



Revitalising North Harrow: Local Development Order

Supporting local shopping centres and businesses is one of Harrow Council's top priorities. To tackle high business vacancy rates in North Harrow and create a more vibrant area that attracts new business, the council is proposing to create a Local Development Order (LDO) for parts of the shopping district.

The LDO aims to improve occupancy levels by easing planning regulations for new and existing businesses. It would complement the council's programme of support for North Harrow, funded by a grant from the Mayor of London's Outer London Fund. We want to hear what residents and businesses think about it.

What is an LDO?

A Local Development Order is a new type of planning mechanism, which enables councils to loosen planning regulations and make it easier for vacant premises to be used for new purposes, eg allowing a vacant unit to become a shop,

café or restaurant without the need for a planning application.

Why make an LDO in North Harrow?

The Council is considering the innovative idea to make the planning process more flexible and responsive to the enormous challenges affecting the area.

What is the LDO hoping to achieve?

The aim is to support the vitality of the shopping area by allowing flexible uses of existing and vacant premises in parts of the town centre, and to attract more start-up businesses.

SUPPORTED BY
THE OUTER LONDON FUND
MAYOR OF LONDON

Harrow **COUNCIL**
LONDON



What would the LDO permit?

Within designated parts of North Harrow (see map below) the LDO would grant planning permission for changes of use of ground floor premises from the current use to the following:

- A1: Shops
- A2: Financial and professional services
- A3: Restaurants and cafes
- B1 (a) as an office other than a use within A2 (financial and professional services)
- D1: Non-residential institutions specifically; health centres, day nurseries, public halls and non-residential education and training centres (subject to a maximum of 150 square metres)

It will not permit changes of use to:

- A4 Drinking Establishments
- A5 Hot Food Takeaways

The LDO also does not include:

- existing and new extensions, or
- advertisements

The LDO would cover:

- 34 to 70 and 51 to 87 Station Road
- 340 to 378, 435, and 547 to 555 Pinner Road

How long does it last for?

The proposed LDO would last for three years although the council could extend, replace or remove it. The uses that have taken place during the lifetime of the LDO will be allowed to continue, but no further changes of use would be allowed without planning permission

How will people and businesses nearby be protected?

Local amenities will continue to be protected through licensing regulations and the need for planning permission for external vents and flues, and other forms of development. It is proposed that as a condition of the LDO the size of some uses and hours of use will be controlled to ensure they do not have a harmful impact on people living nearby.

Where can I see the draft LDO?

Copies of the draft LDO, its statement of reasons and map are available at the Civic Centre Reception, Civic Centre Library and North Harrow Library. Alternatively view them online at www.harrow.gov.uk/lido

Have your say

We want your views on the draft LDO and invite you to complete a response form which you can download at www.harrow.gov.uk/lido. Response forms are also available from the Civic Centre Reception, Civic Centre Library, and North Harrow Library along with a response form box to put the completed questionnaires in.

Completed response forms or any other comments you have must be returned by **Friday 24th February 2012**

To find out more contact Andrew Clements, Local Development Officer 0208 736 6535 andrew.clements@harrow.gov.uk

