge shaped side extension with a width of 2.59-1.74, depth of 6.0 and height of 3.4m respectively
- alterations to form an enlargement of the front room
- a bay window would be sited on the front elevation with a further door and window at the rear
- the roof would be pitched and materials would match the existing dwelling

d) Relevant History

P/2250/03/CFU Single storey side extension

REFUSED
22-JAN-04

Reason for refusal:

“The proposed alterations, by reason of unsatisfactory design and appearance on a corner plot, would detract from the character and appearance of the property and this part of the Metropolitan Green Belt.”

e) Notifications

Sent
3

Replies
0

Expiry
08-JUL-04

continued/

APPRAISAL

1) Green Belt Land and Area of Special Character

Relevant data as follows:

	Original/Existing	Proposed	% Over original
Footprint (m2)	71.5	86.2	+ 20.6%
Floor Area (m2)	143.0	157.7	+ 10.3%
Volume (m3)	447.40	487.4	+ 9%

Figures are approximates.

Plan policy requires that 'development will be strictly controlled within the Green Belt to ensure that such land remains primarily open and existing environmental character is maintained or enhanced' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

Stanmore Hill and Hilltop Way are situated on the fringes of the Green Belt and as a result the location does not have the typical appearance of Green Belt land due to its suburban character of two storey detached and semi-detached dwellings. The existing dwelling has not been previously extended and this proposal would not result in additions that would be disproportionate in terms of the size of the original dwelling. The additions would represent modest increases in the footprint, floor area and volume of 20.6%, 10.3% and 9% respectively.

Plan provisions also require that proposals be well designed in relation to the size and shape of the site and in particular that sufficient space within the site should remain around any structures to retain the spaciousness and character of the Green Belt. The proposal is modest in scale and the design acceptable in terms of the existing dwelling and location.

2) Residential Character and Neighbouring Amenity

The alterations would be modest in terms of size and scale and not unduly prominent in the street scene, given the location on a corner site. It is not envisaged that there would be any impact on neighbouring amenity given the distances to neighbouring properties and the orientation of the windows.

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.

HILLCOTE HOUSE, PINNER HILL, PINNER

2/12

P/2013/04/CFU/JH

Ward: PINNER

REAR CONSERVATORY

AMDEGA for MR & MRS GREGORY

RECOMMENDATION

Plan Nos: C-8080-1; C8080-2 (rec'd 01-OCT-2004); 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 be Approved

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:

E4 Protection of Structural Features

E5 Protection of Character of Conservation Areas

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

E29 Trees - New Development

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

D11 Trees and New Development

D16 Conservation Areas

D17 Extensions and Alterations in Conservation Areas

SEP5 Structural Features

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

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

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 2/12 - P/2013/04/CFU continued.....

D4	Standard of Design and Layout
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
D16	Conservation Area Policy
SEP5	Structural Features
SEP6	Areas of Special Character, Green Belt and Metropolitan Open Land
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

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

- 1) Green Belt Land and Area of Special Character (E4, E8, E9, E10, E11) (SEP5, SEP6, EP31, EP32, EP33, EP34) (SEP5, SEP6, EP31, EP32, EP33, EP34)
 - 2) Appearance or Character of Conservation Area (E5, E6, E29, E38, E45) (SD1, SD2, D4, D11, D16, D17) (SD1, SD2, D4, D14, D15, D16)
 - 3) Neighbouring Amenity (E45) (D4) (D4)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Conservation Area: Pinner Hill Estate

Green Belt

TPO

Site Area: 2023m²

b) Site Description

- large 2-storey detached dwelling set on a spacious plot with east facing frontage to Pinner Hill
- there is a single storey detached double garage on the eastern flank boundary with access to Pinner Hill
- site situated within the Metropolitan Green Belt, Area of Special Character and Pinner Hill Estate Conservation Area
- area has semi-rural character with large dwellings set in spacious plots
- previous alterations to the dwelling evident
- site subject to a TPO

c) Proposal Details

- single storey rear conservatory
- dimensions to include a width 3.95, depth 4.44 and total height of 3.5m respectively
- conservatory to be constructed primarily from imported Canadian western red cedar wood with double glazed window units throughout

continued/

d) Relevant History

HAR/15853	Additional garage	GRANTED 14-SEP-59
LBH/8417	Single storey side extension to kitchen	GRANTED 29-DEC-72
LBH/8417/1	Demolition of existing garage and erection of double domestic garage	GRANTED 04-NOV-77
LBH/26892	Use of existing garage as habitable room, alterations to roof and single storey extension	GRANTED 25-MAR-85
LBH/28144	First floor side extension	GRANTED 12-SEP-85
LBH/28783	Single storey infill extension	GRANTED 29-NOV-85
LBH/36142	First floor side extension	GRANTED 27-JUL-88

e) Consultations

CAAC: No objection

Advertisement Character of Conservation Area Expiry
02-SEP-04

Notifications Sent Replies Expiry
3 0 23-AUG-04

APPRAISAL

1) Green Belt and Area of Special Character

Relevant data are as follows:

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	115.0	200.5	74	218	89.5
Floor Area (m ²)	209.0	394	88	411.5	96.9

It is not possible to provide a reliable figure in relation to volume, as the relevant information is not available at this time, however the percentage increase is estimated to be in the region of 95%.

continued/

Plan policy requires that 'development will be strictly controlled within the Green Belt to ensure that such land remains primarily open and existing environmental character is maintained or enhanced' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

In this instance the data would suggest that the dwelling has already been heavily extended, however each application is considered on its own merits according to differing site circumstances. In this case given the modest proportions and acceptable design of the proposal in relation to the size and shape of the site, it is considered that sufficient space would remain around the dwelling. The conservatory would cover an existing patio area adjoining a 2-storey rear projection and would be set well away from adjoining boundaries. Tucked away to the rear of the dwelling the proposal would have no impact on the streetscene. No trees would be affected by the development and the openness and character of the Green Belt and Area of Special Character would be maintained.

2) Appearance or Character of Conservation Area

Given the siting, design and quality of materials the proposed conservatory would have a negligible impact on the character and appearance of the dwelling and this part of the Pinner Hill Estate Conservation Area. Minor revisions have been made to the proposal taking into account the views of the Council's Conservation Officer and it is considered that the proposal is of sufficiently high quality design.

3) Neighbouring Amenity

Given that the conservatory would be sited alongside a 2-storey rear projection with considerable distances to neighbouring boundaries, it is not envisaged that there would be any impact on neighbouring amenity.

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.

6 BROADMEAD CLOSE, PINNER
SINGLE STOREY REAR EXTENSION
K HANDA for MR S ANWAR

2/13
P/2406/04/CFU/JH
Ward: HATCH END

RECOMMENDATION

Plan Nos: KH/A/PLNG/0804/1A

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.

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
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 Area
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

continued/

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) 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

a) Summary

Conservation Area: Pinnerwood Park Estate
TPO
Council Interest: None

b) Site Description

- two storey detached Artegen dwelling located on the southern side of Broadmead Close
- site located in the Pinnerwood Park Estate Conservation Area and subject to a TPO
- dwelling has been previously extended to the rear

c) Proposal Details

- rear infill to provide extension of kitchen area
- additions to form a continuation of an existing rear extension with a depth of 3.9m, width of 3.575m and height of 3.1m respectively
- a flat roof design is proposed to match the existing rear extension
- exterior door to be located to the side with a 3 pane window to the rear elevation
- addition to be set in slightly from the side wall of the original dwelling

d) Relevant History

LBH/10581	Erection of single storey rear extension to lounge	GRANTED 19-DEC-74
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e) Consultations

CAAC: Extension should be set in from side wall and should include parapet, with tile creasing detail, across full width, including existing. Extension also not visible from the road.

Advertisement	Character of Conservation Area	Expiry 04-NOV-04
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Notifications	Sent 2	Replies 0	Expiry 22-OCT-04 continued/
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APPRAISAL

1) Neighbouring Amenity

The additional depth (0.9m) of the extension can be justified given the position of a garage located adjacent to the boundary at the adjoining property. The alterations are also set away from the boundary by approximately 1m and in these circumstances it is not envisaged that there would be any impact to neighbouring amenity.

2) Appearance and Character of Conservation Area

The proposed alterations would infill a small corner section to the rear of the dwelling and replicate the design and appearance of the existing rear extension. Therefore in terms of the current application it is not considered that requiring a parapet and tile creasing across the entire rear projection could be justified. The alterations would be set in from the side of the dwelling to avoid any visible join of old and new brickwork and a condition is suggested to ensure that appropriate materials would be used in the construction. No trees would be affected by the proposed development.

The character and appearance of the dwelling and this part of the Pinnerwood Park Estate would be preserved.

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.

44 DENNIS LANE, STANMORE

2/14

P/2058/04/DFU/AMH

Ward: CANONS

DEMOLITION OF BUNGALOW, ERECTION
OF DETACHED HOUSE (REVISED)

ROBIN BRETHERICK ASSOCIATES for J HIRANI

RECOMMENDATION

Plan Nos: 0403.4.LOC; 0403.4.00; 01; 02; 03; 04b; 05b; 06; 07; 08; 09; DENNIS 2 1/200

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 landscaped areas adjacent to the proposed second floor balcony shall not be used as balconies or sitting out areas.
REASON: To preserve the residential amenities of the adjacent occupiers.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan nos. 0403.4.00, 01, 02, 03, 04b, 05b, 06, 07, 08, 09 shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 4 The screens adjacent to the proposed balconies shall be installed prior to the occupation of the dwelling, and retained thereafter in that form, and not modified without the prior written permission of the Local Planning Authority.
REASON: To preserve the residential amenities of the adjacent occupiers.
- 5 Landscaping to be Approved
- 6 Disabled Access - Buildings

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 27 – Access for All
- 4 Standard Informative 32 – The Party Wall etc. Act 1996
- 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:

2004 Harrow Unitary Development Plan:

- | | |
|------|---|
| D4 | Standard of Design and Layout |
| D5 | New Residential Development - Amenity Space and Privacy |
| EP43 | Green Belt and Metropolitan Open Land Fringes |
| SD1 | Quality of Design |
| T13 | Parking Standards |

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity Space
 - 2) Impact on Neighbouring Occupiers
 - 3) Appearance in the Streetscene
 - 4) Impact on Green Belt/Area of Special Character
 - 5) Parking Provision
 - 6) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member and as a petition against the proposal has been received.

a) Summary

Car Parking	Standard:	2
	Justified:	3
	Provided:	3
Habitable Rooms:	10	
No. of Residential Units:	1	
Council Interest:	None	

b) Site Description

- site to eastern side of Dennis Lane, occupied by detached bungalow
- site backs onto Green Belt and Area of Special Character, does not lie within these areas
- site covered by TPO protecting all trees in situ since 1962
- adjacent site to north contains large detached bungalow, with footprint approximately double that of the bungalow on the application site
- adjacent site to south contains two flats within 2-storey purpose built block

c) Proposal Details

- application proposes demolition of existing bungalow and construction of a detached house with integral garage
- new dwelling would straddle the footprint of the existing bungalow
- dwelling would be of a modern design incorporating curved weathered zinc roof
- front elevation would have an asymmetrical appearance incorporating both projecting and recessed wall plans and utilising a variety of materials: masonry, render, glass and timber veneer
- rear elevation would have a more symmetrical appearance with larger expanses of glass
- main footprint of new dwelling would measure 11.4m wide x 14.4m deep (164.16m²)
- dwelling would appear as 2 storey building from Dennis Lane, but accommodate a basement and loft, would provide four floors internally
- from the rear the dwelling would appear as a 3 storey building
- basement opens out to rear into sunken patio area measuring 5.1m x 10.4m (53m²)
- front garden would provide both soft and hard landscaping
- the maximum height of the proposed dwelling above ground level would be 8.1m

continued/

d) Relevant History

P/966/03/CFU	Demolition of bungalow, erection of detached house	GRANTED 04-AUG-03
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e) Applicant's Statement

Comprehensive Planning and Design Statement dated 22-JUL-04, that concludes:

“The principle of a larger detached dwelling on this site is established by the previous permission. However, the current proposal, with its bespoke, modern building design provides an entirely fresh approach and a coherent contemporary design solution which integrates well with the site and with the area in general.

The proposal adopts the more flexible design-led approach advocated by the Council in the new draft UDP, whilst observing older planning guidelines. It will reinforce the varied character of the area, adding a further contemporary building design to this already mixed streetscene.

The proposal maintains reasonable and appropriate standards of spacing, and represents an elegant example of modern domestic design which will, I suggest, accord with the Council's design principles and enhance the character and appearance of this area.”

f) Notifications	Sent 4	Replies 3 + petition	Expiry 25-AUG-04
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Summary of Responses: Overdevelopment of narrow plot; out of character; eyesore; outstanding design but feel strongly about height of roof and balconies; loss of light; loss of privacy; overdevelopment by reason of scale, mass, bulk and design; visually obtrusive; detrimental to the character of the area; dominate views from Green Belt; over intensification

APPRAISAL

1) Amenity Space

The application site is considered large enough to accommodate the proposed development without any adverse impact on rear amenity space. The significant increase in footprint would occur to the rear of the property where a rear garden depth of some 25m would be retained.

2) Impact on Neighbouring Occupiers

The proposed development complies with the relevant Supplementary Planning Guidance for siting of new development in relation to existing buildings. There are no protected windows on the facing flank wall of the adjacent bungalow, no.46 to the north, and the proposal would not impact on protected windows to the front or rear of this building.

continued/

No.46 is sited c6.7m from the proposed detached house at the rear, and an outbuilding and dense boundary vegetation c3-5m high, lie between. Given this separation between properties, and the nature of the boundary treatment, it is not considered that the proposal would appear unduly overbearing or result in any significant loss of light to the rear garden of this adjacent dwelling.

Concern has been raised regarding the potential overlooking that might arise as a result of the proposed balconies at first and second floor level. The first floor balcony would be sited centrally within the width of the dwelling and would be screened by opaque panels either side of the balcony. It is not considered that the potential overlooking from this balcony would differ significantly from that which might reasonably be expected in a residential location such as this. It is accepted that the potential overlooking from a two storey house would be likely to be greater than that associated with the existing bungalow, however the principle of replacing the bungalow with a larger two storey building has been established.

The proposed second floor balcony would also be sited centrally within the width of the dwelling, but would also be recessed so as to be sited behind, and therefore screened, by the main flank wall of the dwelling. In addition to this, revised plans have been received that incorporate opaque screens immediately adjacent to the balcony. As a result of this design, it is not considered that the potential for overlooking would differ significantly from that which might reasonably be expected in a residential location such as this. The arrangement would not differ materially from that which exists when a rear dormer window is constructed in the roof of any other property – a feature common to many dwellings throughout the Borough. Furthermore, if having implemented the previously permitted dwelling, permission was sought for a well-designed rear dormer window, it is not considered there would be reasonable planning grounds to refuse permission for such development.

The landscaped areas adjacent to the proposed second floor balcony would be accessible for maintenance purposes, and it is suggested a condition be attached to any permission restricting access to these areas and prohibiting their use as balconies, or sitting out areas.

It is not considered that the proposal would give rise to an unreasonable level of overlooking or loss of privacy for the adjacent occupiers.

Purpose built flats to the south are sited c11m from the application site (excluding single storey garages extending close to the boundary). There are no protected windows on the facing flank wall of this adjacent building and the proposal would not impact on protected windows to the front or rear of this building.

It is not considered that the proposal would lead to any unreasonable overshadowing or loss of residential amenity for the neighbouring occupiers.

continued/

3) Appearance in the Streetscene

The immediately surrounding area is characterised primarily by detached properties set away from the street, in large plots of land. Bungalows occupy the three plots to the immediate north of the application site, although beyond this two storey dwellings are more common. Immediately to the south lies a two storey purpose built block of flats, with a larger block further south.

Kerry Avenue to the east of the application site is an established Conservation Area, designated in 1980. The area is primarily residential consisting mainly of inter-war, modern movement architecture consistent with the International Style idiom of that period. Characterised by regularity rather than symmetry and function rather than decoration, the houses in Kerry Avenue are of a bold design utilising glazing and modern materials that exploited the available technology of the time. The close proximity of Kerry Avenue to the application site, adds to the distinct mix of architectural styles evident in the wider surrounding area.

The design of the proposed dwelling is consistent with Policy D4, which encourages innovation and imaginative new buildings, and paragraph 4.10 of the reasoned justification that requires that new buildings should set standards for the future, and not necessarily mimic what already exists. Given the considerable mix of building style in the locality and wider surrounding area, it is not considered that the replacement dwelling would be detrimental to any established character.

The main part of the proposed dwelling would respect the existing front and rear building lines on this side of Dennis Lane. As such, the replacement house would be sited c18m from the street, in the same way as the adjacent properties. At 8.1m high the proposed dwelling would be higher than that previously approved. At 11m wide the dwelling would however be narrower than that previously approved (13.8m wide). It is considered that the proposed dwelling would maintain reasonable space around it, and would appear well contained within the plot, consistent with other residential dwellings in the locality.

It is not considered that the construction of an ostensibly two storey dwelling of this size would introduce a feature at odds with the established character of the surrounding area. The dwelling would have an acceptable appearance in the streetscene, providing a modern design of considerable architectural interest consistent with current policy guidance.

The submitted plans have given details relating to all the proposed materials that would be used for the construction of the external surfaces of the proposed dwelling. It is not considered reasonable therefore to request the prior approval of samples via a planning condition.

4) Impact on Green Belt/Area of Special Character

Given the close proximity of the application site to the Green Belt and Area of Special Character (running to the east of, but not including the application site) the potential impact on these areas is an important consideration.

continued/

The application site is very private, surrounded by mature/semi-mature trees and vegetation, the most valuable of which are protected by a TPO served in 1962. In addition trees exist outside the application site within the AOSC/Green Belt. None of the existing protected trees would be affected by the proposed development. The trees help to effectively obscure the application site from the AOSC/Green Belt. It is not considered that the proposed dwelling would be any more damaging to the AOSC/Green Belt than the existing bungalow, of which the roof is currently visible from that area. The AOSC/Green Belt stretches far beyond the application site and within the section that backs onto Dennis Lane it can be reasonably expected that at least the extremities of dwellings would be visible.

It is not considered that the proposed development would have a damaging effect on the character of the AOSC/Green Belt.

5) Parking Provision

The proposal makes provision for one car parking space within an integral garage, and a further 2 spaces on the paved forecourt. Parking provision would be sufficient and would be consistent with that afforded to other dwellings in the locality.

6) 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.

LAND R/O 75-79 COLLEGE ROAD/123 COLLEGE HILL
ROAD, HARROW WEALD

2/15
P/1873/04/CFU/TEM
Ward: HARROW WEALD

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, 16A, 17A, 18A, 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

At the meeting of the Committee on 12th October, consideration of this application was deferred to enable a Members' site visit. This took place on 30th October 2004.

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
- kitchen/breakfast room, family room plus integral garage on ground floor, bedroom and sitting room on first floor, 3 bedrooms in roofspace

continued/

Item 2/15 - P/1873/04/CFU continued.....

- 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

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

continued/

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.

FRONT PORCH

ANTHONY J BLYTH AND CO for MR & MRS C GOLD

RECOMMENDATION

Plan Nos: PMB/04/154, 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 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
- 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 Areas
- D16 Conservation Area Priority

Cont...

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 (E4, E5, E6, E38, E39) (SD1, SD2, EP31, D16, D17, D18) (SD1, SD2, EP31, D14 D15 D16)
 3. Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Archaeolog. Area:

TPO:

Conservation Area:

Harrow Weald: W.Drive

Council Interest:

None

b) Site Description

- site occupied by a modern single storey dwelling on the western side of West Drive.
- dwelling set well back from the road frontage.
- site located within the West Drive Conservation Area, Harrow Weald and Area of Special Character.
- site subject to a Tree Preservation Order.

c) Proposal Details

- small porch to front elevation.
- porch to have a flat roof with double entrance doors and materials to match the existing dwelling.
- dimensions to include a depth of 1.1m, width of 2.7m and height of 2.8m respectively. The roof would overhang the front by a further 0.8m.

d) Relevant History

None.

e) Consultations

CAAC : No objections

Advertisement: Character of Conservation Area Expiry
7-OCT-2004

Cont...

Notifications	Sent	Replies	Expiry
	5	1	27-SEP-2004

Response: Oppose the development by virtue of its bulk, appearance and forward projection, which would adversely impact on the streetscene detrimental to the character of the Conservation Area.

APPRAISAL

1. Neighbouring Amenity

The porch would be centrally located on the front elevation and would have a negligible impact on neighbouring amenity.

2. Appearance or Character of Conservation Area and Area of Special Character

The subject dwelling is of modern design with differing roof planes. The porch would be of modest proportions with materials and design sympathetic to the existing dwelling. The dwelling is set back by approximately 13m from the road frontage and is not particularly visible in the streetscene. No trees would be affected by the development.

Given the scale and appearance of the proposal, the character and appearance of the site, and this part of the West Drive Conservation Area and Area of Special Character would be preserved.

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.

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 2/17 – 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

At the meeting of the Committee on 12th October, consideration of this application was deferred to enable a Members' site visit. This took place on 30th October 2004.

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 fork lift 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/

Item 2/17 – P/1336/04/CCO 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.

TEMPORARY SINGLE STOREY OFFICE BUILDING

DEVEREUX ARCHITECTS for ROYAL NATIONAL ORTHOPEDIC HOSP

RECOMMENDATION

Plan Nos: 3437/D/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 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 The building(s) hereby permitted shall be removed and the land restored to its former condition within 5 year(s) 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.

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:
E6 High Standard of Design
E9 Green Belt - Acceptable Land Uses
E10 Green Belt - Criteria for Development
E11 Green Belt - Extensions to Buildings
2002 Revised Deposit Draft Harrow Unitary Development Plan:
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
EP35 Major Development Sites in the Green Belt

continued/

Item 2/18 – P/1730/04/CFU continued.....

2004 Harrow Unitary Development Plan:	
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
EP35	Major Developed Sites in the Green Belt

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

- 1) Green Belt and Area of Special Character
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Green Belt

Site Area:

Floorspace: 142 sq.m.

Council Interest: None

b) Site Description

- the RNOH site is located in the north east of the Borough and abuts Wood Lane and Brockley Hill
- the application relates to an area of land within the north east of the site bounded by buildings to the west and to the north
- to the south is an obelisk

b) Proposal Details

- temporary building measuring 9.9m by 14.9m and 3.3m in height
- the building would accommodate offices, a meeting room and small store
- a five year temporary consent is applied for

d) Relevant History

The site as a whole has been the subject of numerous planning applications. None, however, relate to this part of the site.

e) Applicants Statement

- accommodation required to provide temporary offices prior to redevelopment of whole hospital
- additional office space is required to accommodate the implants sections business activities and needs to be adjacent to the existing accommodation

f) Notifications	Sent	Replies	Expiry
	3	0	13-AUG-04

continued/

APPRAISAL

1) Green Belt and Area of Special Character

The site is identified in the UDP as a Major Developed Site within the Green Belt and as such infilling within existing developed areas can be appropriate development within the Green Belt. The proposed siting of the building lies just outside the existing building envelope.

However, taking into account the functional requirements of this element of the hospital site and its temporary nature pending redevelopment of the whole site, it is considered that circumstances justify an exception to normal policy.

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.

**1 AND 2 GROVE COTTAGES, WARREN LANE, P/1890/04/CFU/JH
STANMORE**

Ward: CANONS

REDEVELOPMENT TO PROVIDE REPLACEMENT DETACHED 2 STOREY DWELLING
WITH DETACHED GARAGE

MR & MRS P MANN

RECOMMENDATION

Plan Nos: 1-7, 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 demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 3 Highway - Closing of Access(es)
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented
- 6 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.
- 7 Disabled Access - Buildings

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 27 - Access for All

Cont...

- 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
E10 Green Belt - Criteria for Development
E11 Green Belt - Extensions to Buildings
E45 Quality of Development - Design and Layout of Residential Development
T13 Car Parking
- 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
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
T13 Parking Standards
- 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
EP32 Green Belt-Acceptable Land Uses
EP33 Development in the Green Belt
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) Greenbelt Land and Area of Special Character (E1, E2, E4, E6, E8, E10, E11, E45) (SEP5, SEP6, SD1, EP32, EP33, D4, D5 T13) (SEP5, SEP6, SD1, D4, EP31, EP32, EP33)
- 2) Residential Character and Neighbouring Amenity (E45) (D4, D5) (D4, D5)
- 3) Parking and Highway Safety (T13) (T13) (T13)
- 4) Consultation Responses Cont....

INFORMATION

a) Summary

Area of Special Character:

Archaeolog.Area:

TPO:

Green Belt:

Car Parking	Standard:	4 (2)
	Justified:	4 (2)
	Provided:	2

Site Area: 920m²

Floorspace: 242m²

Habitable Rooms: 8

No. of Residential Units: 1

Council Interest: None

b) Site Description

- Site occupied by a pair of 2-storey semi-detached cottages on the western side of Warren Lane adjacent to Stanmore Common.
- Located within the Metropolitan Green Belt and Area of Special Character.
- Site subject to a tree preservation order.
- Area characterised by large dwellings set on large plots with a semi-rural atmosphere.
- Heavily wooded area adjoining the property to the south-west.

c) Proposal Details

- Demolish semi-detached cottages and garages and replace with one detached 2-storey dwelling and single storey double garage.
- Dwelling to be set back from road frontage by 9.6m.
- Dwelling to have a frontage width of 11.7m, overall depth of 11.4m and total height of 8m to the ridgeline.
- Alter vehicular access from dual access to a single access with hard surfacing.

d) Relevant History

LBH/39378	Two storey side, single storey rear extensions	REFUSED 28-SEP-1989
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e) Notifications

Sent	Replies	Expiry
5	0	11-AUG-2004

Cont...

APPRAISAL

1. Greenbelt Land and Area of Special Character

The relevant data are as follows:

	Existing	Proposed	% Over Existing
Footprint (m2)	152	146.6	-3.55%
Floor Area (m2)	232.5	241.8	+ 4.0%
Volume (m3)	1147	850	-25.9%

Plan policy EP33 of the recently adopted UDP requires that planning applications for development in the Green Belt will be assessed in relation to whether: -

- a) The proposal is appropriate to its greenbelt location;
- b) The proposal is well designed in relation to the size and shape of the site and in particular, whether sufficient space exists within the site and its surroundings;
- c) The proposal retains the openness and character of the Green Belt;
- d) Existing trees and natural features are retained, and a high standard of landscaping could be achieved;
- e) Any proposed structure would conflict with the purposes and proper functioning of the Green Belt;
- f) Any aspect of the proposal would have an adverse visual impact on the skyline and adjacent areas; and
- g) In the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings.

In the case of replacement dwellings a judgement is made in relation to the size of the existing building. The replacement of existing dwellings in the Green Belt is acceptable in principle. The proposal is also well designed in relation to the size and shape of the site. The replacement dwelling would be set further back from the road in accordance with the general building line of the dwellings to the north east, and whereas the existing semi-detached cottages tend to be spread across the width of the plot, the proposed dwelling and double garage would have a greater depth and retain more space around the sides.

It is considered that the general openness and character of the site and this part of the Green Belt would be further enhanced by the proposal with the dual access points being replaced by a single access and landscaping undertaken to the front garden area. The application does not propose the removal of any trees from the site and conditions are suggested to ensure appropriate landscaping is achieved.

The proposed dwelling and garage would not conflict with the purposes and proper functioning of the Green Belt and the impact on the skyline would be negligible.

Cont...

As the data within the table above illustrates, the replacement dwelling would represent a reduction in site coverage. The bulk of the buildings would also be reduced when viewed from Warren Lane and the height would be consistent with the existing and adjoining dwellings. Together with a reduction in the footprint of the buildings, the replacement dwelling would also represent a reduction in the volume with a minimal increase in floor area.

Subject to the requirements of Policy EP33 as discussed above, it is considered that the existing situation would be improved by the proposed replacement dwelling and this part of the Green Belt and area of Special Character would be maintained and enhanced.

2. Residential Character and Neighbouring Amenity

The residential character of the site is established by the existing semi-detached cottages that have been in use as a single dwelling for a number of years. The locality has a semi-rural character with only 2 further dwellings along this stretch of the lane. Given the scale, design, location and fenestration details it is not envisaged that there would be any impact on adjoining properties.

3. Parking and Highway Safety

Sufficient parking is provided on site and there is no concern relating to highway safety.

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.

15 GORDON AVENUE, STANMORE

2/20

P/584/04/COU/JH

Ward: STANMORE PARK

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, Landscaping)
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.

continued/

Item 2/20 - P/584/04/COU continued.....

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.

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

continued/

- 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
- 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

At the meeting of the Committee on 12th October, consideration of this proposal was deferred to enable a Members site visit. This took place on Saturday 30th October.

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)

continued/

Item 2/20 - P/584/04/COU continued.....

- access road to 5 properties to immediate south
- large oak tree in rear garden of Oaklawn Court with crown spread extending over site

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

continued/

1st Notification	Sent 15	Replies 3	Expiry 12-APR-2004
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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 15	Replies 3	Expiry 11-OCT-04
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Summary of Responses: Objection on grounds of traffic problems and safety together with loss of light and privacy. Out of character with other flats and houses in vicinity, flats will encroach on access driveway to the houses to the south of the site, overdevelopment of the site, inappropriate to extend car parking to the side and rear of the building, possible to develop the site for 6 units and car parking out impinging on back garden or creating more driveways.

APPRAISAL

1) Residential & Visual Amenity

Whilst the application is submitted in outline, rear and side illustrative elevations are provided and these demonstrate that in visual terms, a 3 storey development could be accommodated on the site without impacting harmfully on the streetscene. 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.

continued/

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.

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.

31 BORROWDALE AVENUE, HARROW

2/21

P/883/04/DFU/ME2

Ward: MARLBOROUGH

SINGLE STOREY SIDE TO FRONT AND REAR EXTENSION AND TWO REAR DORMERS; GARAGE AND STORE IN REAR GARDEN AND CONSTRUCTION OF VEHICLE CROSSOVER.

M HALAI for M L VISHRAM

RECOMMENDATION

Plan Nos: 502/01, 502/02

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
- 3 The rear store/garage shall not be used for commercial purposes involving the repair, storage or sale of vehicles.

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 32 – The Party Wall etc. Act 1996
- 4 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:

1994 Harrow Unitary Development Plan:

- E6 High Standard of Design
- E45 Quality of Development - Design and Layout of Residential Development

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
- H10 Conversions of Houses and Other Buildings to Flats
- 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
 - H10 Maintenance and Improvement to Existing Housing Stock
 - T13 Parking Standards
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Area
 - 2) Residential Amenity
 - 3) Parking and Vehicle Crossover
 - 4) Consultation Responses
-

INFORMATION

This application is reported to Committee as a petition has been received.

a) Summary

None

b) Site Description

- site is located on the corner of Borrowdale Avenue and Cross Road and is occupied by a single storey detached dwelling
- surrounding area is characterised by both detached and semi-detached dwellings
- the rear garden is approximately 20m in depth and is predominantly grassed
- the site has an existing hardsurfaced area at the front with space for approximately 4 cars
- a 1.8m high hedge is located around the perimeter of the front garden
- recently the site has been under investigation as the tenants have allegedly been selling cars from the street, repairing and storing them on site and on the street
- the applicant's agent advises that the current tenants are moving from the premises

c) Proposal Details

- application proposes a single storey side extension, single storey front extension, two rear dormers, a garage/storage shed at the rear of the garden and the construction of a vehicle crossing to the proposed storage shed from Cross Road
- access to the site would continue from Borrowdale Avenue and access to the shed is proposed at the rear of the site to Cross Road

d) Relevant History

ENF/170/04/P	Selling cars in street and storing them at home	31-MAR-04
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e) Notifications

Sent
9

Replies
2 + petition of
31 signatures

Expiry
28-MAY-04

continued/

Summary of Responses: No objections to the proposal for single storey side to rear extension and two rear dormers, however have concerns about rear storage shed as it appears the property is being used as a base for storing, repairing and selling vehicles; site is currently used for trade of second hand vehicles; a residential area being used for business; increased crime levels; increased danger to public through additional non-residential parked cars; unacceptable noise levels; unacceptable levels of dirt and pollution; detriment to the environment via turning back garden into a parking lot; proposed garage and store at rear likely to encourage parking on site as well as off, this is more an amenity issue than a highway one; site used for trade of second hand cars and carrying out repairs to these late at night; applicant in breach of covenant on deeds which states property shall be used for residential activities only, applicant abused this restriction by storing up to ten cars in front garden sometimes delivered by car transporters, panel bearing also carried out; concern that the extended house will be put to business use as well

APPRAISAL

1) Character of Area

The proposed front, side and rear extensions would not result in any adverse effects with regard to the character of the area for the following reasons outlined below.

The increase in size would result in a dwelling of similar size to other dwellings in the immediate area. The detached dwelling located on the opposite corner has a long side elevation fronting the road similar to that proposed.

The proposed rear shed, although large in scale, would not be out of character given other properties in the surrounding area have similar sheds and garages at the rear of their sites.

A reasonable separation distance would be maintained with the adjacent dwelling and from the road boundary, which would maintain the detached character of the dwelling.

The extensions would harmonise with the scale and architectural style of the original building and the character of the area. The proposed extensions are considered to be a suitable continuation of the existing building form by way of matching materials, roof form, proportion and window positions.

2) Residential Amenity

With respect to residential amenity, the proposed development would not detract from the residential amenity of the neighbouring property for the following reasons :

continued/

Item 2/21 – P/883/04/DFU continued.....

The rear element would extend to a depth of 4m from the rear main wall of the dwelling abutting No. 29, and would not meet the two for one rule outlined in the Supplementary Planning Guide with regard to setback from the side boundary. However it is noted that the additional depth would be setback by 1m from the boundary and the roof pitches away from the boundary mitigating any adverse effects. The neighbouring property is setback from the boundary by way of a driveway with an associated vehicle parking area and this would mitigate the additional depth of the proposed rear extension. It is also noted no.29 has part of the dwelling projecting approximately 1.5m further than the existing rear main wall of the dwelling.

The proposed development would not result in any overlooking or loss of light given there are no flank windows proposed abutting no.29. As aforementioned, there is a driveway, associated parking area and garage located in between the two dwellings on the neighbouring property, therefore mitigating any loss of light. It is also noted that there are no protected windows along the flank elevation of no.29.

It is not considered that the rear storage shed would result in any adverse effects with regard to the amenity of the adjacent site, given that it would be well set back from all surrounding dwellings and given that other surrounding properties have similar structures in the rear garden.

Lastly amenity issues relating to the use of the site for car storage, sale of vehicles and vehicle repairs have been resolved as the applicants agent has advised that the tenants carrying out these activities are vacating the site. Confirmation of this has been received in writing from the applicant's agent.

3) Parking and Vehicle Crossover

There is existing on-site parking at the front of the site with a hardstanding area and garage. There is space to accommodate up to 4 cars and this is considered to be more than satisfactory.

A vehicle crossover is also proposed at the rear of the site to serve the proposed storage shed. It is noted, however, that given that this is not a classified road, planning permission would not be required for this alone. Notwithstanding, the proposed vehicle crossover is not considered objectionable.

4) Consultation Responses

The applicants agent has advised that the current tenants who have been carrying out these activities are being evicted and that the applicant will be moving into the dwelling. The concerns and objections relating to unauthorised uses will be resolved. It is however noted that should any business activity be carried out on the site in the future, this activity will be subject to planning control and the appropriate action will be taken.

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.

MULTI-STOREY/SURFACE LEVEL CAR PARKS, R/O 18- 50 THE BROADWAY, STANMORE

Ward: STANMORE PARK

DEMOLITION OF MULTISTOREY CAR PARK AND REPLACEMENT WITH COMBINED SURFACE LEVEL CAR PARK WITH FENCING AND ACCESS.

HARROW ENGINEERING SERVICES

RECOMMENDATION

Plan Nos: RR603/001/E

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, including the car park barriers, 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 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 development hereby permitted shall not commence until there has been submitted to, and approved by the Local Planning Authority, a scheme of soft landscape works which will include planting plans, and schedules of plants, noting species, plant sizes and proposed numbers and densities.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
- 4 Landscaping to be Implemented
- 5 Details of the footpath across the site including levels and surfacing shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.
REASON: To ensure satisfactory access for pedestrians and disabled persons.

INFORMATIVES

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

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 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
D4 Standard of Design and Layout
T9 Walking
T14 Public Car Parking
EM24 Town Centre Environment

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character and Appearance of Area and Amenity (SD1, D4, EM24)
2. Car Parking Provision (T14)
3. Pedestrian Movement (T9)
4. Consultation Responses

INFORMATION

a) Summary

Town Centre	Stanmore
Site Area:	0.4 ha
Council Interest:	The site is Council owned

b) Site Description

- northern side of The Broadway within Stanmore District Centre.
- comprises 3-level multi storey public car park on eastern end of site (267 spaces), and adjacent ground level public car park at western end (45 spaces).
- pedestrian footpath link from The Broadway to land north of site located between the car parks.
- main vehicle access from Dennis Lane via service road behind The Broadway.
- 2 secondary accesses from The Broadway.
- building in hostel use, Anmer Lodge, plus flats in Dennis Gardens to north.
- private car parking to west.
- commercial premises, some with residential above, to south.
- rear of 3 storey building with ground floor supermarket and offices over, to east.
- trees and vegetation provided along northern boundary and at eastern end.
- upper decks of multi-storey closed for almost 4 years because of the poor condition of the structure.

Cont...

c) Proposal Details

- demolition of multi-storey car park and associated ramp.
- formation of combined ground level car park.
- 151 spaces proposed, 8 of which would be for disabled badge holders, plus a motorbike parking area.
- single entrance towards western end of car park, exit at eastern end.
- 1.8m high chain link and palisade fencing proposed around majority of site.

d) Relevant History

EAST/978/02/LA3	Demolition of existing multi-storey car park, replacement temporary surface level car park (in association with existing adjacent car park), boundary fencing, height barrier and portacabin, revised access.	GRANTED 14-OCT-2002 (2 year temporary consent)
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e) Notifications

Sent	Replies	Expiry
70	3 plus petition (25 signatures)	26 OCT 2004

Summary of Response: Support proposals, spaces should be allocated at reasonable prices for shop workers, contract parking should be removed, multi-storey car park should be reinstated.

APPRAISAL

1. Character and Appearance of the Area and Amenity

Removal of the multi-storey car park would result in the provision of openness on the site and benefit the outlook from neighbouring premises. Surface level car parking would be in character with adjacent uses. The proposals would enable retention of the majority of existing planting around the site. A landscaping condition is suggested in relation to new areas of planting which are proposed.

In safety terms, the proposal would be lit and the removal of the multi-storey facility would enable improved surveillance and better security.

2. Car Parking Provision

Policy T14 acknowledges that while a certain level of public parking is required in town centres in order to maintain their vitality and viability, this needs to be balanced against the aim of not generating car-borne traffic. This proposal by retaining public parking but with a reduced capacity achieves both objectives.

Cont...

3. Pedestrian Movement

The proposed layout retains a footpath link across the site. Further details are suggested by condition to ensure satisfactory access by disabled persons.

4. Consultation Responses

- spaces should be allocated at reasonable prices for shop workers, contract parking should be removed, multi-storey car park should be reinstated - such considerations are car park management 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 grant.

**137 HARROW WEALD TRANSMISSION STATION,
HARROW WEALD COMMON**

**2/23
P/2659/04/CFU/RJS
Ward: HARROW WEALD**

PROVISION OF DAB ANTENNA AND ADDITIONAL 0.9M
DISH ANTENNA MAST WITH EQUIPMENT CABIN

NTL

RECOMMENDATION

Plan Nos: DO.E1-21221 Sht. 1 of 1 Rev. A; DO.P2-23911 Sht. 1 of 2 Rev. 1; DO.PE-23911
Sht. 2 of 2 Rev 3

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:

2004 Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D19 Ancient Monuments

EP31 Areas of Special Character

EP33 Development in the Green Belt

SD1 Quality of Design

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Green Belt, Area of Special Character, Conservation Area and Ancient Monument
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Brookshill/Grimsdyke

Green Belt

Council Interest: None

continued/

Item 2/23 – P/2659/04/CFU continued.....

b) Site Description

- existing radio mast tower
- the tower is 39m high, with a central lightening rod bringing the total height to 41.9m
- mast is located on a parcel of land that is located within the Green Belt, an Area of Special Character, the Brookshill Farm and Grimsdyke Conservation Area and is sited adjacent to Grims Ditch Ancient Monument
- the site is also known as Harrow Weald Radio Station, 101 Old Redding, Harrow Weald

c) Proposal Details

- installation of an additional 0.9m satellite dish to existing radio mast
- dish would be attached to the mast at 8m above ground level
- installation of a GPS Antenna to existing radio mast
- installation of a Jaybeam 7530 Collinear Antenna to existing radio mast
- antenna would be attached to a new pole that would extend up to the maximum height of the lighting rod (41.9m above ground level), with the antenna extending a further 2.56m up to a maximum height of 44.46m above ground level
- installation of DAB Livetime Equipment Cabinet at ground level within the existing compound
- a redundant cabin would be removed, to allow the installation of the new facility, the new cabin measuring 1.55m x 0.90m x 2.35m high

d) Relevant History

LBH/26959	Alterations to radio mast and installation of 6 dish aerials	GRANTED 11-MAR-85
LBH/27497	Single storey building	GRANTED 20-MAY-85
LBH/30600	3m security fence	GRANTED 30-JUL-87
P/2189/04/CFU	Provision of additional stick antenna on existing mast	AGENDA ITEM 2/06

d) Consultations

CAAC: No objections

Advertisement Character of Conservation Area Expiry
02-OCT-04

Notifications Sent Replies Expiry
1 Awaited 16-SEP-04

continued/

APPRAISAL

1) Character and Appearance of Green Belt, Area of Special Character, Conservation Area and Ancient Monument

The proposed works encompasses the installation of additional shared facilities to an existing radio mast tower. The existing radio mast is 39m to the top of the tower, with overall height extending to 41.9m due to the lightening spike.

The additional 0.9m satellite dish and GPS antenna are proposed to be attached to the mast at 8m and 8.8m above the ground respectively. These facilities would blend entirely into the backdrop of the existing radio mast structure and therefore would not compromise the character of this section of Brookshill Farm and Grimsdyke Conservation Area, nor be detrimental to the character and appearance of the Green Belt or Area of Special Character.

With respect to the increase in height of the facility due to the proposed installation of an antenna, this essentially has the appearance/diameter of a steel fencepost. Although this antenna would require the installation of a mounting pole and that the antenna would extend 2.56m above the maximum height of the lightening rod, the additional visual impact would be negligible. Furthermore, the sharing of existing masts, sites and facilities is specifically encouraged. This is in order to avoid the proliferation of individual telecommunications masts. For these reasons it is considered that the proposed mounting pole and antenna would not compromise the character of this section of Brookshill Farm and Grimsdyke Conservation Area, nor be detrimental to the character and appearance of the Green Belt or Area of Special Character.

With respect to the proposed equipment cabinet, this would be a small facility (1.55m x 0.90m x 2.35m high) that would replace an existing equipment cabin. Furthermore the proposed cabinet would be entirely located within the existing radio tower compound. Therefore it would blend in with the existing facilities, would not compromise the character of this section of Brookshill Farm and Grimsdyke Conservation Area, nor be detrimental to the character and appearance of the Green Belt or Area of Special Character.

2) Consultation Responses

Awaited

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.

180-188 NORTHOLT ROAD, SOUTH HARROW

2/24

P/2339/04/COU/JH

Ward: ROXBOURNE

PROVISION OF ADDITIONAL FLOOR OF
OFFICE ACCOMMODATION

MR R SOOD for DURBIN PLC

RECOMMENDATION

Plan Nos: OAK/6/2003/rs/Harrow/lhA; 1J; 1K

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 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 The development hereby permitted shall not commence until details indicating adequate access to, and egress from, the additional floor have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure that the development will be accessible to people with disabilities.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 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:

2004 Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
 - D6 Design in Employment Areas
 - EM4 New Office Development
 - SD1 Quality of Design
 - T13 Parking Standards
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Visual and Residential Amenity (SD1, D4, D6)
 - 2) Employment Policy (EM4)
 - 3) Parking (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Employment Area

Car Parking

Standard: 15 (0)) see report
Justified: 15 (0))
Provided: No additional

Floorspace

264m²

Council Interest:

None

b) Site Description

- 4 storey flat roof office building (with plant room on roof and in basement) on western side of road
- 4 storey office buildings to either side, 2 storey residential properties on Sherwood Road to north-west, commercial parade with some residential use above on opposite side of Northolt Road

c) Proposal Details

- outline application but with only landscaping reserved
- additional floor forming Mansard roof, raising height of building by up to 3m, across width of roof
- additional 264m² of floorspace
- materials to match existing building

d) Relevant History

LBH/10050/2	Demolition of existing premises and erection of 4 storey office block to Northolt Road frontage with basement parking at rear and provision of access road	GRANTED 22-MAR-78
P/435/04/COU	Provision of two additional floors of office accommodation	REFUSED 17-JUN-04

Reason for refusal:

“The additional height and bulk of the proposed development would appear unduly obtrusive and over dominant from the nearby residential properties on Sherwood Road and their gardens, and would give rise to additional overlooking and a loss of privacy for their occupants, to the detriment of their amenities.

continued/

e)	Notifications	Sent 129	Replies 2	Expiry 24-SEP-04
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Summary of Responses: Loss of views and sunlight; overshadowing and loss of privacy.

No objection to additional floor and hope application will prove successful.

APPRAISAL

1) Visual and Residential Amenity

The existing building is of a functional design and lies in a run of commercial properties. Due to a change in levels at the rear, the building appears to be 5 storeys high when viewed from residential properties on Sherwood Road. The closest rear garden lies some 15-19m from the building itself.

Although the existing building, together with the adjoining offices do appear to be visually dominant when viewed from the properties on Sherwood Road the overall height of the proposal would be no greater than the existing lift shaft which presently oversails the 4th floor (5th storey). When compared to the previously refused scheme for 2 additional storeys, the proposal would sit more comfortably with the existing building and not appear so dominant.

The siting, relative to the nearest residential properties, would allow for some oblique overlooking, however this would be limited due to both the height of the windows and the set-in of the new floor from the existing roof edge. It is not considered that there would be an unreasonable loss of privacy or unacceptable relationship.

2) Employment Policy

Policy EM4 identifies Northolt Road as a site for new office development such as that proposed. As outlined above, the scale of the proposal has been reduced, thereby ameliorating the impacts on nearby residential properties, and is now considered acceptable.

3) Parking

The site has good public transport accessibility with a bus and railway station adjacent. The new UDP standard requires no additional parking and the adjacent roads are covered by a CPZ and therefore, as with the previous application, parking is not considered to be a problem.

4) Consultation Responses

These are addressed 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.

LAND R/O RISING SUN P.H. 138 GREENFORD
ROAD, HARROW

2/25

P/1422/04/CFU/TW

Ward: HARROW ON THE HILL

REDEVELOPMENT TO PROVIDE 3 X TWO STOREY
TERRACED PROPERTIES

JOHN TAYLOR ARCHITECTS for REGIONAL PUB COMPANY

RECOMMENDATION

Plan Nos: JT04/09/26/01A, /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
- 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
- 5 Trees - No Lopping, Topping or Felling
- 6 Levels to be Approved
- 7 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 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 |
| E29 | Trees - New Development |
| E35 | Locally Listed Buildings |
| E45 | Quality of Development - Design and Layout of Residential Development |
| T13 | Car Parking Standards |

continued/

Item 2/25 - P/1422/04/CFU continued.....

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D11 Trees and New Development

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D12 Locally Listed Buildings

T13 Parking Standards

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

- 1) Impact on Character and Amenity
 - 2) Impact on Locally Listed Building
 - 3) Parking and Access
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Locally Listed Building

Car Parking

Standard: 4 (max 4)

Justified: 3 (3)

Provided: 3 (3)

No. of Residential Units: 3

Council Interest: None

b) Site Description

- land to rear of Rising Sun Public House (locally listed)
- site faces access road to adjoining sports club and Hussain Close residential development
- recent development of 2 blocks of 3 storey flats on land to the rear (Southern Place)
- Sudbury Hill B.R. station and London Underground Station to the south on Greenford Road

c) Proposal Details

- permission is sought for the construction of a terrace of 3 houses
- the houses would be 2 storeys in height with accommodation within the roofspace
- one parking space per house is shown on the proposed forecourt

continued/

d) Relevant History

WEST/707/01/OUT Outline: Two storey building to provide 2 two-bed dwellings with integral garages, forecourt parking and access GRANTED
12-MAR-02

e) Consultations

EA: No objection
TWU: No objection
L.B. Brent

Notifications	Sent	Replies	Expiry
	28	1	14-JUL-04

Summary of Response: On-street parking

APPRAISAL

1) Impact on Character and Amenity

The proposed front elevation of the houses would be sited a distance of 10m from the flank boundary of No. 10 Hussain Close and this is considered to be a sufficient distance to protect the amenity of the existing and future occupiers. This relationship was as envisaged in the outline permission granted in March 2002. The rear elevation of the proposed houses would be approximately 15m from a flank elevation of the new development at Southern Place which is offset at an angle in comparison with the proposed rear elevation, and therefore no problems of overlooking would arise.

The proposed rear gardens would be between 9m and 10m in depth. This is consistent with the approval and is considered acceptable in this location with its locational advantages.

2) Impact on Locally Listed Building

The historic character of the pub, the merits of which are principally in the façade, are essentially urban and would not be affected by the close presence of smaller scale housing.

3) Parking and Access

Parking would be provided in the form of one space in the forecourt of each house. In this location, with good links to public transport and services, this level of provision is acceptable.

4) Consultation Responses

On-street parking - 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.

CLEMENTINE CHURCHILL HOSPITAL, 9 SUDBURY HILL, HARROW P/2143/04/CRE/TW

Ward: HARROW ON THE HILL

RENEWAL OF PLANNING PERMISSION WEST/124/01/FUL TO PERMIT RETENTION OF TEMPORARY ENDOSCOPY BUILDING

FULLER PEISER for BMI HEALTHCARE

RECOMMENDATION

Plan Nos: SK01, SK02.

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

- 1 The proposal is acceptable subject to the variation of the legal agreement within one year (or such period as the Council may determine) of the date of the committee decision on the application.
- 2 A formal decision notice, subject to the planning conditions noted below will be issued only upon completion of the variation of the legal agreement.
- 3 The building hereby permitted shall be removed from the site and the site reinstated to its former appearance within 2 years of the date of this permission.
REASON: To protect the character of the Metropolitan Open Lane.
- 4 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 Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

EP43 Green Belt and Metropolitan Open Land Fringes

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Impact on Metropolitan Open Land (SD1, EP43)
 2. Impact on Conservation Area (D14)
-

Cont...

INFORMATION

a) Summary

Conservation Area: Harrow: Sudbury Hill
Site Area: 10.5ha
Council Interest: None

b) Site Description

- large site extending to 10.47ha on the northern side of Sudbury Hill.
- entire site situated within Metropolitan Open Land, Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character.
- site bounded to the west by Chasewood Park, substantial flatted development.
- site bounded to the south east by the grounds of St George's First and Middle School and detached dwellings in Cranchester Close and Heritage View
- to the north the site borders open land and fields associated with Harrow School Farm.
- the site is the subject of a development agreement which, amongst other restrictions, defines a set development envelope.

c) Proposal Details

- retention (for 2 years) of temporary endoscopy unit.
- the building is sited to the west of the main hospital block.

d) Relevant History

WEST/124/01/FUL	Provision of 3 single storey temporary buildings for a two year period to provide replacement endoscopy suite, marketing/training/conference room and bulk store	GRANTED subject to S106 Agreement 5-JULY-2001
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e) Applicant's Statement

- the accommodation provides a valuable medical facility.
- the endoscopy unit was to be moved to other accommodation, however planning permission for the conversion of the undercroft was refused.
- the hospital are currently reviewing travel arrangements for staff and patients with a view to submitting a revised planning proposal (with accommodation for a permanent endoscopy unit).
- the retention of the unit for a further 2 years whilst these other matters are resolved would allow the hospital to continue to provide this valuable service.

Cont...

f) Advertisement	Character of Cons Area		Expiry 15-SEP-2004
Notifications	Sent 231	Replies 0	Expiry 07-SEP-2004

APPRAISAL

1. Impact on Metropolitan Open Land

In granting planning permission for the erection of the extensions to the main hospital (Ref: WEST/71/00/FUL) the hospital entered into a S.106 agreement which, amongst other restrictions, defined a development envelope around the hospital and its car parks. The primary reason for the restriction was to exert control over future development within the site which would be detrimental to the character of this area of Metropolitan Open Land. The proposed building would be located outside of the development envelope defined in the S.106 agreement. It is considered that subject to a variation of the legal agreement, the provision of this temporary building is for an additional 2 years.

2. Impact of Conservation Area

Policy D14 stresses the need to preserve or enhance the character of the Borough's Conservation Areas. While the proposal would be located within the Sudbury Hill Conservation Area, this part of the Conservation Area is characterised by relatively modern development. In addition the proposed temporary building is not readily visible from public view. In these circumstances it is considered that subject to the suggested condition to require their removal, the proposals would preserve the character and appearance of this part of the Conservation 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.

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

524 KENTON LANE, HARROW, DENTAL SURGERY

3/01

P/2221/04/CFU/TEM

Ward: BELMONT

CHANGE OF USE OF FIRST FLOOR FROM RESIDENTIAL (CLASS C3) TO DENTAL SURGERY (CLASS D1) IN ASSOCIATION WITH EXISTING GROUND FLOOR SURGERY.

DR P S JOSHI

RECOMMENDATION

Plan Nos: 1:1250 site plan, 263.

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

- 1 The proposed change of use would result in loss of residential accommodation, contrary to the relevant policies in the Harrow Unitary Development Plan.

INFORMATIVES

1 **INFORMATIVE:**

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

2004 Harrow Unitary Development Plan: SD1, SC1, D4, H11, C8, C9, T13

MAIN CONSIDERATIONS AND POLICIES (UDP)

1. Health Care and Housing Considerations (SC1, H11, C8, C9)
 2. Impact on Character of Area and Neighbouring Amenity (SD1, D4)
 3. Parking and Traffic (T13)
 4. Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	1
	Justified:	See Report
	Provided:	2
Site Area:	300m ²	
Council Interest:	None	

Cont...

b) Site Description

- northern corner of junction of Kenton Lane and Beverley Gardens, within 100m of Belmont local centre.
- occupied by semi-detached house in use as Dental Surgery on ground floor with residential above.
- driveway at side of house for 2 cars.
- residential premises adjacent to site, Belmont Health Centre and public car park to east.
- St Josephs First and Middle School on opposite side of Kenton Lane.

c) Proposal Details

- change of use of first-floor from residential to dental surgery (Class C3 to D1) for use in association with existing ground-floor surgery.
- first-floor proposed to contain 1 surgery, office, kitchen, and bathroom/WC.

d) Relevant History

None.

e) Applicant's Statement

- practice in use overall for 27-30 years.
- previous dentist lived above ground floor surgery until current practice started.
- due to increased demand need another surgery and another NHS dentist.
- have applied for grant and special trainer position, need to have surgery upstairs as soon as possible as grant allocation may be available from mid-September.

f) Notification

Sent	Replies	Expiry
22	2	27-SEP-2004

Summary of Response: On-street parking, increase in traffic.

APPRAISAL

1. Health Care and Housing Considerations

Policies SC1 and C8 commit the Council to ensuring that there are sufficient appropriate health care facilities to cater for the needs of the community. However C8 (c) opposes the loss of a satisfactory residential unit unless there is an overwhelming need for such facilities, replicating the thrust of housing policy H11. Policy C9 states that flexibility in relation to the housing policy may be appropriate to permit doctors to provide services to existing patients, but such flexibility is not stated to extend to dentists. As this application for a Dental Practice would give rise to the total loss of the premises from residential use, it is contrary to the provisions of policies C8 and H11.

Cont...

2. Impact on Character of Area and Neighbouring Amenity

The physical appearance of the property would be unchanged. The provision of 2 surgeries would be likely to result in greater levels of activity in terms of comings and goings than would normally be found in such premises. However the approach to the front door is located away from neighbouring houses so that amenity would not be unduly affected. In addition, there is existing pedestrian activity in Kenton Lane by virtue of its proximity to Belmont local centre and St Josephs School. It is not therefore considered that the character of the area would be harmed by the proposal. Sound insulation could be provided to prevent noise transmission to the neighbouring house.

3. Parking and Traffic

On-site provision meets the maximum standard in the new UDP. In addition, a public car park within about 130m of the site provides further off-street parking so that unacceptable highway conditions would not result from the proposals.

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.

CHANGE OF USE FROM A1 - A3 TO BE USED AS
PRIVATE MEMBERS CLUB

J N CHUDASAMA

RECOMMENDATION

Plan Nos: JC1

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

- 1 The proposal would result in a level of noise activity and disturbance in this predominantly residential area, which would be prejudicial to the amenities of surrounding residents.
- 2 The proposed use would result in parking on the adjoining highways, which would be prejudicial to conditions of highway safety.

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
S16 Change of Use of Shops - Outside Designated Centres
T13 Car Parking Standards
2002 Revised Deposit Draft Harrow Unitary Development Plan:
SD1 Quality of Design
EM20 Change of Use of Shops in Non-Designated Parades
EM26 Food, Drink and Late Night Uses
T13 Parking Standards
2004 Harrow Unitary Development Plan:
SD1 Quality of Design
EM20 Change of Use of Shops Outside Town Centres
EM25 Food, Drink and Late Night Uses
T13 Parking Standards

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

- 1) Retail Policy (S16) (EM20, EM26) (EM20, EM25)
 - 2) Residential Character and Neighbouring Amenity (E6) (SD1, EM26) (SD1, EM25)
 - 3) Parking and Highway Safety (T13) (T13) (T13)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Car Parking	Standard	3	(1)
	Justified	1	(1)
	Provided	0	(0)
Site Area:	74m ²		
CCA:	36m ²		
Council Interest:	None		

b) Site Description

- ground floor of premises located on the northern side of Eastcote Lane between its junction with St. Margarets Avenue and Eastcote Avenue
- the premises are one of three remaining consecutive shops, the uses of the units include: application site – vacant (A1), vacant (A1), solicitors (A2)
- adjoining the site to the west is a former shop unit that has been converted for residential use
- the area has a residential character with flats situated above the units

c) Proposal Details

- change of use of A1 – retail premises for unrestricted A3 use, the A3 use proposed is for a restaurant/bar to be operated as a private members club
- the application does not propose any external alterations
- hours of operation to include: 11am – 11pm, Mondays – Saturdays and 11am – 10.30pm on Sundays
- 4 staff to be employed
- parking provision would remain as existing
- 2-3 delivery vehicles expected per week

d) Relevant History

WEST/600/93/FUL	Change of use of ground floor from Class A1 to Class A3 (dry cleaners to take-away)	REFUSED 15-APR-94 APPEAL DISMISSED 15-APR-94
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Reasons for Refusal:

1. The proposal would result in a level of noise activity and disturbance in this predominantly residential area which would be prejudicial to the amenities of surrounding residents.
2. The proposed use would result in parking on the adjoining highways which would be prejudicial to conditions of highway safety."

WEST/735/00/FUL	Continued use as a Juice Bar and Ice Cream Parlour (Class A3)	GRANTED 30-OCT-2000
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continued/

e) Applicant's Statement

On 26th November 2003 a Justices full licence was granted to open the club. This use falls under Class A3 and this application is for the approval of the change.

f) 1st Notification	Sent 80	Replies 14	Expiry 09-AUG-04
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Summary of Responses: Proposals would result in noise, disturbance, refuse and litter; add to parking problems in Eastcote Lane; impact on traffic safety; out of character with the residential nature of the area; consider recommending that any planning permission granted should be restricted so as not to allow the premises to be used in conjunction with a liquor licence due to the residential nature of the area; terminology used in description of proposals is unclear/misleading.

2nd Notification	Sent 80	Replies 4	Expiry 01-NOV-04
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Summary of Responses: No new issues raised

APPRAISAL

1) Retail Policy

Policy EM20 of the newly adopted UDP permits changes of use of shops outside town centres provided they do not result in the loss of necessary local retail provision and; parking is provided in accordance with the Council's standards and; the premises can be adequately serviced... The site is currently vacant and was previously given temporary planning permission for an A3 use albeit of a different nature. In light of these circumstances the proposals would not be objectionable in terms of Policy EM20.

Policy EM25 relates specifically to food, drink and late night uses similar to that proposed in order to ensure that such uses do not have a harmful effect on residential amenity. A number of criteria are suggested and included in the discussion of character and amenity below.

2) Residential Character and Neighbouring Amenity

The residential character of the area is well established. The adjoining shop unit on the western side has been recently converted to flats and 3 ground floor commercial units remain in the small group (2 x vacant A1 units and 1 x A2, solicitors), with residential properties above. Likewise, the rear of the site has been recently redeveloped from a works building to residential units.

Planning permission was granted in October 2000 for the continued (A3) use of the property as a Juice Bar and Ice Cream Parlour. Conditions of the planning permission restricted hours of operation (09:00 to 18:30 and not before 10.00 hours on Sundays or Bank Holidays) and the permission was specific to the use permitted. The permission was also temporary and the authorised use of the property reverted to A1 retail use after a one-year period.

continued/

Item 3/02 – P/961/04/CVA continued.....

These conditions were applied given a previous refusal of planning permission for a change of use from A1 retail to A3 takeaway use and the subsequent dismissal of an appeal. The Inspector considered that given that the immediate locality was wholly residential, and there was nothing to suggest that it was not “peaceful”, particularly in the evenings and on Sundays. Shopping activity would not be likely to cause the level of noise and disturbance at these times which experience suggests would arise from an A3 takeaway.

This view is shared in the context of the current application. Such proposals tend to have general coming and going of customers and parking in the vicinity outside of normal shopping hours and particularly after shop closing times. The nearest residents are in the flats above the shops, the new flats immediately adjoining and in the flats and houses a little further away on the corners and immediately opposite. None of these dwellings have much separation from the kerbsides and footways where customers would be likely to park. Despite the traffic noise on Eastcote Lane, which is a well used route, there is little doubt that the activities of customers at peaceful times would be very noticeable to these neighbours and the proposal would unacceptably harm their living conditions.

3) Parking and Highway Safety

Parking standards remain the same as for the existing A1 use and require 1 off-street car parking space. None are now provided for any of the shops, nor can any be provided. Yellow lines are present on both sides of the road, although 2 spaces are located in front of the shops and are resident permit restricted during the controlled parking zone times of 10-11am and 2-3pm Monday to Saturday. Likewise surrounding streets are also resident permit restricted areas. During the daytime parking would be unlikely to cause significant problems, however from the evening onwards car borne customers would be more likely and as parking restrictions do not apply, parking might therefore occur on both sides of Eastcote Lane adjacent to the site. Vehicles parked on one side would interfere with the free flow of traffic at present and therefore any additional parking and manoeuvring would detract materially from highway safety.

3) Consultation Responses

These are largely covered in the report above. The application was initially described as a variation of condition, but as the conditions related to a temporary permission, which had expired, the use of the premises reverted to the previous A1 retail use and the description was amended accordingly.

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.

DETACHED 2 STOREY BUILDING TO PROVIDE 6 OFFICE UNITS (CLASS B1) AND 6 STUDIO FLATS.

RANDHAWA for PARAGON HOMES

RECOMMENDATION

Plan Nos: 1:1250 extract, 001, 002, 003.

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

- 1 The proposed development, by reason of its size, design and siting, would be an overintensive, inappropriate, incongruous, obtrusive, and overbearing form of development, providing a poor level of amenities for the intended occupiers and giving rise to a loss of light, outlook and a perceived loss of privacy in relation to surrounding dwellings, to the detriment of the character and appearance of the area and residential amenity.
- 2 A satisfactory amount of car parking cannot be satisfactorily provided within the curtilage of the site 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).

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
2004 Harrow Unitary Development Plan: ST1, SH1, SD1, SD3, D4, D5, T13, T15, H4, H17, EM8, EM22, C16.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Housing Policy (SH1, H4, H17)
 2. Employment Policy (EM8, EM22)
 3. Character and Appearance of Area (SD1, SD3, D4, D5)
 4. Residential Amenity (SD1, D4, D5)
 5. Parking and Traffic (ST1, T13, T15)
 6. Accessibility (C16)
 7. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Town Centre	Kenton	
Car Parking	Standard:	8
	Justified:	See Report
	Provided:	0
Site Area:	220m ²	
Floorspace:	210m ² B1	
Habitable Rooms:	6	
No. of Residential Units:	6	
Density:	285 dph	285 hrph

b) Site Description

- rear of north-eastern side of Kenton Road within Kenton District Centre.
- occupied by single storey row of 12 lock-up garages, accessed from Mayfield Avenue to the south-west.
- Parade of shops with 2 floors of residential accommodation above, fronting onto Kenton Road to the south-east.
- 2-storey commercial building with higher lift tower at rear of site to north-east.
- single-storey office building with side dormer window, Mayfield House, between front of site and Mayfield Avenue.
- rear gardens of houses at 1 Mayfield Avenue and 2 Willowcourt Avenue abut north-western boundary.

c) Proposal Details

- demolition of existing garages, development of 2-storey building providing 6 x Class B1 office suites at ground floor level (each 35m²), with 6 studio flats above.
- each flat would contain living/sleeping area, small kitchen and bathroom.
- 3 stair accesses to units on upper floor.
- brick and tiled elevations with glass block walling in rear elevation, metal sheeted curved roof.
- building would be 35.4m long x 6m high at front reducing to 4.8m at rear.

d) Relevant History

P/2410/03/COU	Outline : Demolition of garages and construction of 3-storey block of 18 key worker units	REFUSED 11-DEC-2003
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Cont...

Reasons for Refusal

1. The proposed development, by reason of its size, design and siting, would be an overintensive, inappropriate, obtrusive, and overbearing form of development, provide a poor level of amenities for the intended occupiers, give rise to a loss of light, outlook and privacy in relation to surrounding dwellings, and threaten the survival of an adjacent tree, to the detriment of the character and appearance of the area and residential amenity.
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).

Appeal dismissed : 26-AUG-2004

e) Consultations

London Borough of Brent: No comments

Notifications	Sent	Replies	Expiry
	118	52	11-OCT-2004

Response: Noise and disturbance, on-street parking, traffic congestion, inadequate access, congestion in service road, overlooking, oppressive and overbearing, loss of light, space and openness, tree loss, garages should be reused, poor environment for intended residents, inadequate access for disabled persons, cramped layout.

APPRAISAL

1. Housing Policy

The provision of small units complies with the thrust of Policy H17. However, the scheme would be detrimental to the character and amenity of the surrounding area as outlined below, contrary to Policy SH1 (F).

2. Employment Policy

This proposal for a mixed use development accords with the principles of Policy EM8. However, as discussed below, the scheme would be unacceptable in detailed terms.

Cont...

3. Character and Appearance of Area

The existing garages are about 2.5m high. The appeal scheme showed a building with a height of some 8m. The Inspector considered that such a proposal would fail to meet the criteria regarding siting, setting, context, scale and character which are set out in Policy D4, and would therefore be unacceptable in this location.

A 6m high building as proposed in this scheme would be similarly unacceptable by virtue of its scale, the lack of setting space and an inappropriate location adjacent to a service road, to the detriment of the character and appearance of the area.

4. Residential Amenity

The appeal proposal showed a 7.6m high building projecting along the full depth of the side garden boundary of 1 Mayfield Avenue. The Inspector concluded that, by reason of its height, width and siting, such a building would have “an exceptionally oppressive affect on the residents of that house, and to an increasingly lesser, but still significant extent, on some of those who live beyond them”.

Although the height of the building adjacent to No. 1 has been reduced to 4.8m, it would still be about twice the height of the existing garages and again be oppressive and overbearing, resulting in overshadowing and excessive losses of outlook, light and amenity.

In addition, glass block walling in the rear wall to provide light to the first floor kitchens, bathrooms and stairwells could give rise to the neighbouring occupiers experiencing a perception of overlooking, to the detriment of residential amenity.

The Inspector also considered that the outlook from the front of the flats proposed in the appeal scheme would be extremely poor, particularly at ground floor level. Although offices are now proposed on the ground floor, the first floor studio flats would look towards the rear of flats fronting onto Kenton Road and would be subject to the coming and goings of commercial vehicles serving these premises. This scheme would thereby also fail to provide a high standard of design and layout as required by Policy SD1. However, the Inspector did not consider that a loss of privacy would be experienced by occupiers of the flats in Kenton Road.

5. Parking and Traffic

The Inspector considered that there was scope in the appeal application to at least reduce the maximum standard, having regard to the location of the site.

However, it is considered that the provision of zero parking for these proposals cannot be supported because there is already heavy on-street parking in the vicinity of the site which results in congestion and obstructed traffic flows in Mayfield Avenue. In addition, there are no public car parks in Kenton District Centre, and the site is not within a Residents Parking Zone and hence cannot be defined as ‘Resident Permit Restricted’.

Cont...

6. Accessibility

Were the proposals otherwise acceptable, an appropriate condition could be imposed.

7. Consultation Responses

- noise and disturbance, congestion in service road - it is not considered that these need necessarily result from the proposals.
- tree loss - the Inspector considered that the loss of a conifer tree in the rear garden of 1 Mayfield Avenue would not be an additional reason for refusal.
- garages should be reused - this is a matter for the applicant.
- **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.

PART 2/PART 3 STOREY TEMPORARY SALES BUILDING

GERY LYTLE ASSOCIATES for BARRATT NORTH LONDON

RECOMMENDATION

Plan Nos: 973/999, /1000/A, /1001/A

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

- 1 The proposed building by reason of unsatisfactory size, siting and design, would be unduly obtrusive and would detract from the character and appearance of this part of the Conservation Area.

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

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

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

D14 Locally Listed Buildings - Replacement Design and Scale

D15 The Use of Statutorily and Locally Listed Buildings

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

- 1) Character and Appearance of the Conservation Area
 - 2) Consultation Responses
-

continued/

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area: Roxeth Hill

b) Site Description

- application relates to part of the former Harrow Hospital site fronting Roxeth Hill
- the site is adjacent to the site entrance opposite Glasfryn House

c) Proposal Details

- construction of a part 2 storey/part 3 storey temporary sales building
- the proposed building would have a flat roof with a roof terrace
- a temporary 2 year consent is applied for

d) Relevant History

P/1137/04/CFU	Conversion and extension to Siddons House and cottage hospital for 20 flats, 5 terraced houses, 3 blocks to provide 71 flats, hostel and parking	GRANTED SUBJECT TO S106 AGREEMENT 14-OCT-04
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e) Consultations

CAAC:

Objection: Development would be out of character with its surroundings and very visible in the streetscene. The structure would be too large and poorly sited, with an obtrusive blank elevation to Roxeth Hill. The design is poor and not in an Art and Crafts style to compliment its neighbours. Despite being a temporary building, it would have an impact on the conservation area for a considerable length of time. Concerns that the structure could become permanent. Suggestion made to use the gatehouse or Siddons House as a sales building. Would like clarification on the specific use of the building (as sales and/or showflat?). Queried the flagpoles, with concerns that they would create a fairground appearance. Questioned the structure's compliance with the Disability Discrimination Act.

Advertisement	Setting of Listed Building/ Character of Conservation Area	Expiry 19-AUG-04
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Notifications	Sent 13	Replies 0	Expiry 09-AUG-04
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continued/

APPRAISAL

1) Character and Appearance of Conservation Area

The proposed building would be prominently located adjacent to the frontage and entrance to the site. The design would neither reflect the prevailing architectural character of the area nor provide a well designed modern alternative. The roof profile and materials proposed are considered to be out of character.

Notwithstanding the fact that a 2 year temporary consent is sought, it is considered that the proposal would damage the character and appearance of the Conservation Area and for this reason could not be justified for even a limited period of time.

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 refusal.

387 TORBAY RD, HARROW

3/05

P/2167/04/CFU/JH

Ward: RAYNERS LANE

USE AS CARE HOME FOR UP TO 6 PEOPLE WITH SOCIAL SUPPORT AND SINGLE STOREY REAR EXTENSION

Harrow Churches Housing Assoc.

RECOMMENDATION

Plan Nos: HCHA/1A; HCHA/2; 11058/02D

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

- 1 The use of the property as a care home for up to 6 people would result in increased disturbance and general activity to the detriment of the amenities of neighbouring residents.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
2004 Harrow Unitary Development Plan: SD1, D4, T13, H14, C2, C9

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Provision of Social and Community Facilities and Residential Amenity (SD1, D4, T13, H14, C2, C9)
 2. Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	3
	Justified:	3
	Provided:	3
Site Area:	420m ²	
Floorspace:		
Habitable Rooms:	8	
Council Interest:	None	

Cont...

b) Site Description

- Two storey semi-detached dwelling on the north-western side of Torbay Road.
- The property is currently in multi occupation as care project providing 6 self-contained rooms and an office but no communal area for residents. Each room has its own kitchen facilities.
- Site located in close proximity to the Rayners lane shopping centre and transport links.
- Torbay Road is characterised by semi-detached and terraced residential properties.
- It is understood that there are 2 care home/hostels (including an adjoining property) for the mentally disabled within the locality.

c) Proposal Details

- Following refusal of certification of lawful existing development for use of the dwelling by up to 6 persons with social support, the proposal seeks to regularise the aforementioned use of the property.
- The “Care home” is for young people aged 16 – 25 for stays of up to 24 months.
- An office is provided within the property and 3 support staff are on duty from 08.00 – 22.00.
- The applicant indicates that the occupiers are no longer permitted to have visitors at the property.
- Application proposes a single storey rear extension to the kitchen to provide a communal kitchen and lounge area.

d) Relevant History

ENF/214/04/P	Continued use of dwelling for C2 purposes	
LBH/8485	Erection of single storey side and rear extension to dwellinghouse	GRANTED 19-FEB-1974
WEST/760/01/CLP	Certificate of lawful proposed development: use of property as shared home for 6 people with office	REFUSED 10-JAN-2002
WEST/894/02/CLE	Certificate of lawful existing development: use of a dwelling house by up to 6 persons with social support	REFUSED 18-MAR-2004

The previous Certificates of Lawful Use were refused for the following reasons:

- “1. The property was originally in use as a single-family dwellinghouse. (Class C3).

Cont...

2. The current use of the property as a housing project provides six bedrooms and an office, but no communal area for residents. An element of care is provided but the residents of the property have locks on their bedroom doors, pay bills separately and have no responsibility for filling vacancies that arise. Residents at the property arrive in small groups, rather than as a large group on a group tenancy basis. It appears that the residents have no clear reason for living together as a household and that they do not live together as a family. The current use of the property in this way falls within Class C2 and as such a change of use has taken place.
3. On the basis of the information provided the change of use of the building from a single family dwellinghouse (Class C3) to a housing project used by up to six persons with some support (Class C2) constitutes development in accordance with S55 of the Town and Country Planning Act 1990.”

e) Notifications	Sent	Replies	Expiry
	9	1 including petition with 36 signatures	16-SEP-2004

Summary of Response: Lengthy objection letter from Torbay residents association summarised as follows:

1. Conversion of the property into multiple occupancy bed-sits / care leavers hostel has already had significant and detrimental effect on the character of the neighbourhood.
2. Persistent noise from tenants and visitors during the daytime and between the hours of 11pm to 6am on a regular basis.
3. Disturbances from traffic and car parking including maintenance/ repair of cars and motorcycles in the early hour, abandoned cars, car doors slamming, tyre screeching and joyriding up and down the road at primary school home time and late at night.
4. Other effects on locality including emergency services and support staff frequently being called in response to alcohol related incidents and general disorderly behaviour.
5. Understand that site may have been converted and changed use without the necessary planning permission and in breach of planning regulations. The extension/ expansion of the facility would aggravate the problems. The continued use of the property as an unsupervised home for juvenile care leavers must be amended. A probationary period of 18 months incident free is suggested or alternatively 24 hour on-site supervision.

Extracts from logs outlining incidents of noise and disturbance are included with the correspondence and petition.

Cont...

APPRAISAL

1. Provision of Social/Community Facilities & Residential Amenity

The Council has previously considered applications for Certificates of Lawful Use for the property as a single-family dwellinghouse. As part of those applications it was indicated that the tenants of the property pay bills separately, stay on a temporary basis with replacements being arranged by the landlord, that there are limited communal areas in the house and that care is provided by 3 non-residential care workers. In addition to this, there are locks on room doors and cooking and food storage facilities in rooms.

The Town and Country Planning (General Permitted Development) Order 1995 defines a dwellinghouse as being occupied by not more than 6 people living together as a single household (including a household where care is provided for residents). In order for the property to remain a single-family dwellinghouse the residents need to meet the criteria for living together as a single household. In *Rogers v Islington Borough Council* (1999) Norse stated that occupants would not form a household “unless there is between them a relationship which provides a particular reason for their living in the same house”.

In the case of *North Devon District Council v the First Secretary of the State* (QBD) (2003) the concept of living together as a single household was taken to mean that a proper functioning household must exist. This would appear to involve dining together, sharing a kitchen, communal area and generally a link between the members of the household, which could be shown in shared responsibilities.

The current use of the property has similarities with bedsits in the nature of the way they are occupied and in particular the element of separate cooking. The use also has similarities with a hostel, particularly the element of care/ life skills training provided. It appears the current use does not therefore fit within the C3 use class as a single-family dwellinghouse and this is why planning permission is required.

The current proposal indicates several changes to the current use. These include the rear extension to the kitchen that would provide a communal cooking and lounge area and the removal of separate cooking facilities from the bedrooms. In these circumstances it is not considered that the use of the property would be very far removed from the previous use as a single-family dwellinghouse. However, Council policy states that the conversion of dwellings into residential institutions is normally permitted providing: -

- a) There are no significant adverse environmental effects on surrounding properties or on the character of the locality.
- b) There is good public transport accessibility.
- c) Other facilities such as shops, day centres and healthcare services are sufficiently close; and
- d) There is adequate off-street parking

Cont...

In terms of the effects on surrounding properties and character of the locality, the existing use has caused concern among surrounding residents on a number of occasions. This has tended to be at times when the site is unsupervised between the hours of 22.00 - 08.00. A total of 5 complaints has been received by the Councils Environmental Health Section relating to noise and disturbances at the site. Environmental Health Officers have indicated that the complaints are spread over a reasonable period (1 in 2001, 3 in 2002 and 1 in 2004). Notwithstanding the spread of complaints or the need within the community for such facilities, it is felt that in this instance the adverse impacts on surrounding properties caused by noise and disturbance outweighs the need for the facility.

Similarly it is considered that the proposed use would give rise to the same problems as the current unauthorised use. Concerning the unauthorised nature of the use this is currently under investigation and would be the subject of a further report to Committee.

The proposal would satisfy requirements relating to accessibility to public transport and other facilities, which are situated nearby at the Rayners Lane District Centre. Three off-street parking spaces are also provided to the front of the property and such provision would meet the Councils parking requirements. The proposed extension to the rear of the dwelling would infill a small corner area with a depth of 3.0m, width of 2.7m and height of 2.6m respectively. The extension would be sited adjacent to a neighbouring extension of slightly greater depth and would not impact on that property.

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 refusal.

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

201 KENTON ROAD, HARROW

4/01

P/2257/04/CNA/RJS

Ward: None

CONSULTATION: CHANGE OF
USE:CLASS A1 TO A3 (DRY CLEANERS
TO RESTAURANT) WITH NEW SHOP
FRONT

BRENT COUNCIL

RECOMMENDATION

Plan Nos: 0489/1; /2

The London Borough of Harrow **RAISES NO OBJECTIONS** to the development set out in the application

MAIN CONSIDERATIONS

- 1) Impact on London Borough of Harrow
 - 2) Consultation Responses
-

INFORMATION

a) Summary

None

b) Site Description

- a terraced commercial property located on the south eastern side of Kenton Road
- Kenton Road forms the Borough boundary and accommodates a parade of shops on both sides of the road
- the roadway provides two lanes of traffic in both directions, with separating centre median strip and associated kerbside loading bays/bus stop
- these commercial premises are currently vacant, the former occupant being a dry cleaning business
- the properties within the Borough of Harrow located opposite the site are 3 storeys in scale, with commercial uses at ground level with residential accommodation above

c) Proposal Details

- change of use of the premises from A1 to restaurant (A3)

d) Relevant History

None

e) Notifications

Sent
13

Replies
0

Expiry
16-SEP-04

continued/

APPRAISAL

1) Impact on London Borough of Harrow

The proposed change of use to a restaurant is appropriate within a commercial parade. The Harrow UDP includes policies to limit the amount of changes of use away from A1, and any relevant policies of the Brent UDP would apply to the change of use. The issue to be determined is the potential impact on the London Borough of Harrow. Due to the width of Kenton Road, the high volume of traffic it accommodates and the available parking within the surrounding locality it is considered that the proposal would not have any detrimental impact on the London Borough of Harrow.

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 objection.