

REDEVELOPMENT: 62 FLATS, 2 LIVE/WORK UNITS, 1 RETAIL UNIT IN 5 STOREY BUILDINGS, PARKING AND ACCESS OFF PALMERSTON ROAD (RESIDENT PERMIT RESTRICTED)

ADRIAN SALT & PANG LTD for PRINDLES INVESTMENTS LTD

RECOMMENDATION

Plan Nos: 1259/PLO1; SO1; SO2; SO3; SO4; PL02A; PL03A; PL04A; PL05A; PL06A; PL07A; PL08A, PL09A; PL10A; PL11A; and site location plan

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - a) submission and approval by the Local Planning Authority of an affordable housing scheme to provide 19 units as shared ownership/key worker housing. The scheme shall include a nomination agreement with the Council.
 - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the deposit version of the replacement Harrow UDP.

2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.

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

- 1 Time Limit - Full Permission
- 2 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.

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- 3 Disabled Access - Buildings
- 4 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.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Levels to be Approved
- 8 Insulation of Buildings - 3
- 9 Noise from Plant and Machinery
- 10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 11 Parking for Occupants - Parking Spaces
- 12 Restrict Storage to Buildings
- 13 Prior to the commencement of the development hereby permitted a scheme identifying a minimum of 6 units as lifetime homes shall be submitted to and approved in writing by the Local Planning Authority. The units shall be built in accordance with the scheme.
REASON: To ensure a satisfactory form of development in accordance with the Council's access policies.

INFORMATIVES

- 1 Standard Informative 20 - Bottle Recycling
- 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 Standard Informative 33 - Residents Parking Permits
- 6 Standard Informative 35 - CDM Regulations 1994
- 7 Standard Informative 36 - Measurements from Submitted Plans

8 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

E6 High Standard of Design

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- E45 Quality of Development - Design and Layout of Residential Development
- E46 Quality of Development - Design and Layout of Non-Residential Development
- E47 Height of Buildings
- E51 Noise Nuisance
- H1 Housing Provision - Safeguarding of Amenity
- H8 Residential Density
- H9 Provision of Affordable Housing
- T13 Car Parking
- A4 People with Disabilities - Parking and External Access Needs
- A5 People with Disabilities - Housing to Mobility Standards
- S8 New Retail Development - Reduction in Floorspace
- Replacement Harrow Unitary Development Plan:
 - SD1 Quality of Design
 - SD3 Mixed-Use Development
 - SH1 Housing Provision and Housing Need
 - EP25 Noise
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D7 Design in Retail Areas and Town Centres
 - T13 Parking Standards
 - H5 Residential Density
 - H6 Affordable Housing
 - H7 Housing for Key Workers, Assisting the Local Economy and Regeneration
 - H19 Mobility and Lifetime Homes
 - EM7 Redevelopment of Retail Premises
 - C20 Access to Buildings and Public Spaces
 - C21 Access to Leisure, Recreation, Community and Retail Facilities

MAIN CONSIDERATIONS AND POLICIES (UDP) (Replacement UDP)

1. Retail & Employment Policy (S8) (EM7)
 2. Housing Policy (H1, H8, H9) (SH1, H5, H6, H7)
 3. Visual and Residential Amenity (E6, E45, E46, E47, E51) (SD1, SD3, EP25, D4, D5, D7)
 4. Parking and Highway Issues (T13) (T13)
 5. Accessibility (A4, A5) (H19, C20, C21)
 6. Consultation Responses
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INFORMATION

a) Summary

Town Centre	Wealdstone - Sec	
Car Parking	Standard:	99 (98-112) }
	Justified:	99 (98-112) } see report
	Provided:	13 }
Site Area:	0.169ha	
Floorspace:	Retail : 444m ²	
Density:	828 hrph	
	379 dph	
Habitable Rooms:	140	
No. of Residential Units:	62 (+2 live/work units)	
Council Interest:	None	

b) Site Description

- irregular-shaped site with frontage to both High Street, Wealdstone and Palmerston Road.
- presently occupied by part 3/part 4 storey building with large rear yard accessed from Palmerston Road.
- building vacant but previously in retail use fronting High Street with ancillary offices, storage and 6 bedsits above and in warehousing use at far rear.
- hot-food take-away use to north and retail parade to south; site is within secondary shopping frontage of Wealdstone District Centre.
- other commercial/retail premises lie in close proximity to the site, some with residential use above.

c) Proposal Details

- redevelopment to provide 62 flats, 2 live/work units and 1 retail unit in two 5 storey buildings.
- High Street frontage would comprise ground floor retail unit of 444m² floorspace with 4 upper floors providing 17 affordable flats and would include a rear roof garden.
- rear building would be separated from frontage building by courtyard gardens and would also be 5 storey providing 2 live/work units and 45 private flats.
- buildings to be of contemporary design, with recessed top floors, extensive use of balconies, mixture of materials including terracotta cladding, brickwork and blue coloured sheet cladding plus a zinc coloured roof.
- rear yard with 8 undercroft parking bays for the residential flats (including 1 disabled persons bay) and 5 spaces for the retail use (including 1 disabled persons bay).
- secure cycle storage in undercroft.
- bin stores and substation adjacent to building in rear yard.

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d) Relevant History

EAST/640/97/FUL	Redevelopment: retail store, shops and offices (Class A1, A2, A3, B1), 40 flats, parking, highway works and landscaping	WITHDRAWN 08-OCT-98
P/65/04/CFU	Redevelopment: 74 flats & 3 retail units in part 4/5 storey building with parking and access off Palmerston Road	WITHDRAWN 15-MAR-04

e) Applicant's Statement

- detailed explanatory statement submitted with application.
- target occupiers for residential units are key workers or first-time purchasers who rely mainly on public transport.
- shop unit is expected to be occupied by a local retailer.
- public consultation exercise undertaken in December 2003.
- redevelopment of site should provide a considerable improvement to this part of Wealdstone central area.
- building conceived as a low rise landmark development.
- private balconies, communal roof terraces and communal gardens are provided for residents, with a total of 395m² of amenity space.
- 30% of the units would be affordable (19 in total of which 2 would be for disabled persons) and would be provided in conjunction with a social housing provider.
- low car parking provision conforms with policies as site close to public transport facilities.
- current building has no architectural merit whereas proposal is for a contemporary building which conforms to Government guidance for sustainable development.
- proposal is for mixed use, with live/work units allowing flexibility in working patterns. It will bring new activity and interest to this part of the parade with a renewed and improved façade.
- rear of site will also be tidied up with improved access and servicing, reducing sense of neglect and dereliction.
- no impact on amenity of adjoining residential occupiers.
- building to be energy efficient and layout arranged in accord with best practice relating to designing out crime.

f) Consultations

Environment Agency:	No objection
Thames Water:	No objection subject to informatives

Advertisement	Major Development	Expiry 22-JUL-2004
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Notifications

Sent
129

Replies
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Expiry
09-JUL-2004

APPRAISAL

1. Retail and Employment Policy

Whilst the proposal would give rise to a net loss in retail floorspace (from 560m² to 444m²), the existing unit is vacant and has not been occupied on a permanent basis for some time. It has a run-down appearance and does not contribute to the vitality or viability of the parade. Indeed it has a detrimental impact in its present condition. The provision of a modern retail unit is therefore welcomed in retail policy terms.

The loss of the rear warehousing use would, in strict terms conflict with the Council's employment policies. The rear building has however been vacant for some time. The provision of live/work units would allow for some employment without the need for servicing by large vehicles, and the 'retail unit' itself would provide employment opportunities.

2. Housing Policy

The use of space above retail units for self-contained residential flats in town centres is welcomed, providing additional activity and benefiting the locality. Whilst the density appears high, the site is within the district centre of Wealdstone. High densities can be accommodated in such locations without detracting from the character of areas and where there is good accessibility to many facilities including public transport, shops and entertainment. The density is effectively exaggerated by the units being all one bedroom. A smaller number of units but with more bedrooms would reduce the number of dwellings per hectare without altering the size of the building. The scheme is largely design-led with the site capable of accommodating the size of building proposed. There would be a combination of balconies, roof garden and communal garden providing an acceptable level of amenity for the type of development proposed. In these circumstances it is not considered that the density proposed would be unacceptable.

The level of affordable housing provision would comprise 30% of units which would be provided as shared ownership/key worker accommodation. Given the form and location of the development, which would not be suitable for family accommodation, this is considered to be an appropriate level of affordable housing. A S106 agreement is necessary to ensure the provision is secured.

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3. Visual and Residential Amenity

The new building would be higher than its immediate neighbours which are 2 storey with accommodation in the roof and 3 storey. It would not appear overdominant in the streetscene however with the top floor being set back from the frontages to both High Street and Palmerston Road. The site is within a town centre where there are higher buildings such as Premier House and would not detract from visual amenity or the streetscene generally.

There would be no loss of amenity for adjoining occupiers and the level of amenity for future occupiers of the new flats is considered to be satisfactory. The attendant town centre facilities would offset the limited amenity space provision.

4. Parking and Highway Issues

The site lies within the town centre where there is good accessibility to public transport as well as public car parks. The residential element of the development would also be resident permit restricted. In these circumstances the deficiency in parking is not considered to be an overriding issue. The removal of the warehousing use would reduce the amount of large vehicles needing to access the site. The servicing arrangements are considered acceptable and do not give rise to concerns. The site has in the past been used by adjoining occupiers for vehicle parking and servicing however the applicants have established that there are no rights for this, only for pedestrian access. The layout allows for this and for emergency access from neighbouring properties.

5. Accessibility

The application makes provision for disabled persons parking bays and incorporates level access with lifts in both buildings. A planning condition and informative relating to accessibility are proposed together with a condition to secure a proportion of the units are lifetime homes.

6. 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.