



DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 6 JULY 2005

PLANNING APPLICATIONS RECEIVED

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DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 6TH JULY 2005

PLANNING APPLICATIONS RECEIVED

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

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BACKGROUND INFORMATION

All reports have the background information below.

Any additional background information in relation to an individual report will be specified in that report:-

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

1994 Harrow Unitary Development Plan

2002 Revised Deposit Draft Harrow Unitary Development Plan

Harrow Unitary Development Plan, adopted 30th July 2004

The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 6TH JULY 2005

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

CLOISTERS WOOD, WOOD LANE, STANMORE

2/01

P/754/05/CFU/TEM

Ward: CANONS

PROVISION OF NEW GATES ACROSS ENTRANCE IN WOOD LANE

GAMI ASSOCIATES LTD for MR H HALAI

RECOMMENDATION

Plan Nos: pg/gs/50a, 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 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below and drawings showing details of any electrical apparatus have been submitted to, and approved in writing by, the local planning authority:

(a) gates

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality, the character of the Conservation Area and the setting of the adjacent Listed Building.

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:

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

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

D15 Extensions and Alterations in Conservation Areas

T15 Servicing of New Developments

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Impact (SEP5, SEP6, EP33)
 - 2) Character of Area of Special Character (SEP5, SEP6, EP31)
 - 3) Character and Appearance of Area and Conservation Area (SD1, SD2, D4, D15)
 - 4) Impact on the Character and Setting of the Listed Buildings (SD2, D11)
 - 5) Traffic Impact (T15)
 - 6) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Listed Building

Conservation Area: Little Common, Stanmore

Green Belt

Site Area: 6.6 ha

Council Interest: None

b) Site Description

- large site on south side of Wood Lane close to junction with Warren Lane, grounds extending to Dennis Lane to the west
- within Harrow Weald Ridge Area of Special Character
- northern part within Little Common Conservation Area
- southern part within Site of Nature Conservation Interest
- occupied by leisure and fitness club, vacant for several years
- buildings concentrated along Wood Lane frontage
- comprise squash courts/restaurant building (2 storeys) plus single storey changing accommodation, gymnasium, restaurant, open air pool
- Garden Cottage within grounds is Grade II Listed
- other buildings listed by virtue of attachment or location within curtilage
- main car park adjacent to Wood Lane, with overspill parking at rear at lower level
- access from Wood Lane through gap in Grade II Listed wall along Wood Lane frontage
- open air tennis courts, landscaped grounds plus woodland and open land beyond buildings
- land within Wood Farm to east
- Stanmore Country Park to south
- religious centre to west
- residential property to north

bb) Listed Building Description

Garden Cottage:

- circa 1840, faces away from road

continued/

Item 2/01 – P/754/05/CFU continued.....

- long 2-storey, 5 casement windows, fourth in gabled projecting wing
- round headed
- door in second bay with blind window over
- band at first storey
- slate roof

Boundary Wall:

- mid C.19
- yellow stock brick wall, some 4m high, stone coping, about 110m long

c) Proposal Details

- provision of pair of double gates across entrance in Wood Lane, opening inwards
- 3m height adjacent to listed wall, increasing to 4.4m in centre
- total width 7.5m
- comprised of vertical railings with decorative features
- wrought iron proposed, painted black

d) Relevant History

LBH/4249/1	Use of land as sports club with erection of 7 squash courts & ancillary accommodation, demolition & reconstruction of part of boundary wall to provide new vehicle access to Wood Lane & construction of car parking	GRANTED 21-OCT-77
LBH/4249/2	Details pursuant to planning permission LBH/4249/1	GRANTED 06-JAN-78
LBH/38355	Alterations, new covered swimming pool & covered link, first floor covered patio, reform entrance steps and use of squash court for staff accommodation and ancillary purposes (Partly Implemented)	GRANTED 17-AUG-89
LBH/44981	Leisure Development – golf course, stables, hotel and extensions to existing club, car parking, country park and visitor centre (including Wood Farm)	REFUSED 03-MAR-93

Reasons for refusal:

1. The proposals would represent an overintensive use of the site resulting in overdevelopment within the Green Belt.
2. The proposed hotel is inappropriate development in the Green Belt and very special circumstances to justify it being allowed in the Green Belt have not been demonstrated to the satisfaction of the Local Planning Authority.

continued/

Item 2/01 – P/754/05/CFU continued.....

3. The hotel building and associated car parking would be of excessive scale, contrary to the Council's policies and detrimental to the Area of Special Character, the Green Belt and the Conservation Area.
4. The proposed hotel would have an adverse impact on the setting of Garden Cottage, a Listed Building."

LBH/44980	Listed Building Alterations/extensions for club, new hotel and golf course	Consent: for ancillary facilities	REFUSED 09-MAR-93
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Reason for refusal:

"The proposed covered way would be premature in the absence of acceptable associated redevelopment proposals."

P/2716/03/CFU	Refurbishment of Garden Cottage as dwelling, demolition of all other buildings, 3 x 3 storey buildings to provide 15 flats, basement parking, detached dwelling, 2 detached garages, alterations to boundary wall	WITHDRAWN 17-MAY-04
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P/2715/03/CLB	Listed Building Consent: Internal & external alterations to Garden Cottage & demolition of curtilage listed structures	WITHDRAWN 17-MAY-04
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P/2714/03/CCA	Demolition of all buildings apart from listed building, 'Garden Cottage'.	WITHDRAWN 17-MAY-04
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P/1306/05/CFU	Change of use: Leisure to religious uses including conversion of garages to Caretakers House. Increase height of squash/functions building by 1m	CURRENT
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e) Consultations

CAAC: (1st Proposal)	Need to see the gates in relation to adjoining brick wall. Traditional metal gates would be acceptable but should take their cue from age of brick wall and should be a subservient entrance to Springbok House. Gates should be set back behind brickwork so steel mechanisms are hidden from view.
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CAAC: (2nd Proposal)	Awaited
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Advertisement	Character of Conservation Area/ Setting of Listed Building	Expiry 09-JUN-05
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Notifications	Sent 2	Replies 0	Expiry 01-JUN-05
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continued/

APPRAISAL

1) Green Belt Impact

The proposed gates would be permeable in appearance, and have an insignificant impact on the openness and character of the Green Belt.

2) Character of Area of Special Character

The proposal would not affect the structural features which comprise the Area of Special Character.

3) Character and Appearance of Area and Conservation Area

An acceptable design is shown for the gates which, together with the use of wrought iron materials, would preserve the character of the Conservation Area and the appearance of the area.

4) Impact on the Character and Setting of the Listed Buildings

The proposed gates would be physically separate from the adjacent listed wall and there is therefore no need for listed building consent. The gates would be mostly subordinate to the height of the wall with only the centre section rising some 300mm above it.

The gateposts would be located behind the wall, and overall the proposals would provide an acceptable impact on the character and setting of the listed wall, while also securing the site.

5) Traffic Impact

The gates would be set back by almost 6m from the edge of the carriageway, enabling vehicles to stand clear of the highway while waiting for the gates to open to the benefit of the free flow of traffic.

6) Consultations

None

CONCLUSION

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

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

MR H PATEL for MR L KERAI

RECOMMENDATION

Plan Nos: PA/496/E.01, PA/496/P.01 (Rev A), PA/496/P.02 (Rev A), PA/496/P.03 (Rev A).

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 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 plans 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 Restrict Use of Roof as a Balcony

INFORMATIVES

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

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character of Area (SD1, D4, D5)
 2. Amenity and Character of Proposed Alterations (D4, D5, H10)
 3. Consultation Response
-

Cont...

INFORMATION

This application is reported to the Committee at the request of a Nominated Member.

a) Summary

None

b) Site Description

- the subject dwelling is located on the outside corner of a 90° bend in the carriageway on the north-eastern side of Alicia Gardens.
- the site is consequently wedge shaped, with an irregular rear boundary, and a rear yard having an average depth of approximately 25m.
- the site has an existing hard surfaced area at the front of the site with space for approximately two cars.
- the dwelling is in its original form, with a garage (approved in 1979) located alongside. To the rear of the garage is a small garden shed.
- the adjoining dwelling at 115 Alicia Gardens has substantial two storey side extension (with gable ended roof) and 4m deep single storey rear extension.
- the surrounding area is characterised by semi-detached houses, and the Kenton Branch Library is located to the rear of the subject site.

c) Proposal Details

- the application involves the development of a single storey front, side and rear extension and a two storey side extension.
- the single storey side extension follows the wedge shape of the site, however pulls away from the side boundary toward the rear of the extension.
- the two storey extension above, however, follows the lines of the existing dwelling with the flank wall parallel to the existing flank wall of the dwelling.
- the single storey rear extension projects 3m from the rear of the existing dwelling.

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
3	1	17-MAY-2005

Summary of Responses: will change lives of neighbours, terracing effect, too large, effect streetscene and character, all other houses have retained garage, increase on street parking, inaccuracy of window on plan, extension should be set back, overlooking, loss of light.

Cont...

APPRAISAL

1. Character of Development and Area

The pattern of existing development in the area is varied and it is considered worth noting the character of the immediately neighbouring dwellings. The adjoining dwelling at 115 Alicia Gardens has a large two storey side extension with gable end roof above occupying the area between the original house and boundary with no front setback and no setback from the two storey side extension at 117 Alicia Gardens. The dwelling at 111 Alicia Gardens is in its original form, and located to the south of the subject site. This dwelling is set back from the side boundary due to the wedge shaped sites, with a garage separating the dwelling from the location of the proposed extension.

In terms of the proposed development, it is noted that it is of a smaller scale than other similar extensions in the immediate area, namely those at 115 and 90 Alicia Gardens.

The proposed front extension is alongside the existing porch maintaining the same materials and roof pitch and in itself will result in only a slight change in the front elevation.

The two storey side extension is recessed 1.0m back from the front of the existing dwelling, and has a subordinate roof with hipped end which reduces the impact of bulk and dominance toward both the street and the adjoining property at 111 Alicia Gardens. The upper storey has a rectangular layout, with the flank wall running parallel to the existing side wall of the dwelling. This will maintain the character of the house, while minimising the impact toward the neighbouring property and the street.

The front corner of the two storey development abuts the side boundary of the development, and the rear corner is 2.0m away from the side boundary. It is considered that although the two storey side extension will reduce the open nature between the dwelling at 113 and 111 Alicia Gardens, the development will also match the character of other two storey side extensions in the area and maintain the semi-detached pattern of development. It is noted that the subject property is located on a prominent corner site, and as a consequence, the proposed development will be visible from the southern portion of Alicia Gardens.

The single storey side extension follows the wedge shape of the property extending to a point just past the existing garage depth, and then following a line parallel to the flank walls of the dwelling, to the proposed rear wall. This creates a triangular gap between the extension and the side boundary, however this will also ensure that bulk is minimised toward the adjoining site as the subject dwelling is set back further on its site than other properties to the south.

Cont...

The single storey rear extension is to a depth of 3m, and to a height of 3.0m alongside the side boundaries, matching the depth of the existing rear extension at 115 Alicia Gardens. Although the extension will be wide, this is a product of the wedge shaped site. As plans have been amended to set the extension away from the site boundary adjacent to 111 Alicia Gardens, this will ensure that bulk is minimised toward this site and will also not disrupt the established rear building line of dwellings to the south.

2. Amenity and Character of Proposed Alterations

With respect to residential amenity, the proposed development is not considered to detract from the residential amenity of the neighbouring property for the following reasons outlined below.

The single storey element of the development will have no detrimental impact on either neighbour, particularly as plans have been amended, pulling the rear of the extension away from the common boundary with 111 Alicia Gardens. This setback also assists in partly maintaining the rear building line established by the properties to the south reducing bulk toward this boundary. The house and rear yard of the adjoining site is orientated away from the subject site and therefore, there will be very little impact toward this property from the single storey extension.

The two storey extension will result in bulk and detrimental effect toward the street and adjoining property (111 Alicia Gardens) and is considered to be reduced in impact due to the wedge shape of the sites. As the flank wall of the two storey side extension is parallel to the existing wall, the development pulls away from the boundary creating only slight shadowing and detrimental impact.

The proposed development will not result in overlooking or privacy effects as there are no windows proposed in the flank wall. The rear windows will overlook the rear yard and will be orientated away from the site at 111 Alicia Garden. The front windows will overlook the street.

It is further noted that there is a garage located alongside 111 Alicia Gardens which mitigates loss of light, and further, there are no protected windows along the flank elevation adjoining this property.

3. Consultation Responses

will change lives of neighbours	}	
terracing effect	}	
too large	}	
effect streetscene and character	}	addressed in appraisal
all other houses have retained garage	}	
increase on street parking	}	
inaccuracy of window on plan	}	
extension should be set back	}	
overlooking, loss of light.	}	

Cont...

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.

HEADSTONE MANOR, PINNER VIEW, HARROW WEALD

2/03

P/1154/05/CLB/AB

Ward HEADSTONE NORTH

LISTED BUILDING CONSENT: EXPOSE AND REPAIR
HIDDEN WINDOW ON EAST ELEVATION

FRANCIS MAUDE for IAN WILSON - HARROW COUNCIL

RECOMMENDATION

Plan Nos: Site Plan, 2013, 2305, 3125, 3126, 3127, 4246, 7050, 7051, 7305, 7307

GRANT Listed Building Consent and refer to the Secretary of State for Determination with the following suggested condition(s):

1 Time Limit - Listed Bldg./Cons. Area Consent

INFORMATIVE:

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR
CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent 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:

D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Listed Building Character

2) Consultation Responses

INFORMATION

a) Summary

Grade I Listed Building

Council Interest: Council owned

b) Site Description

- moated Manor House
- the works relate to the attic window on the east elevation

bb) Listed Building Description

- earliest timber framed house known to have survived in Middlesex, the manor house was built shortly after 1344 as the principal residence in the county of the Archbishop of Canterbury
- at the south corner is the remaining bay of the original aisled hall, with contemporary cross wing, both with crown post roofs

continued/

Item 2/03 – P/1154/05/CLB continued.....

- long mullioned and high transomed window in the west wall of the hall; timber panelling within hall; two storey timber framed “tower” and massive chimney stacks dating to sixteenth century
- west and south west walls in red brick from refacing in eighteen century, sixteenth and seventeenth century additions
- whole surrounded by moat and situated in park land
- the manor and associated farm complex of listed barns and granary house accommodate the Harrow Museum and Heritage Centre

c) Proposal Details

- reveal attic window, currently covered by 20th century render and repair

d) Relevant History

WEST/372/02/LBC	Internal and external alterations including new entrance door, stairs and repair of frame	GRANTED 25-OCT-02
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e) Consultations

EH: Direction issued

Advertisement	Extension of Listed Building	Expiry 16-JUN-05
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Notifications	Sent 11	Replies 1	Expiry 02-JUN-05
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Summary of Response: Suitable, acceptable and an improvement

APPRAISAL

1) Listed Building Character

Works are under way to effect major repairs to this important listed building. These works are being funded jointly by Harrow Council and grants from English Heritage and the Harrow Heritage Trust. The repair and alteration works are within the part of the building known as the Ancient Parts, essentially the remainder of the Aisled Hall, cross wing and tower.

However, the rest of the building, known as the remaining parts, is not the focus of repair and indeed is suffering from gradual problems of decay. The east gable has fallen increasingly into poor repair. It was covered in modern cement based render in the early 20th century and this has caused the oak frame to rot badly in many places. Furthermore, the render itself has failed across much of the elevation and there were large holes in the walls allowing the elements in. Whilst contractors were on site, it was decided to strip off this damaging render to allow repairs to the timber frame to be undertaken. In the attic storey, an almost complete window was discovered beneath the render, which was hitherto only visible from the interior of the building. This blocked window is the only light source for this attic room.

continued/

The application seeks to reinstate the missing parts of the window and to leave it uncovered so that the elevation is restored to its original appearance and the attic room is afforded natural daylight. There would be no loss of historic render, as the external render is modern and in any event of the wrong material and causing damage to the timber frame. Lime based render would be used on the elevation, allowing the building to breathe and protecting the historic timber frame. The window would have missing parts of the frame reinstated and iron casements with leaded lights would be installed. It is considered that the proposals would benefit the appearance of the elevation, would allow the historic window to be seen and used and would allow better use of the attic room because it would have natural light. English Heritage has been involved in pre-application discussions and support the proposals.

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.

90 OSMOND CLOSE, SOUTH HARROW, TELEPHONE EXCHANGE P/1024/05/CFU/RJS

Ward: HARROW ON THE HILL

3 COMMUNICATIONS ANTENNAE, 2 EQUIPMENT CABINS AND ANCILLARY EQUIPMENTS

ALAN DICK UK LTD for UK BROADBAND

RECOMMENDATION

Plan Nos: Drg No. 19523.004/01
19523_30_100_M14_14
19523_30_150_M14_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
- 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:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D24 Telecommunications Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Compliance with ICNIRP
 2. Visual Amenity/Character of the Area
 3. Consultation Responses
-

INFORMATION

a) Summary

Council Interest: None

Cont...

b) Site Description

- roof area of existing telephone exchange building located in Osmond Road.
- the telephone exchange is a prominently large 3/4 storey building with flat roof.
- surrounding the building include:
 - to the north: residential dwellings
 - to the south: club hall and residential dwellings
 - to the east: police station and commercial buildings
 - to the west: residential dwellings

c) Proposal Details

- 1 x broadband antenna with elevation mounted support pole, attached to the north east corner of the building. The antenna would extend to a maximum height of 23.8m above ground level (sited 2.85 metres above the height of the section of building to which it is attached).
- 2 x broadband antenna with elevation mounted support pole, attached to the eastern corner of the building. The antenna would be attached to the side of the building and would not extend above the height of the section of building to which it is attached (21.07m).
- 1 x broadband equipment cabinet (700mm x 900mm x 1175mm) attached to the flat roof of the 4 storey section of the building (attached 17.5m above ground level, to a maximum height of 18.7m above ground level).
- associated cabling and ancillary equipment.

d) Relevant History

P/2188/04/CDT	Determination: provision of 3 antennas and equipment housing with associated works on roof	REFUSED 09-SEP-2004
WEST/814/98/DTD	Determination: 3 polar pole antennae with equipment cabin and ancillary development on roof	PERMISSION NOT REQUIRED 08-FEB-1999

e) Notifications	Sent 85	Replies to be updated	Expiry 22-JUNE-05
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f) Summary of Response: to be updated

APPRAISAL

1. Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

Cont...

2. Visual Amenity/Character of the Area

The proposed works encompasses the installation of additional facilities to the roof of the existing telephone exchange building. The main section of the building is four storeys in scale with a height of 17.5m, however the stairwells located to either end of the main section of the building extend up to a height of 21m above ground level. Other assorted telecommunications facilities have already been attached to the roof of the building.

Although the proposed facilities would be visible from external vantage points their visual intrusion is considered to be negligible, due to the visual prominence of the existing building that the facilities would be attached to. Furthermore, the proposed installation would be sited and designed to minimise visual impact as is specifically encouraged by UDP policy. Likewise with the proposed facilities being attached to an existing building, it would avoid the potential for the requirement of an individual telecommunications mast. For this reason it is considered that the proposed facilities would not compromise or be detrimental to the character of the area.

3. Consultation Responses

To be updated.

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.

HARDSURFACED SEATING AREA AT REAR OF REFECTORY

KENNETH W REED & ASSOCS. for HARROW COLLEGE

RECOMMENDATION

Plan Nos: 1428 A301, 1428 P142

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 Standard Informative 27 – Access for All

3 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

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

EP34 Extension to Buildings in the Green Belt

EP35 Major Developed Sites in the Green Belt

D4 Standard of Design and Layout

T13 Parking Standards

C16 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Green Belt Land and Area of Special Character

2) Neighbouring Amenity

3) Consultation Responses

continued/

INFORMATION

a) **Summary**

Area of Special Character

Green Belt

Council Interest: None

b) **Site Description**

- large parcel of land that comprises Harrow College, Wealdstone Campus
- the school is located both within the Green Belt and Area of Special Character
- the subject of this application is an existing two storey building sited to the northern end of the site

c) **Proposal Details**

- install an area of hardsurfacing measure 8 x 12.4m to be located directly adjacent to the northern side of the refectory building
- hardstanding pavements are proposed

d) **Relevant History**

There are numerous applications relating to the school site, however none are specifically relevant to the proposed development

e) **Applicants Statement**

- the proposal is to provide seating close to the existing refectory and it is intended to reduce the number of students going towards the more sensitive boundary of the site

f) **Notifications**

Sent
4

Replies
Awaited

Expiry
29-JUN-05

APPRAISAL

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

The character and openness of the site would be retained by the proposal given that the proposal merely represents an area of hardsurfacing. Furthermore the proposed works are located well within Harrow College building envelope as nominated on the Harrow Unitary Development Plan Proposals Map. Additionally the proposed works would not be visible from any external vantage points outside of the site. Therefore it would have no impact on the Green Belt or Area of Special Character, of which the site is located within.

continued/

For the reasons above, it is deemed that the proposed works have no detrimental impact on the character of the locality, the Green Belt nor any adjoining residential property.

2) Neighbouring Amenity

By virtue of its siting, the hardsurfacing accommodates ample horizontal separation distance (10m) from the rear boundary of the adjoining residential property to the west. Furthermore mature trees located along the boundary with the adjoining residential property would provide screening. Therefore it is not envisaged that there would be any impact to residential amenity.

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.

2/06

MOUNT PLEASANT GARAGE FLAT, 105 ROXETH HILL, HARROW ON THE HILL P/833/05/CFU/TEM

Ward: HARROW ON THE HILL

DEMOLITION OF EXISTING BUILDING, DEVELOPMENT OF 3 X SINGLE/2 STOREY TERRACED HOUSES WITH ROOMS IN ROOF, ACCESS, PARKING

J.DRIVER ASSOCIATES for MRS M DRIVER

2/07

MOUNT PLEASANT GARAGE FLAT, 105 ROXETH HILL, HARROW ON THE HILL P/836/05/CCA/TEM

Ward: HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF EXISTING BUILDING

J.DRIVER ASSOCIATES for MARY T DRIVER

P/833/05/CFU
RECOMMENDATION

Plan Nos: MP05/1, MP05/2A, MP05R/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), to include windows and doors
 - (b) the ground surfacingThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - b: before the building(s) is/are occupiedThe 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.

Cont...

- 5 Landscaping to be Approved
6 Landscaping to be Implemented
7 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The 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.
- 8 Levels to be Approved
9 The window(s) in the 1st floor east wall, and 1st floor study window to the central unit 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.
- 10 PD Restriction - Classes A to E
11 PD Restrictions - Minor Operations
12 The development hereby permitted shall not commence until a scheme showing details of the foundation design of the approved building has been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: To safeguard the retention of trees on and adjacent to the site.

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 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:
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
SH1 Housing Provision and Housing Need
EP31 Areas of Special Character
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
T13 Parking Standards

Cont...

P/836/05/CCA

RECOMMENDATION

Plan Nos: MP05/1

GRANT conservation area consent in accordance with the works described in the application and submitted plans, subject to the

- 1 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract provides.
REASON: To protect the appearance of the:-
(c) conservation area

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:
The decision to grant Listed Building or Conservation Area Consent 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:
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Appearance and Character of the Area and Conservation Area (SD1, SD2, SH1, D4, D14, D15)
 2. Impact on the Area of Special Character (SEP5, SEP6, EP31)
 3. Residential Amenity (SH1, D4, D5)
 4. Traffic and Parking (T13)
 5. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Area of Special Character:	Special Character	
Conservation Area:	Harrow:Roxeth Hill	
Car Parking	Standard:	5
	Justified:	See Report
	Provided:	4
Site Area:	460m ²	
Habitable Rooms:	13	
No. of Residential Units:	3	
Density:	65 dph	283 hrph
Council Interest:	None	

b) Site Description

- north side of Roxeth Hill within Roxeth Hill Conservation Area and Harrow on the Hill Area of Special Character.
- occupied by detached single-storey building comprising garaging on the ground floor with a flat at first floor level within the roofspace.
- attached single garage.
- gravel area at front of building, planting at sides and rear.
- 2-storey detached dwellinghouse, 'Cobblers' to west.
- recently built detached double garage with tennis courts beyond to north, access to garages across western part of application site.
- 3 x 3/4 storey blocks of flats 'Moat Lodge' to east with row of mature trees along boundary.
- former Harrow Hospital site on opposite side of Roxeth Hill.
- Roxeth Hill slopes down from east to west.

c) Proposal Details

- demolition of existing building.
- erection of L-shaped building to provide 3 houses.
- mainly 2-storey building with gable ended roof containing rooms in roofspace plus single storey northern wing with hipped roof and dormer window.
- 2 x 4 habitable room units and 1 x 5 habitable room units.
- brick and rendered elevations with rear gable feature, tiled roof.
- rear gardens behind each flat of 29m², 32m² and 66m².
- open area in front of boundary with parking space for 4 cars while retaining access to adjacent garages.

Cont...

d) Relevant History

P/963/04/CFU	Demolition of existing buildings and replacement 3 storey building for 5 flats, access, parking and 1.8m high fence	WITHDRAWN 28-JUN-04
P/994/04/CCA	Conservation Area Consent: demolition of existing building	WITHDRAWN 05-AUG-04

e) Applicant's Statement

- existing building basically a large garage converted to provide studio flat in roof void.
- building generally in poor condition, has failed due to subsidence.
- Structural Inspection report accompanies application.
- existing building probably constructed in 1930's to accommodate motor cars for chauffeurs working for Harrow School, does not relate to adjacent listed building, does not serve as reminder of gradual development of area, does not have significant historic association with established features, does not reflect traditional functional character of area, no significant associations with local people or past events, neutral or negative impact on conservation area.
- proposed new building would have enhancing quality when compared to quality of existing building.

P/833/04/CFU

- f) Consultations:** CAAC (1st Proposal)
Objections: Trees not shown properly, inadequate amenity space. Object to car parks all over front area. Possible problem with site area as Harrow School require access to garage at rear of property. Dormer too large on rear. Windows too large on roof level. Scope for one house instead of 3. No objections to principle of demolition but not acceptable until a decent build is designed to replace the garage.

CAAC (2nd Proposal): Awaited

Advertisement: Demolition in Conservation Area } Expiry
Character and Appearance of Conservation Area } 12-MAY-2005

Cont...

Notifications	Sent	Replies	Expiry
	28	3	05-MAY-2005

Summary of Response: excessive height, loss of light and privacy, disturbance from building works, overdevelopment, design could be improved, potential obstruction of access.

P/836/05/CCA

Consultations: CAAC Objections: Trees not shown properly, inadequate amenity space. Object to car parks all over front area. Possible problem with site area as Harrow School require access to garage at rear of property. Dormer too large on rear. Windows too large on roof level. Scope for one house instead of 3. No objections to principle of demolition but not acceptable until a decent build is designed to replace the garage.

English Heritage: No representations

Advertisement: Demolition in Conservation Area Expiry
12-MAY-2005

Notifications	Sent	Replies	Expiry
	28	0	05-MAY-2005

APPRAISAL

1. Appearance and Character of Area and Conservation Area

The existing building on the site is of little architectural or historic value and contributes a neutral impact to the character of the Conservation Area. The Structural Inspection report demonstrates that a large amount of work is required to repair and modernise the building.

Cont...

In these circumstances no objection is raised to the demolition of the building subject to the provision of an acceptable replacement building. In terms of siting, the proposed building, while larger than the existing structure, would be located at least 5m from the Roxeth Hill boundary and would continue the stepping down of buildings along the Roxeth Hill frontage. Some 16-17.5m separation distance would be provided between the rear of the building and the western element of Moat Lodge, similar to the distance between the buildings within the Moat Lodge complex. 5-6m rear garden depths would enable retention of the trees along the eastern boundary, subject to satisfactory foundation design and an appropriate condition is suggested. 11m is shown between the front of the building and Cobblers, sufficient to give enough space about the building while retaining the more intimate relationships between buildings which predominate on this side of Roxeth Hill.

A satisfactory design is proposed, involving a building of reasonable proportions which would make a positive contribution to the character of the Conservation Area, subject to the use of good quality materials to be secured by condition.

2. Impact on the Area of Special Character

No harm from the proposals would result to the structural features which contribute towards the Area of Special Character.

3. Residential Amenity

The ground floor of Moat Lodge to the east comprises garages facing the site. While clear windows are provided on the upper floors, the difference in levels, the proposed provision of obscure glazing to facing 1st floor windows in the new building and the screening effect of the boundary trees would help to preserve privacy.

Cobblers to the west has no clear windows facing the proposed building. One study window would overlook the garden of Cobblers at a distance of some 9m and it is suggested that this window be obscurely glazed to protect neighbouring amenity. No objection is raised to the provision of windows facing the tennis courts, the view from which in any event would be significantly blocked by the double garage building. It is therefore suggested that neighbouring amenity would be adequately safeguarded.

In terms of amenity for the intended residents, fairly modest sized units are proposed, and the provision of small gardens would reflect other properties in the locality eg. 81-97 Roxeth Hill.

4. Traffic and Parking

It is considered that 4 spaces would be adequate to serve the 3 proposed units, while retaining access to the tennis courts and adjacent garages.

Cont...

5. Consultation Responses

- trees not shown properly - it is considered that they are shown accurately on the submitted drawing.
- disturbance from building works - not a planning consideration.
- overdevelopment - it is not considered for the above reasons that an overdevelopment of the site is proposed.
- 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.

RETENTION OF 2 AIR CONDITIONING
UNITS WITH GATES AND FENCING

MUNKENBECK/MARSHALL ARCHITECTS for MR & MRS S CHANDARIA

RECOMMENDATION

Plan Nos: A/C Units/M+M/05.02.02, Drg.01,02,604, 04 J5/11274/Rev.A Sht.1 of 2, 04 J5/11274/Rev.A Sht.2 of 2, unnumbered drg.02.04.04 CDH Sht.1 of 2, unnumbered drg.02.04.04 CDH Sheet 2 of 2

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 works relating to the attenuation against noise and vibration shall be completed in accordance with the approved details before the use commences, and shall thereafter be retained.
REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.
- 3 No sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.
REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented
- 6 The timber fencing hereby approved shall be stained brown and thereafter retained as such.
REASON: To safeguard the character and appearance of the area.

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:

- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- EP31 Areas of Special Character
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D12 Locally Listed Buildings

continued/

APPRAISAL

1) Green Belt and Area of Special Character

Policies within the adopted UDP seek to restrict development in the Green Belt, in order to retain the openness and character of the area.

Unit A is sited to the rear of the locally listed Orangery building to the north of the site, which has recently been restored. It is not visible from the main part of the site or any public highway. High mature trees on the boundary with 'Broad Oaks' and ancillary buildings up to the boundary at 'The Cedars' means that the structure is not visible from the neighbouring residential properties. Due to the relatively modest nature of the total structures and the enclosure by timber fencing, the unit is not considered to impact on the character of the area, once the timber fencing is stained brown. Given the remote siting it is not considered to affect the openness of the Green Belt.

Unit B is sited to the front of the property, inside the line of trees along the Priory Drive frontage. The timber fencing is currently visible through the line of trees, however once the timber is stained brown and further landscaping is provided along the boundary, it is not considered to unduly affect the character of the area or the openness of the Green Belt.

2) Locally Listed Building

Unit A is sited immediately behind the locally listed Orangery building to the north of the site. The structure is not attached to the building and thus Listed Building Consent is not required. Given this separation and the siting to the rear of the building, the unit is considered to protect the special architectural or historic interest of the listed building.

3) Residential Amenity

The units are sited a sufficient distance from the neighbouring properties so as to prevent any direct impact in terms of bulk or outlook.

Attenuation measures to prevent noise disturbance are to be ensured. Unit A is sited approximately 30m from the nearest point of the main house at 'The Cedars' and 60m from the dwelling at 'Broad Oaks'. Unit B is sited approximately 28m from the house at 'Feering Croft' and the same distance from the house at 'Hunters Moon' opposite. However, the units are in relatively close proximity to the gardens of these properties, the enjoyment of which must be safeguarded. Due to the remote siting of the property in this Green Belt location and the distance of some neighbouring properties away from Stanmore Hill/The Common, Environmental Health Officers carried out an assessment in order to ensure that no noise was audible at the boundary of the site, both by day and at night time. A condition has been attached to ensure that no noise be audible at the boundary, in the interest of protecting the amenity of neighbours.

continued/

Item 2/08 – P/446/05/CFU continued.....

4) 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.

THREE CHIMNEYS, 59 THE COMMON, STANMORE

2/09

P/776/05/CFU/CM

Ward: STANMORE PARK

DEMOLITION OF EXISTING DWELLINGHOUSE,
PROVISION OF REPLACEMENT DWELLINGHOUSE

ROGERSON LIMITED for MR & MRS ZIMMERMAN

RECOMMENDATION

Plan Nos: COM/P120, /S110, /P110, /P210, /SLP.01

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 **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 |
| 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 |
| D4 | Standard of Design and Layout |
| D5 | New Residential Development - Amenity Space and Privacy |
| D12 | Locally Listed Buildings |

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SD1, SEP5, SEP6, EP31, EP32, EP33, EP34, D4, D5)
 - 2) Locally Listed Building (D12)
 - 3) Neighbouring Amenity (D4)
 - 4) Parking and Access
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Locally Listed Building

Green Belt

Council Interest: None

b) Site Description

- site occupied by a large 2 storey detached dwelling on the southern side of The Common
- the dwelling is a locally listed building situated in the Metropolitan Green Belt and Area of Special Character
- swimming pool in rear garden; high mature trees to front with two existing vehicular accesses
- area is characterised by large detached dwellings set in spacious plots
- neighbouring property 'Birchmoor' with 2 storey side to rear extension, no flank windows

c) Proposal Details

- demolition of existing house and replacement with similar "mock Tudor" style dwelling, with additional floorspace in the roof and basement

d) Relevant History

HAR/8115/A	Alterations and additions to house	GRANTED 01-JUN-64
HAR/8115/B	Alterations and additions to house	GRANTED 30-OCT-64
LBH/36415	First floor side to rear extension & alterations to windows on existing single-storey rear extension (revised)	GRANTED 08-SEP-88
LBH/38406	Single storey side extension	GRANTED 07-JUN-89

continued/

Item 2/09 – P/776/05/CFU continued.....

P/2606/04/CFU Alterations, first floor and single storey rear GRANTED
extensions and alterations, creation of 2 10-DEC-04
balconies, roof lights at rear

e) Applicant's Statement

- proposals will provide improved accommodation internally
- replacement dwelling intended to look much the same as the existing, being of a similar "mock Tudor" half-beamed style
- it is proposed that the brickwork that forms the three chimneys be retained and re-used
- the position of the house on the site will maintain the same building line, but being narrower will allow a walk through gap to both sides
- increase in footprint on site of less than 4m²
- while the loft conversion and basement add to the floorspace they do not add to the bulk/apparent mass of the building
- improve significantly the rear elevation which, as a result of previous extensions carried out, has lost almost all of the design aesthetic of the original façade

f) Notifications Sent 5 Replies 0 Expiry 16-MAY-05

APPRAISAL

1) Green Belt Land and Area of Special Character

Plan policy requires that such proposals 'retain the openness and character of the Green Belt' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'. An application for extensions to this property was recently approved by the Council, and this proposal must be assessed in terms of Policy EP33, which states that in the case of replacement dwellings there should not be any material increase in site coverage, bulk and height of buildings.

The relevant data is as follows:-

	Original	Existing	Approved under P/2606/04/CFU	Proposed	% increase over original
Footprint (m ²)	118	218.5	221.5 (87.7%)	225.54	91.1%
Floor Area (m ²)	235.4	357.5	375 (59%)	482	104.8%
Volume (m ³)	870	1243	1315 (51.1%)	1344	54.5%

Figures are approximate.

continued/

As the figures indicate the existing dwelling has been heavily extended in the past. However, the Council has also recently approved minor extensions and alterations to the property. The proposed replacement house would be built largely on the same footprint as the existing house with the approved extensions, with the slight extra depth being mitigated by the set in from the boundary with 'Birchmoor' to the east. The total increase in footprint over and above the recently approved extensions scheme would be only 4m². While the addition of the basement and loft space would add significantly to the floorspace of the property, there would be no significant increase in terms of footprint and volume. The appearance of the replacement house would be very similar to the existing, with the same roof height, materials and general detailing. The slight additional width at first floor level on both sides would not be unduly visible given the high mature trees on both flank boundaries and the setback of the first floor element on the boundary with 'Birchmoor'. To the rear, the courtyard and glass terrace at basement level would be set down below the garden level, with only part of the retaining wall visible. Overall, the proposed replacement dwelling would not appear significantly larger than the existing dwelling with the approved extensions, and any minor additions over and above that previously approved would not be perceived given the substantial trees to the front of the house and the setback from the highway.

There would not be a material increase in terms of site coverage or the bulk and height of buildings, with an increase in volume of approximately 8% over the existing dwelling. The openness and character of the Green Belt and Area of Special Character would be preserved by the strong resemblance between the existing and proposed dwellings, and the character of the locality with large detached dwellings set in spacious plots.

2) Locally Listed Building

Three Chimneys is an attractive locally listed building and Policy D12 of the HUDP states that "the Council will encourage the retention of locally listed buildings". As this property is not in a Conservation Area, no consent is required to demolish, and as it is not statutorily listed the Council cannot demand that the building is kept. Thus, while the loss of the building is regretted it is not considered to be unacceptable, especially as the replacement house would appear to be similar to the existing. Once suitable materials are used and, if possible, some of the existing materials re-used, there is no objection to the proposal. The applicant's statement claims that the bricks that form the three chimneys that give the property its name at least will be retained and re-used.

3) Neighbouring Amenity

The existing property is adjacent to the rear garden boundary of 'Priory Lodge' on Priory Drive, a distance of approximately 25m to the rear of the house on that site. No loss of light or overshadowing would occur from this distance. The proposed first floor plan indicates a secondary window to the master bedroom in the flank wall facing 'Priory Lodge', however as there are two windows in the existing elevation at this level, the window is not considered to result in undue loss of privacy.

continued/

Item 2/09 – P/776/05/CFU continued.....

The proposal involves the set-in of the flank wall at ground floor level from the boundary with 'Birchmoor', in order to provide a pathway to the side of the building. However, the new building would be closer to the boundary at first floor level, and would involve additional depth of approximately 0.3m to the rear at this level. Nonetheless, there are no flank windows at 'Birchmoor' and substantial 2 storey side to rear extensions were constructed at that property following grant of planning permission EAST/880/97/FUL, thus the proposal would not extend significantly past the rear building line at 'Birchmoor'. No windows are proposed on this flank elevation.

Overall, no impact on the amenity of neighbouring residents is envisaged.

4) Parking and Access

The proposed replacement dwelling would use the existing accesses to The Common and the existing parking area on the frontage would remain, thus there are no objections in terms of parking and access.

5) Consultation Responses

None

CONCLUSION

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

OXHEY LANE FARM, PINNER

2/10
P/2981/04/CFU/TW
Ward: HATCH END

CONVERSION OF EXISTING SHOP TO PART OF HOUSE, REPLACEMENT OF DAIRY WITH FARM SHOP, RE-ARRANGEMENT OF CAR PARK, EXTENSION OF BARN TO ACCOMMODATE LIVERY STABLES

GEO-PLAN CONSULTANTS LTD for J WIGGETT

RECOMMENDATION

Plan Nos: 3013/1, /2, /3, /4 (Revisions received 12th May 2005)

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.

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:
2004 Harrow Unitary Development Plan:
SD1 Quality of Design
EP33 Development in the Green Belt
EP34 Extension to Buildings in the Green Belt
EP36 Agriculture
EP37 Re-use of Existing Buildings in the Green Belt
D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the Green Belt/Area of Special Character
 - 2) Setting of a Listed Building
 - 3) Consultation Responses
-

continued/

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Green Belt

Council Interest: None

b) Site Description

- this group of farm buildings is located on the west side of Oxhey Lane, approximately 150m from the Borough boundary
- the main house is Listed Grade II
- the farmhouse also accommodates a farm shop
- there are a number of other buildings within the farm group
- the site is within the Metropolitan Green Belt

c) Proposal Details

- convert the existing farm shop to part of the residential house
- convert a redundant dairy building to a farm shop
- extend an existing barn to provide livery stables
- rearrangement and extension of the car parking arch

d) Relevant History

None

e) Applicant's Statement

The applicant has been a long term tenant on this farm. The diversification proposed would assist in making the farm unit viable.

f) Advertisement	Setting of Listed Building	Expiry	
		10-FEB-05	
Notifications	Sent	Replies	Expiry
	5	0	10-FEB-05

APPRAISAL

1) Character of Green Belt/Area of Special Character

The existing farm shop forms part of the main residential building. It is considered that, in principle, there can be no objection to the reversion of this part of the building to use as part of the house.

The conversion of the redundant dairy building to use as the farm shop would not result in any increase in the size of the building. Furthermore the farm shop is a long-established element of the site and is appropriate to this Green Belt location.

continued/

Item 2/10 – P/2981/04/CFU continued.....

The proposed livery stables would be an appropriate use within the Green Belt, by providing facilities for an outdoor recreational use. The proposed stables would form an extension to the existing barn and would appear unobtrusive, within the existing group of buildings.

The proposed car parking area would result in a larger landscaped area adjacent to the road and a larger hardsurfaced area to the south west, behind the barn. The area of hardsurfacing is considered to be necessary to serve the proposed livery use, and would be relatively unobtrusive.

2) Setting of Listed Building

It is considered that the proposals, within the context of the group of farm buildings would have an acceptable effect on the setting of the Listed Building.

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.

HIGH LOANING, 21 POTTER STREET HILL, PINNER

2/11
P/971/05/CFU/CM
Ward: PINNER

TWO DORMER WINDOWS IN FRONT ROOF,
ROOFLIGHTS IN SIDE & REAR ROOF, PITCHED
ROOF OVER SINGLE STOREY SIDE EXTENSION

MR M KEANE

RECOMMENDATION

Plan Nos: 04/003/3, 104/003/02 Rev.A

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

- 1 Time Limit - Full Permission
- 2 The materials to be used in the construction of the extensions hereby permitted shall match those used in the existing building, and where possible the tiles on the existing flank wall should be re-used for the front elevation of the roof over the side extension.
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 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:
SEP5 Structural Features
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
EP31 Areas of Special Character
EP33 Development in the Green Belt
EP34 Extension to Buildings in the Green Belt
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
D17 Article 4 Directions

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt and Area of Special Character (EP31, EP33, EP34, SEP5, SEP6)
 - 2) Character and Appearance of Conservation Area (D14, D15, D16, D17, SD2)
 - 3) Residential Amenity (SD1, D4)
 - 4) Consultation Responses continued/
-

INFORMATION

a) Summary

Area of Special Character

Conservation Area: Pinner Hill

Green Belt

Council Interest: None

b) Site Description

- two storey detached property with detached garage to side
- property is located in Metropolitan Green Belt, Harrow Weald Ridge Area of Special Character and Pinner Hill Conservation Area
- hipped roof with front gable on original house, hipped roof over two storey rear extension, flat roofed single storey side extension

c) Proposal Details

- two dormers in front slope of main roof
- rooflights in rear and both side roofs
- pitched roof over flat roofed single storey side extension

d) Relevant History

WEST/44210/92/FUL	Two storey side and single storey rear extension	REFUSED 28-FEB-92 APPEAL DISMISSED 19-JUN-92
WEST/46163/93/FUL	Two storey rear extension	GRANTED 22-JUN-93
WEST/473/93/FUL	Rear dormer window	WITHDRAWN 28-OCT-93
WEST/696/97/FUL	Replacement detached garage, and gate	GRANTED 01-DEC-97
P/2760/04/CFU	Provision of pitched roof over single storey side extension, 2 front dormers and side and rear rooflights	WITHDRAWN 07-DEC-04

e) Applicant's Statement

Revised proposals conform to Council's SPG; numerous examples of dormer windows throughout the Pinner Hill Estate, some of which are more significant and dominant than those proposed; flush-mounted rooflights would not be practical or acceptable

continued/

Item 2/11 – P/971/05/CFU continued.....

f) Consultations			
CAAC:	No objections to the side extension. No strong views on the development. It maintains the character as the property is on the edge of the Conservation Area.		
Advertisement	Character of Conservation Area		Expiry 09-JUN-05
Notifications	Sent 3	Replies 0	Expiry 26-MAY-05

APPRAISAL

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

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions or impact on the openness of the area. When the replacement garage and gate were approved in 1997, it was noted that the footprint of the property had been increased by 42% over that of the original house. The current proposal would not increase the footprint of the property further. While it would result in an increased floorspace in the roof and volume due to the bulk of the proposed dormers and the pitched roof to the side, this would not unduly affect the sense of openness or Green Belt character of the area.
- 2) Character and Appearance of Conservation Area**

High Loaning is a 1970s property, surrounded by other late 20th century houses in large plots. Although this house on Potter Street Hill follows the streetscape pattern and layout of the Conservation Area, the architecture of the property itself contributes little to the character of the Conservation Area. A similar recent application was withdrawn due to the unacceptable bulk of the proposed pitched roof dormers. The scale of the dormers has been reduced, most notably by the provision instead of flat-roofed structures, and the previously proposed 2 rooflights on the prominent north facing roof slope have been reduced to one centrally-located opening. While front dormers are generally not considered to be acceptable and furthermore the property is on a prominent corner site where levels rise to the rear, the proposal is not considered to be unduly bulky or dominant. The proposed roof over the single storey side extension would be an improvement, once the materials match the existing house. There are no objections to this proposal, as it would not detract from the character and appearance of the Conservation Area.
- 3) Residential Amenity**

The proposed dormers on the front roof slope and roof over the side extension would not result in any additional overlooking or bulk with potential for impact on amenity, given the distance to and siting of the neighbouring properties.

continued/

4) Consultation Responses

None

CONCLUSION

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

149 HIGH STREET, WEALDSTONE

2/12
P/432/05/DFU/RB3
Ward: WEALDSTONE

CONVERSION OF HOUSE INTO
TWO SELF-CONTAINED FLATS
(RESIDENT PERMIT RESTRICTED)

SHAUN PHILLS

RECOMMENDATION

Plan Nos: 0064-01, -02a, -03

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

- 1 Time Limit - Full Permission
- 2 Noise - Insulation of Building(s) - 4
- 3 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.

- 4 Disabled Access - Buildings

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 33 – Residents Parking Permits

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:

- | | |
|-----|---|
| H9 | Conversions of Houses and other Buildings to Flats |
| H10 | Maintenance and Improvement to Existing Housing Stock |
| ST3 | London-Wide Highway Network |
| T13 | Parking Standards |
| S1 | The Form of Development and Pattern of Land |

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversion (H9, H10, T13, ST3, S1)
- 2) Amenity (H9, SD1)
- 3) Relationship to Decision LBH/6031/FUL
- 4) Consultation Responses

continued/

INFORMATION

This application is reported to Committee at the request of a Nominated Member.

a) Summary

Car Parking	Standard:)
	Justified:) See Report
	Provided:)
Site Area:	134m ²	
Habitable Rooms:	6	
Council Interest:	None	

b) Site Description

- located on the western side of High Street and contains a two storey terraced dwelling
- the High Street is characterised by two storey terraced dwellings of similar scale and design
- the road on which the site is located is a London Distributor Road and is in reasonable proximity to the town centre, approximately half a mile away
- the character of the surroundings is predominantly residential
- there is not sufficient space to the front of the property to provide off-street parking
- on-street parking resident permit controlled

c) Proposal Details

- conversion of the house to provide two self-contained flats

d) Relevant History

LBH/6031	Conversion of dwelling house into 2 s/c flats	REFUSED 15-MAR-71
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Reasons for refusal:

- “1. Conversion does not comply with the Council’s standards in respect of rear amenity space and parking provision.
2. No parking is provided to meet the needs of the development, which would result in vehicles being parked on the highway to the general detriment to the free flow of traffic and safety on the highway.”

e) Notifications	Sent	Replies	Expiry
	6	0	01-APR-05

APPRAISAL

1) Conversion

Records show that there are few conversions within this part of the High Street and therefore there is not considered to be an intensification of this type of accommodation in the area. UDP Policies H9 and H10 generally encourage such schemes as they contribute to a mix of dwellings. It is therefore considered that the scheme is acceptable in principle provided there are no other adverse effects.

continued/

Design and Layout

It is considered that following recent revisions the design and layout of the two proposed flats is acceptable. The dimensions and layout of the rooms provide adequate living arrangements and there are not stacking issues as the layout of habitable rooms is the same on both floors. The main bedroom on both floors is in excess of 11m², and the second bedrooms are 9m². The lounge/dining area on the ground floor is in excess of 16m², whilst at first floor level it measures 15m². These dimensions are considered to be reasonably spacious and in this respect the proposal is considered to comply with Policy H9i. The proposal also involves the relocation of the stairs to provide access to Flat 2, which does not raise any planning issues.

Refuse

Refuse provision is now shown on the submitted plans, however it is considered that further information on this is required prior to the implementation of the scheme, by means of a condition.

Parking and Traffic Issues

The road on which the site is located is referred to as a London Distributor Road in Policy ST3 and Map 15 of the Harrow UDP (2004). Such roads are also referred to in the London Road Hierarchy in the London Plan.

From a site visit it has been ascertained that there is an insufficient depth of the front garden to accommodate parked vehicles. Additionally cars are not permitted to park immediately outside the property. The side roads in the area are designated for residents parking through the imposition of CPZs and do not appear to be overcrowded. In fact it was established that during the day there was a sufficient level of free spaces for parking.

There are various criteria to consider in deciding an appropriate parking level, including the proximity of the site to other modes of transport (T13C). The site is on a principle bus route and is a designated London Bus Priority Network/Initiative Route in Map 11 of the Harrow UDP. Additionally it is in close proximity to Harrow and Wealdstone over ground and tube station, approximately half a mile away. This is considered to comply with the proviso in Policy T13 (5.36) for low/zero parking developments in suitable sites, particularly where public transport accessibility is good, including edge of centre locations and locations along major corridors. As the site is well served by the nearby town centre and public transport the proposal is considered to comply with the principle of sustainable development referred to in Policy S1(A).

Policy T13 states that the level of off-street parking spaces should be a maximum of 1-4 for each 2 units created. However, this level, outlined in Schedule 5, is the maximum level permitted and in accordance with PPG3 and The London Plan, this figure is encouraged to be kept to a minimum to encourage sustainable development.

continued/

Item 2/12 – P/432/05/DFU continued.....

As the scheme is for a minimal increase in residential units (one) there is not considered to be a substantial increase in on-street parking resulting from the proposal, in line with Policy T13(A). Additionally it is not considered to lead to highway and traffic problems as there is no increase in parking proposed, in line with Policy T13 (E and F) and H9. Further as there are free spaces in the surroundings for parking, it is considered that if such a requirement occurred it could be accommodated here with reasonable ease.

2) Amenity

Visual Amenity

As there are no proposed alterations to the exterior of the property, it is considered that there are no adverse effects on the visual amenity of the area.

A ramped access up to the front door would provide access at a level threshold. As the proposal does not include this it is considered that this could be dealt with through the imposition of a condition.

Noise Issues

It is considered that a scheme of sound insulation between the two units could prevent unacceptable living conditions for occupiers of the existing and new dwellings that would otherwise occur by reason of noise and disturbance from internal activity and could be satisfactorily controlled by condition.

It is not considered that the degree of additional noise and disturbance associated with the proposed conversion would be of such significance as to be detrimental to the amenity of surrounding occupiers.

Outdoor Amenity Space

The rear garden area of 85.5m² would be retained for the sole use of the occupants of the ground floor unit. Therefore the proposal does not include a garden for the occupants of the upper unit. However this is in line with policy H9 (para.6.55), which suggests that it is inappropriate to insist on access to the garden for upper floors and is therefore considered to be acceptable.

3) Relationship to Decision LBH/6031/FUL

As this proposal was determined in 1974, the circumstances are considered to have materially changed to an extent that this does not have a bearing on the current application. In particular policies and guidelines now encourage reduced or car free housing due to the sustainable agenda particularly in areas covered by a Controlled Parking Zone. Additionally a dwelling mix is encouraged due to the rise in single person households.

continued/

4) Consultation Responses

None

CONCLUSION

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

ALTERATIONS TO BUILDING UNDER CONSTRUCTION TO ALLOW INSTALLATION OF
ADDITIONAL WINDOWS IN SIDE ELEVATIONS

MALCOLM D CRUS for TRESSE LIT

RECOMMENDATION

Plan Nos: (00) A 100 Rev. E, (00) A 105 Rev. E, (00) A 110 Rev. E, (00) A 115 Rev. E,
(00) A 155 Rev. C & (00) A 165 Rev. C

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 19 - Flank Windows
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
 - SH1 Housing Provision and Housing Need
 - EP25 Noise
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Residential Amenity (SD1, SH1, EP25, D4, D5)
 2. Consultation Responses
-

INFORMATION

a) Summary

Town Centre	Harrow
Site Area:	0.08ha
Council Interest:	None

Cont...

b) Site Description

- land parcel located to north-eastern side of St John's Road;
- the site is currently being developed with a 4 storey/ 14 flat development approved in accordance with Planning Permission P/1513/03/CFU;
- no. 17 to the south-east is a 4 storey residential care home whilst no. 13 to the north-west is a 4 storey office development;
- to the rear of the site lies Nightingale Court, a residential development of 39 flats accessed from Sheepcote Road;
- within Harrow town centre boundary;

c) Proposal Details

- alterations to building under construction (P/1513/03/CFU) to include the following:
- installation of eight additional windows in the south-east facing elevation including:
 - a kitchen window and storage room window at ground floor;
 - two kitchen windows at first floor;
 - two kitchen windows at second floor;
 - two kitchen windows at third floor;
- installation of seven additional windows in the north-west facing elevation including:
 - a kitchen window at ground floor;
 - two kitchen windows at first floor;
 - two kitchen windows at second floor;
 - two kitchen windows at third floor;

d) Relevant History

P/352/03/COU	Outline: Redevelopment to provide 14 flats in 4 storey building with access and parking	GRANTED 25-JUL-03
P/1513/03/CFU	Redevelopment to provide 14 flats in 4 storey building with access and parking	GRANTED 12-SEP-03

e) Consultations

Thames Water: No objection

Notifications	Sent 89	Replies 0	Expiry 21-JUN-05
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Cont...

APPRAISAL

1. Residential Amenity

The original development allowed windows in both side elevations with the following justification:

“Tapsley Court, the residential home to the south includes flank windows however these serve corridors/ landings and staircases and there would be no loss of amenity for the proposal. On the opposite flank there is an office building and again there would be no loss of amenity from the proposal. For occupiers of the new building, they would be aware of the flank windows facing them prior to occupation. An informative advising that the proposed flank windows will not be protected is recommended to prevent the adjoining sites from being prejudiced with regard to any future redevelopments”.

For the same reasons raised above, it is considered that the provision of additional windows (primarily serving kitchen areas) in the side elevations of the building, would not create a loss of amenity for the adjoining properties. The same informative referred to above is proposed to be included on this recommendation for approval.

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.

34 ROXBOROUGH ROAD, HARROW

2/14

P/1064/05/DFU/KMS

Ward: GREENHILL

REAR DORMER, ALTERATIONS
AND CONVERSION OF HOUSE TO
THREE SELF-CONTAINED FLATS
(RESIDENT PERMIT RESTRICTED)

DAVID R YEAMAN & ASSOCIATES for MR SIMON GORGIN

RECOMMENDATION

Plan Nos: 001, 002A, 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 Landscaping to be Approved
- 5 Landscaping to be Implemented

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 33 – Residents Parking Permits
- 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:

- SD1 Quality of Design
 - EP25 Noise
 - SH1 Housing Provision and Housing Need
 - SH2 Housing Types and Mix
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D9 Streetside Greenness and Forecourt Greenery
 - H9 Conversions of Houses and other Buildings to Flats
 - T13 Parking Standards
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversion of Dwellinghouse to Flats (H9, EP25, SH1, SH2)
 - 2) Traffic and Highway Safety/Parking (T13)
 - 3) Character of Area (SD1, D4, D5, D9)
 - 4) Alterations to Roof and Rear Dormer (SD1, D4, D5)
 - 5) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member.

a) Summary

Car Parking	Standard:	3.6 max.
	Justified:	See Report
	Provided:	0
No. of Residential Units:	Existing: 1	
	Proposed: 3	
Council Interest:	None	

b) Site Description

- mid-terrace dwelling located on western side of Roxborough Road
- forecourt hardsurfaced and dropped kerb to front; on-street parking resident permit controlled
- rear garden to approximate depth of 15m (approximately 83m² area)

c) Proposal Details

- the application proposes the conversion of the property into 3 self-contained flats
- the ground and first floor would have two bedrooms, whilst the loft floor unit would have one bedroom
- access to the ground floor flat would be via the existing entrance door
- access to the first and loft floor flats would be via a new entrance door in place of the access tunnel with arrangements to facilitate access in a new internal lobby area
- alterations to roof to form rear dormer (to provide accommodation for loft apartment)
- rear dormer would be 0.5m from the party boundaries and 1m upslope of the eaves, measured externally along the roof slope

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
17	4	30-MAY-05

Summary of Responses: Overlooking/loss of privacy, noise and mess during construction, character of area, appearance of refuse/waste bins, insufficient parking, loss of community spirit, noise due to increased occupancy, overdevelopment.

continued/

APPRAISAL

1) Conversion of Dwellinghouse to Flats

Suitability of units created in terms of sizes, circulation and layout

In terms of floorspace, this large period dwelling would convert well and the size of the proposed flats is considered satisfactory. The proposed ground and first floor flats would both comprise two bedrooms, whilst the loft flat would comprise one bedroom. All three units would have separate lounge, kitchen and bathroom areas. Access to the ground floor flat would be via the existing front entrance door, with the first and loft floor flats accessed via a new front entrance door, internally lobby and staircase in the former rear access tunnel to the side of the existing front entrance door. The vertical arrangement of the rooms within the building would avoid conflicting bedroom and living room uses and would therefore help to avoid undue internally generated noise conflict. It is not considered that the proposed conversion to apartments would constitute overdevelopment.

Standard of sound insulation measures between units

The acceptability of the internal layout is acknowledged above and it is considered that the proposed layout would be acceptable in terms of noise reduction. Furthermore, the suggested noise insulation condition would further negate potential noise disturbance.

Amenity Space

In terms of outdoor amenity space, the property has a rear garden area of approximately 83m² although, due to site circumstances, the ground floor flat would have sole access. This is considered to be acceptable as it is in accordance with the advice given in Policy H9, which recognises that access to rear gardens for flats above ground floor level in conversions involving terraced houses can be a problem. In view of central Government advice in PPG3, and the close proximity of Harrow recreation ground, the nearest access to which is within 2 minutes walk of the property, the level of amenity space provision is considered to be acceptable.

Parking and forecourt treatment

The forecourt of No. 34 is already hardsurfaced, along with those of many other properties in this part of Roxborough Road. It is therefore considered that the provision of parking in the front garden would not be out of character with the surrounding area. However, the current parking arrangements do not meet the Council's requirements of 4.8m depth, giving rise to the likelihood that an average size car could not be accommodated without overhanging the pavement. Further, provision of on-site parking would result in almost the entire frontage being hardsurfaced. The proposal to convert the property into flats represents an opportunity to reinstate tree and shrub planting within the front garden to enhance the attractiveness of the area, and the appearance of the property in the streetscene. Following discussions with the agent, revised plans replacing the existing parking space with soft landscaping and a lawn area have been submitted. These proposals are considered acceptable subject to standard landscape conditions.

continued/

Item 2/14 – P/1064/05/DFU continued.....

The revised plans indicate details related to the storage of refuse/waste, which are considered to be acceptable. The revised plans also show a gently graded ramp to the front entrance of the ground floor flat. This is considered acceptable in providing disabled access to this flat in accordance with policy H18.

2) Traffic and Highway Safety/Parking

The existing forecourt is hardsurfaced with the provision for one parking space. However, in accordance with policies H9 and D9 the plans were amended to facilitate soft landscaping within the frontage. The recently adopted UDP sets a maximum of 1.4 parking spaces per unit. This site, however, is located within reasonable walking distance of Harrow town centre and Harrow on the Hill bus and rail stations, and is therefore considered to be highly accessible by alternative modes of transport to the private car. On street parking in this part of Roxborough Road is restricted by a Controlled Parking Zone and it is proposed that the development be Resident Permit Restricted.

Central Government advice directs local planning authorities to adopt standards representing the maximum appropriate level of provision, to be applied flexibly according to the circumstances of each individual case. The proposal site is located in a convenient area and in these circumstances, it is considered that a parking reason for refusal would be unreasonable.

3) Character of Area

Given that the proposal complies with the criteria set out in policy H9, it is not considered that any detrimental change to the character of Roxborough Road would occur as a result of this proposed conversion. A number of other properties in the vicinity have previously been converted to flats. Whilst it is recognised that activity at the front of the property would be likely to intensify due to its occupation by three households, it is not considered that the effect of this would be so significant as to harm the character of this part of Roxborough Road.

4) Alterations to Roof and Rear Dormer

This element of the proposal involves the insertion of a dormer window in the rear roofslope and two rooflights on the front roofslope.

The dimensions of the proposed dormer comply with the SPG and it is considered to be a subordinate feature of the roofslope, which would not be out of character with the existing development. The dormer would not result in significantly increased overlooking as the rear gardens of the neighbouring properties are already overlooked from the existing first floor rear windows.

The proposed rooflights would not project above the angle of the roofslope and would be in character with the overall shape of the house. They are therefore considered acceptable.

continued/

5) Consultation Responses

- | | | |
|--|---|------------------------------------|
| Overlooking/loss of privacy | - | addressed above |
| Noise and mess during construction | - | not a valid planning consideration |
| Character of area | - | addressed above |
| Appearance of refuse/waste bins | - | “ “ |
| Insufficient parking | - | “ “ |
| Loss of community spirit | - | not a valid planning consideration |
| Noise due to increased occupancy/overdevelopment | - | 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.

9 HUGHENDEN AVENUE, HARROW

2/15

P/609/05/DFU/RB3

Ward: KENTON WEST

SINGLE STOREY FRONT, TWO
STOREY SIDE AND FIRST FLOOR
REAR EXTENSIONS; REAR
DORMER

H PATEL for MR & MRS ASHAR

RECOMMENDATION

Plan Nos: 9/HA/MARCH/001, 002, 9/HA/MAY/003, 004, 005

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 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. 9/HA/MARCH/001 and 9/HA/MAY/004 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 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.

INFORMATIVES:

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

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2004 Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - SD1 Quality of Design
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design Quality (D4, SD1)
 - 2) Effects on Amenity (D5, D4, SD1)
 - 3) Relationship with previous decision
 - 4) Consultation Responses
-

INFORMATION

This application is reported to Committee at the request of a Nominated Member.

a) Summary

Site Area: 0.09 ha
Council Interest: None

b) Site Description

- site is located on northern side of Hughenden Avenue and contains a two storey dwelling
- Hughenden Avenue is characterised by two storey terraced dwellings of similar scale and design
- the character of the surrounding area is predominantly residential
- properties in the street are characterised by both single and two storey side extensions and there are a reasonable number of skylights inserted into roofs in the area

c) Proposal Details

- single storey front, two storey side and first floor rear extensions; rear dormer

d) Relevant History

LBH/36070	Single-storey side and rear extension	GRANTED ON APPEAL 31-AUG-88
EAST/555/94/FUL	Garage at side and front porch extension	GRANTED 19-OCT-94

e) Notifications

Sent	Replies	Expiry
4	2	01-APR-05

Summary of Responses: Design will result in loss of light and overshadowing, first floor rear extension will obstruct rear side view, loft conversion and two windows at front of house will result in effect on character of house and those adjacent, extension out of keeping with Nash built character at front and rooflights may well set a precedent, extensions would dominate neighbours house, object to infringement on shared alleyway, including guttering, concerns regarding eaves on roof/gutterings of proposed side extension, wall encroaching into the alleyway parameter

continued/

APPRAISAL

1) Design Quality

Front Extension

From the site visit it has been ascertained that the street contains a sizeable number of front porch extensions with pitched roofs. As the porch is separate from the original bay window and will not project forward of it, this aspect of the design is considered to comply with SPG A3. Its pitched roof is considered to be in keeping with the design of the original house and streetscene. Overall the design is considered to be in keeping with the character of the original house and streetscene and to comply with policies SD1 and D4.

Two Storey Side Extension

The proposal includes a two-storey side extension, which would be subservient to the original house. The windows will match the originals. The streetscene is characterised by a combination of single and two storey side extensions. It is therefore considered that the two-storey side extension would not appear out of keeping with the predominant pattern of development in the area and would comply with SPGs A1 and B1.

The proposal is for a two-storey side extension, which is set back by 1m from the front elevation and stepped down at roof level, which complies with SPG B10. In this sense it is within the 'reflection' category referred to in SPG 2A) and is considered to be subordinate to the original house, in line with SPGs 2.3 and B2.

The existing gap of 800mm between no's 9 and 7 will be retained and as such the proposal is considered to comply with SPG B7.

Overall the design quality of the scheme is considered to be acceptable and appropriate to the site and surroundings. In this sense the proposal is considered to comply with policies SD1 and D4.

Roof and Rear Dormer

There are also two velux windows proposed to be inserted into the front of the original roof. As there are a considerable number of front velux windows in the area, there is considered to be a precedent for this type of development. In this sense the proposal is considered to be in keeping with the character of the surroundings.

The proposed rear dormer, which measures half the width of the original roof plane is set in by 500mm from the party wall, is 1000mm above the edge of the roof and is 1500mm from the outer slope of the original roof. These dimensions comply with specifications in SPG D5. The dormer is considered to comply with the stipulation in SPG D3) for these to be subordinate features and not to rise above the ridge.

continued/

The roof of the extension complies with the specification for it to be pitched in SPG 2.6, and the proposed materials of matching tiles are considered to comply with SPG 2.4.

2) Effects on Amenity

There should be no overshadowing to the neighbour at No.7 as a result of the two storey side extension. 1m will set the extension back from the original building line. Additionally the property at No. 7 is situated 2m away from the boundary due to their garage. Therefore it is considered that as a result of these site conditions, overshadowing should not occur to the property of the neighbour at No.7. In this sense the proposal is considered to comply with SPGs 3.9 and 3.10. The 45° rule has been applied and confirms that overshadowing should not occur. In this sense therefore the proposal is considered to comply with SPG A2.

Additionally due to the siting of the neighbours property at 2m from the application site, the front porch extension should not cause overshadowing to this neighbour.

The two side windows are small and will be positioned relatively high (1.8m). They should not lead to overlooking as the flank wall window of the neighbour at no 7 is positioned approximately 2.8m away and is higher than this. Additionally it is considered that there will not be any overlooking into these windows by the neighbour at no 7 as they will be fixed and fitted with obscured glazing. In this sense the proposal is considered to comply with SPG 3.4. Additionally the roof light proposed for the side extension should not lead to overlooking, as it will be positioned within the slope of the roof.

With regards to the effect of the proposal on the neighbour at no 11, it is considered that there should not be an adverse effect through loss of light. At ground floor level there is to be no extension to the rear, and the side extension is located on the opposite side of the property. The first floor extension will be positioned 3.8m in from the neighbour at no 11 and the 45-degree rule shows that overshadowing will not occur here. In this sense the proposal is considered to comply with SPGs 3.9, 3.10 and A2. It is similarly considered that the extension will not have a dominant effect on the neighbours property due to these distances.

3) Relationship with previous decision

The five-year time limit for the implementation of previous planning permissions has expired and these appear to have been partially realised. It is considered that this application should be assessed on its own merits and there is no presumption against the development resulting from the previous planning applications.

4) 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.

**HARROW SCHOOL, FOOTBALL LANE AND P/2942/04/DFU/OH
ADJOINING ACCESSWAYS, HARROW ON THE HILL**

Ward: HARROW ON THE HILL

4 AREAS OF ROAD WORKS INCLUDING BOLLARDS, BARRIERS AND CONTROL BOXES; HARDSURFACING & ALTERATIONS TO GARLANDS LANE (REVISED)

KENNETH W REED & ASSOCS. for HARROW SCHOOL

RECOMMENDATION

Plan Nos: 1181/100A, 101, 102, 103, 104A, 105, 106A, 107B, 108A, 109A

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 approval of the details noted below have been submitted to, and approved in writing by, the local planning authority:
 - i) Colour and design of the barriers and control boxes
 - ii) Colour, design and dimensions of the bollards at the top of Football Lane
 - iii) The ground surfacing at the bottom of Garlands Lane

REASON: To safeguard the appearance of the locality and the appearance of the Conservation Area

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:
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
EP44 Metropolitan Open Land
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 (2004 UDP)

1. Conservation Area Character and Appearance/Setting of a Listed Building
 2. Character of Area/Metropolitan Open Land
 3. Public Right of Way
 4. Highway Safety
 5. Consultation Responses
-

INFORMATION

Details of this application are reported to Committee as part of the site lies in Metropolitan Open Land.

a) Summary

Area of Special Character:	Special Char & Adv
Conservation Area:	Harrow: School
Council Interest:	None

b) Site Description

- This application relates to four areas of road works at four separate locations, situated on the lower southeastern side of Harrow Hill.
- **Site 1** – Top of Football Lane (located within the Harrow School Conservation Area and within the Historic Harrow Archaeological Priority Area)
- **Site 2** – Adjacent to the athletics track (sited in Metropolitan Open Land, adjacent to the Harrow School Conservation Area)
- **Site 3** – Approximately 30 metres south of Spinney Cottages (located in the Harrow School Conservation Area and adjacent to Metropolitan Open Land)
- **Site 4 and 4a** – Garlands Lane (sited in Metropolitan Open Land, outside of the Harrow School Conservation Area)
- Sites 1 – 4 and 4a are all located within the Harrow on the Hill Area of Special Character

c) Proposal Details

- **Site 1** – Three automatic rising arm bollards together with a reader control and intercom box. Access by designated users controlled by digital keypad, swipe card, key fob or parking disc plus an intercom connected to the security duty mobile plus those living beyond the bollards for visitors, deliveries etc
- **Site 2** – Rising arm barrier to replace existing gate. This will be controlled by digital keypad, swipe card, key fob, parking disc or by intercom connected by the security mobile.
- **Site 3** – Rising arm barrier to be operated in the same way as the above, a pedestrian by pass gate will be incorporated around the barrier.

Cont...

- **Site 4** – Rising arm barrier controlled in a similar manner to the above.
- **Site 4a** – Upgrading of Garlands Lane below site 4 to a tarmac surface throughout its length leading to the car parks. To improve access to these car parks, the proposal involves adjustment of the kerbs.

d) **Relevant History**

WEST/27/01/FUL	Replacement athletics track, 12 replacement tennis courts, two all weather pitches & fencing, area for field events, new equipment store to replace existing rugby pavilion, relocation of parade ground & car park & improvements to access from Watford Road	GRANTED 28-04-2003
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e) **Applicant's Statement**

- The School is currently looking at how they might improve security within their grounds and reduce the volume of traffic passing through to improve pedestrian safety for the boys, staff, visitors and walkers using the footpaths.
- The planning permission for the replacement athletics track provided for improvements to the access from Watford Road. Here an automatic sliding security gate and a pedestrian by pass gate will control the access. The automatic barrier on Watford Road will be opened for major school sports fixtures but will otherwise be operated by a digital key pad, swipe card, key fob or parking disc plus intercom. The gate will open automatically on exit. This entrance/exit is intended to be the main entrance for the members of the Hill Club (Sports Centre) golf club, tennis club and angling club along with visiting team coaches and visiting parents and supporters.
- The use of this entrance and exit will eliminate the need for cars to use Football Lane. This will enable Football Lane to be semi-pedestrianised at certain times which will also considerably reduce traffic flow for coaches and cars on Harrow on the Hill. To accommodate the pedestrianisation, barriers are required at various key points and this is the reason for this planning application.
- We believe the proposals will be unobtrusive and will preserve the features of the conservation area but enhance the visual characteristics by reducing vehicle flow through this important pedestrian route within School grounds to the benefit of Harrow on the Hill by way of traffic reduction over the Hill.
- *Emergency Access* - The applicant confirms the security personnel will be notified of any emergency and they will have procedures in place to make arrangements for the relevant access point to be opened before the arrival of the emergency services. In addition to this, the intercom access system will be permanently staffed utilising the security duty mobile and/or remote monitoring station to cover out of normal hours. The emergency services will, in addition be made aware of the bollards and will be asked for any further requirements to be accommodated if deemed necessary.
- *Maintenance* - All barriers will be included in maintenance contracts for regular servicing and repair, including an out of hours emergency service. In addition, each barrier will incorporate a manual override to enable the access to be opened in the event of a failure or an emergency. The School has a 24/7-security presence provided in house. It is believed their management system will ensure that the barriers are carefully monitored, operated and maintained.

Cont...

APPRAISAL

1. Conservation Area Character and Appearance/Setting of a Listed Building

Site 1 and site 3 are located within the Harrow School Conservation Area and site 2 is located adjacent to the Conservation Area. Site 1 at the top of Football Lane is the most prominent location of the four areas involved in this application, given its proximity to a number of important school buildings. The adjacent Science Schools building is locally listed and the adjacent Butler Museum is Grade II listed. The plans state that these bollards are to be painted black, this colour is considered acceptable as it helps to ensure that the bollards are not visually intrusive on the landscape. It is considered that the use of narrow bollards in this prominent location is less visually intrusive than a rising arm barrier and therefore would not have a detrimental impact on the character or appearance of the Conservation Area. For the same reasons it is considered that the narrow bollards would not be detrimental to the setting of the adjacent local and statutory listed building.

Site 3 is not particularly prominent within the Conservation Area and is surrounded by a number of modern structures such as sheds and portakabins. It is considered that the installation of a rising arm barrier and control box would not have significant impact on this part of the Harrow School conservation Area.

Site 2 is outside of the Conservation Area and is located at the bottom of the Hill and is not particularly prominent. It is considered that the installation of a vehicle barrier and control box in this location would not have a significant impact on the setting of the adjacent Conservation Area.

The proposed barrier at site 4 is also located outside of the Conservation Area, adjacent to Peterborough Cottage and is not considered to be a prominent location. Therefore it is considered that the installation of a vehicle barrier and control box in this location would not have a significant impact on the setting of the adjacent Conservation Area.

All of the proposed control boxes and raising arm barriers will be painted dark blue. Reflective silver bands will be added to the barriers for safety reasons. It is considered that the use of this colour on the barriers will give them a more subdued appearance in accordance with the circumstances of each site.

2. Character of Area/Metropolitan Open Land

Policy SEP5 of the Harrow UDP states that the Council will seek to protect and enhance inter alia, Metropolitan Open Land and Areas of Special Character. Both designations are identified as being of "strategic land use importance for London."

The hard surfacing and new kerbstones within site 4a replaces a gravel track. There is already a large expanse of tarmac within the adjoining car parks and access roads leading to the athletics track as well as hard surfacing throughout the length of Garlands Lane leading from Peterborough Road to site 4a.

Cont...

In respect of the existing site circumstances it is thought that the principle for hard surfacing the site at 4a is acceptable, however the overall appearance of the materials used should be considered. The use of tarmac throughout the length of the site at 4a would be desolate and would only exacerbate the perception of modern hard surfacing materials at this point. In order to conserve the appearance of the surrounding area, the use of a resin bound (bonded gravel) surface is suggested between the beginning of the car parks and up to the existing gate.

Policy EP44 recognises that “Metropolitan Open Land is located within urban fabric... and is not necessarily protected for its countryside character, but rather for its open character and provision for community needs.” It is considered that the proposed area of hard surfacing does not amount to development that would detract from the openness of this area of MOL. Taking into account the topography of the site and the surrounding area, and the distance from public land or land outside the school’s ownership, it is considered that there would be little public impact of the additional area of hard surfacing.

3. Public Right of Way

The development at the top of Football Lane (site 1) is the only area of road works that affects a public right of way. All of the other sites are located within areas of land that are privately owned by the School.

The bollards when raised would allow for pedestrian access through the spaces in between each bollard and therefore the installation of this area of road works would not impede the public right of way.

Details of the bollards dimensions have been requested by condition, and subject to this, it can be ensured that disabled access via the spaces between the bollards can be agreed.

4. Highway Safety

There is a space of approximately 24 metres between the proposed bollards at Football Lane and the junction with Peterborough Road. This space would allow for at least three medium sized vehicles to wait without encroaching onto Peterborough Road and accordingly there are not considered to be any adverse highway safety implications.

The applicant has provided a supporting statement that addresses the concerns raised by the Highways Engineer. It is considered that the measures relating to emergency access and maintenance are acceptable, therefore there are not considered to be any concerns with regards to this component of the scheme.

Cont...

5. Consultation Responses

Highway safety	Addressed in Appraisal
Design of barriers	“ “
Affect on conservation area	“ “
New Surfacing out of character with MOL character	“ “

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.

141 & 143 HEADSTONE LANE, HARROW WEALD

2/17

P/1045/05/COU/RJS

Ward: HEADSTONE NORTH

OUTLINE: REDEVELOPMENT TO PROVIDE A DETACHED BLOCK OF 7 FLATS, ACCESS AND PARKING

ANTHONY KEATING

RECOMMENDATION

Plan Nos: OS, 05101/1, 05191/201; 202

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 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.

INFORMATIVES:

- 1 Standard Informative 27 – Access for All

- 3 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2004 Harrow Unitary Development Plan:

- | | |
|------|---|
| SD1 | Quality of Design |
| SH1 | Housing Provision and Housing Need |
| SH2 | Housing Types and Mix |
| SEM1 | Development in the Borough's Regeneration Strategy |
| SEM2 | Hierarchy of Town Centres |
| SEM3 | Proposals for New Employment-Generating Development |
| D4 | Standard of Design and Layout |
| D5 | New Residential Development - Amenity Space and Privacy |
| T13 | Parking Standards |
| C16 | Access to Buildings and Public Spaces |

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Area and Site Layout (SD1, SEM1, SEM2, D4, C16)
- 2) Housing and Residential Amenity (SD1, D4, D5)
- 3) Housing Provision (SH1, SH2)
- 4) Parking/Highway Safety (T13)
- 5) Consultation Responses

continued/

INFORMATION

Deferred from 15th June 2005 Committee at officer's request to clarify ownership/certification of access.

a) Summary

Car Parking	Standard:	10 (maximum)
	Justified:	8
	Provided:	8
Site Area:	998m ²	
No. of Residential Units::	7	
Council Interest:	None	

b) Site Description

- the site forms two adjoining residential properties located on a corner, with the main frontage to Headstone Lane and a secondary frontage to Almond Way
- the residential premises currently accommodate two semi-detached single storey bungalows
- the property abuts:
 - to the north: Almond Way with a detached double storey dwelling beyond
 - to the south: semi-detached double storey building
 - to the east: access lane and garages beyond
 - to the west: Headstone Lane and semi-detached double storey dwellings beyond

c) Proposal Details

- outline application with details of siting and means of access only to be determined, for redevelopment to provide a detached block of 7 flats
- the existing buildings would be demolished as part of the proposal
- the proposed building would be 2 storey in scale, with accommodation within the roofspace
- design, appearance and landscaping are to be determined via a later application, an indicative streetscape elevation details that the building would match the eave height and general roof pitch and form of other detached and semi-detached buildings in the locality
- although the internal floor layout would likewise be determined via a later application, the plans indicate that the proposed building would accommodate 7 x 2 bedroom dwellings
- 8 on-site parking spaces are proposed to the rear of the property, accessible via a laneway to the rear boundary of the site
- bike racks and bin storage facilities are indicated to be located to the rear boundary of the site

d) Relevant History

P/552/05/COU	Outline: redevelopment to provide a detached block of 10 flats, access and parking	WITHDRAWN 15-APR-05
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continued/

e) Consultations

TWU: Awaited
EA: Awaited

Notifications	Sent	Replies	Expiry
	43	29	30-MAY-05

Summary of Responses: Devaluation of property; out of character; over development; traffic, parking and highway safety; no rights of access to rear lane; impact on water pressure; inadequate bin storage; overlooking; lack of school places in locality; children’s safety; lack of privacy; disruption during construction.

APPRAISAL

1) Character of Area and Site Layout

The character of the locality is clearly residential, consisting of a mixture of detached and semi-detached double storey dwellinghouses and rows of smaller double storey terraces. The character along Headstone Lane is relatively uniform with pairs of semi-detached double storey dwellings set in landscaped gardens. Due to the angle of Headstone Lane the pairs of semi detached dwellings along the eastern side of the road are uniformly stepped back from the frontage between Parkfield Gardens and Almond Way.

Although the proposed development encompasses a large double storey building on property that currently accommodates two single storey, semi detached bungalows, it is highlighted that the land allotment is of relatively large size. This would allow a building to be proposed that could retain a large area of open space around it.

When assessing the development in the context of the streetscape, the proposed building would specifically retain a stepped effect with the frontage setback. The proposed building would be offset 3m behind the front elevation of the adjoining properties of 137-139 Headstone Lane. Coupled with this the siting of the building would likewise not interrupt a 45° splay measured from the rear corner of the building of 139 Headstone Lane. It is considered that the proposed siting of the building would generally accord with the existing development patterns of the locality.

Although specific aspects of design and appearance are not being determined via this outline planning application, from the site layout and nominal streetscape elevations it is considered that the building would be appropriate for the context of the locality as it picks up on the prevailing scale of the residential buildings within the locality. The outline development indicates a proposal that would have regard to the prevalent scale, massing and bulk of buildings adjoining the site and within the vicinity. The building would respect that form and height of the buildings along Headstone Lane. As details of design, appearance and landscaping would be reserved matters for the subject of a later application, at such a time as an application is made, it would be ensured that the development is designed in such a manner so as to avoid any detrimental impact on the character of the locality.

continued/

With respect of the layout of the rear of the site, the use of the rear lane for access to the on-site parking areas is considered to be an appropriate solution. This would specifically take advantage of an existing lane, whilst minimise the amount of hard surfacing that otherwise would be required to provide an additional crossover and driveway from Almond Way. Although an objection is raised to the development on the basis that the use of the lane would block informal parking of cars to front of the adjacent garages, this is not a valid reason for refusal. While the adjoining neighbour may currently enjoy the use of the lane for parking, it is not something they have formal entitlement to.

As floor plans have not been submitted at this outline stage, disability access for the building cannot be assessed. Therefore the applicant will be made aware by Informative of the obligations contained within the Disability Discrimination Act, 1985, Part III (Goods, Facilities, Services and Premises), implemented on 1st October 2004.

2) Neighbouring and Residential Amenity

Due to the siting and orientation of the plot, the proposed building would be relatively isolated from the residential properties to the north, east and west. The horizontal separation distances to these properties would ensure that a double storey building would not be imposing or overbearing, nor cause detrimental impacts of overlooking or overshadowing. With respect of the adjoining residential dwelling to the south, the proposed building has a nominated footprint that steps back from the adjoining residential dwelling, so as to avoid visual bulk impacts on the rear garden area. At the later design and appearance application stage, the location of windows would be carefully assessed to ensure overlooking impacts are prevented.

With regard to the residential amenity of future occupants, the large areas of communal gardens located to the front and rear of the building are considered more than adequate for the use of 7 residential flats.

3) Housing Provision

Broad policies within the adopted 2004 UDP seek to encourage and secure the provision of additional housing in a range of types and sizes. Although at a preliminary outline application stage, with the siting and access issues discussed above, the current scheme is considered to be acceptable and would provide for additional housing in line with relevant UDP policies.

4) Parking/Highway Safety

With each flat nominated to accommodate 2 bedrooms, the proposed scheme would generate a maximum requirement of 10 on-site spaces. The proposed development has proposed 8 on-site spaces. This level of on site parking, coupled with the availability of on-street parking, it is considered that the development has an adequate parking provision in line with UDP policy. Added to this the site has reasonable access to a range of modes of public transport. Access to on-site parking is via the less trafficked Almond Way. For this reason there are no concerns regarding vehicular movements and highway safety. Accordingly there is no objection to the scheme on grounds of insufficient parking provision or highway safety.

continued/

5) Consultation Responses

Apart from points addressed in the above sections of the report, the following additional matters are addressed:

- | | |
|-----------------------------------|--|
| Devaluation of property value | - devaluation of property is not a valid reason for the refusal of a proposal |
| No rights of access to rear lane | - Applicant has signed 'Certificate B' on the planning application, nominated that all owners of land associated with the development site have been notified |
| Impact on water pressure | - potential impact on water pressure is not a matter for consideration by Planning, however Council's Engineering Services, Drainage & Surveying Department were notified of the proposal, who did not raise any objection to the scheme |
| Inadequate bin storage | - the plans nominate adequate area for the storage of bins on the site |
| Lack of school places in locality | - lack of school places is not a matter for consideration by Planning |
| Disruption during construction | - disruption during construction is not a matter for consideration by 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.

**4 KING HENRY MEWS, BYRON HILL ROAD,
HARROW ON THE HILL**

2/18
P/717/05/DFU/PDB
Ward: HARROW ON THE HILL

SINGLE STOREY REAR EXTENSION

MR G ARDEN

RECOMMENDATION

Plan Nos: 62.16.02 Rev.D; AMH62/15.11E Rev.C; 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 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 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) shall be installed in the east 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.

INFORMATIVES:

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

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D12 Locally Listed Buildings
- D15 Extensions and Alterations in Conservation Area
- D20 Sites of Archaeological Importance
- EP25 Noise
- EP31 Areas of Special Character

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Privacy and Amenity of Neighbouring Occupiers (SD1, D4, D5, EP25)
 - 2) Character and Appearance of Conservation Area; Setting of Locally Listed Buildings; Area of Special Character, Archaeology (SD2, EP31, D12, D15, D20)
 - 3) Effect on Television Reception
 - 4) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member.

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area:

Harrow on the Hill Village

Council Interest:

None

b) Site Description

- new end-of-terrace dwelling part of former King's Head Hotel redevelopment; part of two storey terrace of three with front dormers
- plot 27 located to south western corner of site with access from Byron Hill Road via King Henry Mews
- attached mid-terrace dwelling, plot 28, on same level and unextended at rear
- adjoining site to north-west occupied by Leigh Court; three storey block of terraced flats on lower site level (-4m approx.) with rear elevation facing common (flank) boundary at 15m distance
- adjoining site to south-west occupied by two storey terrace 12-22 (evens) Byron Hill Road also on lower site level with rear elevations facing common (rear) boundary at 10-12m distance
- outer flank and rear boundaries of site delineated by 1.8m high close-boarded timber fence; common boundary with plot 28 delineated by 1.5m fence and trellis; two newly painted trees at rear of site
- site within Harrow on the Hill Village Conservation Area and Area of Special Character; nos. 12-22 (evens) Byron Hill Road locally listed
- site within archaeological priority area

c) Proposal Details

- rear conservatory
- as amended, 2.4m deep across half the width of the dwelling

continued/

d) Relevant History

2A & 2B Byron Hill Road

WEST/858/98/FUL Conservatory at rear REFUSED
29-JAN-99

Reason for refusal:

“The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality and the character and appearance of this part of the Conservation Area.”

WEST/41/99/FUL Conservatory at rear REFUSED
15-MAR-99

Reason for refusal:

“The proposal would represent an overdevelopment of the site by reason of inadequate rear garden depth, amenity space and would be unduly obtrusive in relation to the rear garden of No. 4 Byron Hill Road by reason of its height and bulk, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality and the character and appearance of this part of the Conservation Area.”

WEST/143/02/FUL Change of use: Hotel to residential and part food and drink (C1 to C3 and A3) 3 storey extension to hotel with accommodation in roofspace and conversion to provide 16 flats and detached 2 storey blocks with accommodation in roofspace to provide 3 bed flats and 11 terraced and 2 semi detached properties with access and parking APPEAL AGAINST NON- DETERMINATION ALLOWED
12-FEB-03

WEST/144/02/LBC Listed Building Consent: Part demolition and works associated with conversion to residential and A3 use APPEAL AGAINST NON- DETERMINATION ALLOWED
12-FEB-03

A condition on the appeal decision removed Permitted Development Rights

e) Applicant’s Statement

I am interested in purchasing the property but would like to erect a conservatory; the purchase is dependant upon permission being granted. It is understood that there are no permitted development rights. The application is made on the basis that similar conservatories have already been consented on the development. In order to simplify this application and to avoid any contentious or policy issues we have based the design on the already approved conservatories to other properties.

continued/

f) Consultations

CAAC: Objection: Too little garden left. It would be unneighbourly.

Advertisement Character of Conservation Area Expiry
26-MAY-05

Notifications Sent Replies Expiry
12 6 20-MAY-05

Summary of Responses: On-going dispute about loss of TV reception, proposal would exacerbate unresolved problem; at appeal developer emphasised no flank windows, glazed structure now proposed will directly overlook causing loss of privacy; Inspector allowed development below garden depth/area standards, no further concession should be granted; would set a precedent at odds with development allowed by Inspector; garden on lower levels, new houses large and already close to boundary; permission sought to increase beyond what is normally permissible; applicant not a real person; detract from character and appearance of Byron Hill Road terrace; loss of garden space will increase noise/loss of peaceful enjoyment; site over-developed; will increase house size - appealing to families - creating further parking problems and noise; the Inspector should be informed of modified plans

APPRAISAL

1) Privacy and Amenity of Neighbouring Occupiers

As amended, to a depth of 2.4m with solid panels adjacent to the boundary and with a height of 3m to the mid-point of the pitch, the proposal would accord in its relationship with the adjoining mid-terrace dwelling (plot 28) with the Council's supplementary planning guidelines for such developments. It can be noted that plot 28 is on the same level and is sited to the south-east of the application property. In all of these circumstances it is not considered that there would be any detriment to the amenity of the occupiers of plot 28 in terms of light, outlook, overlooking and visual impact.

A distance of 2.5m would be maintained between the outer-flank elevation and the common boundary with Leigh Court. This falls short of the 3m distance set down in the Council's supplementary planning guidelines as the acceptable distance between large side windows and residential boundaries. However, this distance envisages the relationship between more conventional semi-detached and terraced houses throughout the borough where the area to the other side of the boundary is usually the useable amenity area immediately adjacent to the neighbouring house. In this case there is a substantial embankment down to the garden level of Leigh Court which accommodates a number of semi-mature shrubs and trees. Together with the screening effect of the boundary fence it is considered, in these circumstances, that the distance of 2.5m would be sufficient to prevent actual or perceived overlooking of the rear gardens of the adjacent part of Leigh Court.

continued/

A distance of some 17-18m would be maintained between the flank elevation of the conservatory and the rear elevation of Leigh Court. The difference in levels between the application site and Leigh Court is such that the level of the conservatory is akin to the level of second floor flats in that block; consequently the top floor flats in the nearest adjacent block – nos. 4 & 5 – would have a direct line of view, where vegetation thins and particularly during the winter months of the conservatory. At the distance involved it is not considered that there would be any overshadowing, loss of light or material loss of outlook to these and other flats in the block. It is acknowledged that the degree of direct view between the conservatory and the adjacent second floor flats would result in a privacy relationship that did not exist prior to the King's Head Hotel redevelopment and, as noted by some objectors, which was not put before the original inquiry Inspector. However the proposal has to be considered on its own merits and a determination made on the basis of replacement UDP policies that have been adopted subsequent to the original inquiry and appeal decision. Policy D5 requires adequate separation between buildings, inter alia, to protect the privacy of neighbouring occupiers; using existing development on the slopes of Harrow Hill as a reference point it is considered that the distance of 17-18m between the conservatory and the rear elevation of Leigh Court would be adequate to reasonably protect the privacy amenity of the occupiers.

A distance of 6.5m would be maintained between the rear of the conservatory and the boundary with property in Byron Hill Road. Again there is a close-boarded fence to the rear boundary and levels fall beyond; the adjacent terrace is only two storey and there is also some planting at the rear. A back-to-back distance of some 19m would be maintained between the conservatory and the (lower) main rear elevation of nos. 18 & 20 Byron Hill Road – the nearest adjacent dwellings at the rear. This distance is also considered to be adequate, in the circumstances described and in the context of surrounding development, to reasonably protect the privacy amenity of the occupiers at the rear.

Some objectors have opined that the conservatory would concentrate outdoor activity associated with this dwelling into a smaller, remaining area. It is calculated that an area of some 75m² useable amenity space would be maintained to the rear and side of the dwelling. This is considered to be adequate without concentrating outdoor activity associated with this four habitable room dwelling to a degree that would materially increase noise and disturbance.

The proposal has been further amended to reduce its width.

continued/

2) Character and Appearance of Conservation Area; Setting of Listed Buildings; Area of Special Character

The proposed conservatory has a simple, lean-to design that is considered to be appropriate to this Conservation Area and is consistent with others approved, as part of the original redevelopment scheme, at plots 15, 18 and 19. Whilst the remaining garden areas of these plots are larger than that of the proposal, the retention of 75m² around the rear and side of the dwelling together with the reduction in the width of the conservatory by amendment is considered to amount to a sufficient spatial setting for the building having regard to the generally constrained spatial setting of buildings throughout this and surrounding conservation areas on Harrow Hill. The refusal decisions in respect of conservatories at 2A and 2B Byron Hill Road pre-date the adoption of the replacement UDP and are not considered to set a precedent for the site.

Subject to the use of timber it is therefore concluded that the proposal would preserve the character and appearance of the Conservation Area.

It is not considered that the conservatory would adversely affect the setting of the locally listed terrace of dwellings in Byron Hill Road at the rear nor that there would be any affect on archaeology beyond that dealt with as part of the original redevelopment of the site.

Glimpses of the conservatory may be visible from the junction of Byron Hill Road with Leigh Court, but these are unlikely to be significant and not unacceptable. In all other respects it is not considered that the development would have any adverse effect on any feature that contributes to this part of the Harrow on the Hill Area of Special Character.

3) Effect upon Television Reception

Some occupiers from Leigh Court have raised concern about the potential impact of the conservatory on television reception, claiming to have already been affected by the redevelopment of the King's Head Hotel site.

Planning Policy Guidance Note 8 (Telecommunications) provides some advice on interference from proposed developments. It recognises that large prominent structure can cause widespread disruption to analogue television reception due to obstruction or reflection of signals, and that factors such as the height/width of each face of the structure, the materials used and the orientation of the structure in relation to local transmitter may be taken into account at the application stage.

The proposal is not a large structure as envisaged in the guidance, though it could be argued that its prominence is heightened by the difference in site levels. Nonetheless, as a lightweight conservatory structure of relatively modest size it is considered unlikely that the proposal would represent a significant problem to TV reception at Leigh Court.

continued/

4) Consultation Responses

Applicant not a real person

- application made by Mr. Arden, no reason to believe he doesn't exist

Site over-developed

- it is not considered that the proposal would lead to an unacceptable over-development of the site

Will increase house size, appealing to families creating further parking problems and noise

- not considered to be significant given size of conservatory

Inspector should be informed of modified plans

- application to be determined by Local Planning Authority

All other matters dealt with 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.

**25 KING HENRY MEWS, BYRON HILL ROAD,
HARROW ON THE HILL**

2/19

P/598/05/DFU/PDB

Ward: HARROW ON THE HILL

ALTERATIONS AND REVISED BOUNDARY
TREATMENT TO FLAT ROOF ADJOINING FLAT 6 TO
PROVIDE TERRACE WITH RAILINGS

MACLEOD & FAIRBRIAR

RECOMMENDATION

Plan Nos: Amended drawings awaited

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 approved shall not commence until details, samples and/or specifications of the railings and privacy screen have been submitted to, and approved in writing by, the Local Planning Authority. The balcony shall not be first used until the railings and screen have been installed in accordance with the details so approved and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To safeguard the privacy and amenity of the surrounding occupiers, the setting of the Listed Buildings and the character of the Conservation Area.

INFORMATIVES:

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

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - D11 Statutorily Listed Buildings
 - D15 Extensions and Alterations in Conservation Areas
 - EP25 Noise
 - EP31 Areas of Special Character
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Privacy and Amenity of Neighbouring Occupiers (SD1, D4, D5, EP25)
 - 2) Character and Appearance of Conservation Area, Setting of Listed Buildings, Area of Special Character (SD2, EP31, D11, D15)
 - 3) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member.

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area:

Harrow on the Hill Village

Council Interest:

None

b) Site Description

- site to rear of former King's Head Hotel building adjacent to boundary with no. 86
- approved conversion of former hotel building to comprise two ground and first floor maisonettes (plots 1 & 2), one ground floor flat (plot 3), two first floor flats (plots 4 & 5) and three second floor flats (plots 6, 7 & 8); main room windows predominantly face front (south-east) and rear (north-west)
- plot 6 has approved fire escape route over roof of two storey projection (above plot 2) at rear
- approved two storey dwelling projects beyond former hotel building at rear (plot 14) with main windows and entrance facing south-west (into site) but with single storey (glazed roof) projection to north-east side; two-and-a-half storey terraced dwellings beyond
- adjoining property no. 86 used as restaurant on ground floor with basement kitchen and rooms above; adjacent upper room has windows to front and rear; owner has advised that upper rooms form a manager's flat (no kitchen or independent access) but currently used as ancillary office' listed building consent granted and renewal planning permission sought for rear conservatory extension to restaurant
- site within Harrow on the Hill Village Conservation Area and Area of Special Character; nos. 82-86 and former King's Head Hotel listed (grade II)

c) Proposal Details

- use of roof over two storey projection at rear, above plot 2 and adjacent plot 14/86 High Street as terrace
- 1.1m high railings to enclose terrace and a privacy screen to north-east side (adjacent to 86)

continued/

d) Relevant History

86 High Street

WEST/223/99/FUL Conservatory at rear

REFUSED
12-MAY-99
APPEAL ALLOWED

Reason for refusal:

“Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council’s minimum 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).

P/951/03/CLB Listed Building Consent: Conservatory and stairs at rear, internal alterations

GRANTED
24-MAY-04

P/2727/04/DFU Conservatory at rear

(DECISION
AWAITED
COM. 15-JUN-05)

Kingsgate, former King’s Head Hotel

WEST/143/02/FUL Change of use: Hotel to residential and part food and drink (C1 to C3 and A3) 3 storey extension to hotel with accommodation in roofspace and conversion to provide 16 flats and detached 2 storey blocks with accommodation in roofspace to provide 3 bed flats and 11 terraced and 2 semi detached properties with access and parking

APPEAL AGAINST
NON
DETERMINATION
ALLOWED
12-FEB-03

WEST/144/02/LBC Listed Building Consent: Part demolition and works associated with conversion to residential and A3 use

APPEAL AGAINST
NON
DETERMINATION
ALLOWED
12-FEB-03

A condition on the Appeal Decision removed Permitted Development Rights.

e) Applicant’s Statement

The flat roof area has been identified as a ‘means of escape’ and ‘place of refuge in the event of fire’. The area for escape will be clearly defined as required by the building regulations; it will be lit, paved and appropriate balustrade will be provided in keeping with the design of the building. This application is for the use of the whole area as a terrace.

continued/

Although we appreciate the concerns that terraces can cause we feel that this location is suitably screened by the structure such that here is very little overlooking and specifically as it is already established for a means of escape. The boundary to the adjoining property will be constructed so that here is no overlooking and as such will make this solid construction 1.8m high.

f) Consultations

CAAC: Objection to the glazed privacy screen. The development should be restricted to its previous extent.

Advertisement Character of Conservation Area Expiry
26-MAY-05

Notifications Sent Replies Expiry
5 0 20-MAY-05

APPRAISAL

1) Privacy and Amenity of Neighbouring Occupiers

The privacy screens would add 1.8m, and the railings 1.1m, to the height of the flank wall of the development adjacent to the boundary with no. 86. This would increase the height of the development, taken from the external ground level at the rear of no. 86, from 6.9m to 8.7m/8m respectively. As the rear yard to a commercially used property it is not considered that the increased height created by the screen/railings would be detrimental to the setting or conditions of the rear of no. 86. The approved conservatory to the rear of no. 86 would not rise above the parapet upon which the screen/railings would be sited and it is not considered that the terrace would lead to any unacceptable relationship in the event of the implementation of that extension.

In relation to no. 86 it remains, therefore, to consider the impact on the rear upper level window. The rearward extent of the privacy screen has been amended, at officers' request, to reduce its depth from 6m to 3.5m in the interests of the setting/appearance of the listed building (see below). It is calculated that the window is 1.4m from the balcony edge and, as noted above, it serves a room currently used as an ancillary office that is also served by a window to the front. Taking all of these matters into account and subject to the use of a translucent material, it is not considered that the privacy screen would curtail light to, or outlook from, the window to an extent that would be unacceptable in the event of its re-use as a manager's flat. The depth of the terrace adjacent to no. 86 has been limited to 3.4m; this is considered to be sufficient to prevent an unacceptable degree of overlooking of the adjoining property, taking into account prevailing privacy levels in this locality.

continued/

It is considered that overlooking of other surrounding property from this side of the balcony, including the ground floor glazed roof to the rear of plot 14, garden spaces and Waldron Cottage would be at sufficient distances and/or oblique angles, notwithstanding falling levels, as to be of no significant detriment to privacy amenity. In relation to flats and dwellings within the development site, overlooking from the south-west facing side of the balcony would be confined at closest vantage points to the rear living room windows of plot 6 itself and no worse than the fire escape route already approved (by reason of amendment). Standing at the edge of the terrace on this side, users could look down to the ground/first floor rear windows and outdoor terrace of plot 2, and over the forecourt of plot 14. In these regards it is considered that the angle of view and likelihood of users spending prolonged periods at the balcony edge are such as to cause no significant actual or perceived overlooking problems to these, whilst plot 2's terrace and plot 14's forecourt are already open to view from the surrounding King's Head redevelopment.

The balcony would permit external domestic activity not otherwise associated with the use of the roof as an emergency escape/refuge. However replacement UDP Policy D5 acknowledges that balconies and roof gardens can provide an acceptable alternative source external amenity provision to conventional gardens and, in this regard, it is considered that there is tacit acceptance of the potential for elevated noise and disturbance. In the subject instance much of the balcony would be enclosed between a flank wall and the privacy screen and the impact of the balcony's use would therefore be largely contained.

In relation to the privacy and amenity impact, it can also be noted that the applicant seeks permission, separately, for the formation of a single unit from plots 1, 2 and 6.

2) Character and Appearance of Conservation Area, Setting of Listed Buildings, Area of Special Character

Concerns raised by the officers and the conservation areas advisory committee about the impact of the privacy screen are reflected in the amended proposal, which simplifies the design of the screen and reduces its depth such that it would not project beyond the rear main wall of the former hotel building. As amended it is considered that views of the screen from within the King's Head site would be limited to glimpses and, together with the improved appearance, would not be detrimental to the setting of the listed building. When viewed from no. 86 and further vantage points to the north/north-east the screen would be read in the context of the redevelopment and would have minimal additional impact upon the setting of the listed building.

The railings would be of simple design and similar to those that will enclose the ground floor terrace to plot 2. It is not considered that these would detract from the setting, appearance or integrity of the listed building.

continued/

Item 2/19 – P/598/05/DFU continued.....

Taking into account all of the above and the potential development of the approved conservatory, neither is it considered that the screen and railings would harm the setting or character of no. 86, which is also listed.

As amended the proposal would, it is considered, preserve the character and appearance of the Harrow on the Hill Village Conservation Area.

It is not considered that the development would have any adverse affects on any feature that contributes to this part of the Harrow-on-the-Hill area of special character.

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.

116 - 130 WOODFORD CRESCENT, PINNER

4/01

P/1152/05/CNA/CM

Ward: Adj Auth - Area 2(W)

CONSULTATION: TWO STOREY REAR
EXTENSION TO FORM 8 FLATS

LONDON BOROUGH OF HILLINGDON

RECOMMENDATION

Plan Nos: 03126/01, 02, 03, 04, 12, 13 Rev.A, 14, 15, 16, 17, 18, 19

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

INFORMATIVE:

1 **INFORMATIVE:**

These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

Council Interest: None

b) Site Description

- two storey block of 8 1-bed and studio flats at Woodford Crescent within London Borough of Hillingdon
- rear site boundary forms part of borough boundary with London Borough of Harrow
- Pinner Green Social Club at Greenwood Hall and residential properties at Nos. 97 to 103 Rickmansworth Road to north and east of site, within London Borough of Harrow
- trees along rear site boundary, access road and garages to rear of Nos. 97 to 103, car park at social club adjacent to boundary

c) Proposal Details

- two storey rear extension to building
- internal alterations to provide total of 8 flats, 4 x 1 bed and 4 x 2 bed units

continued/

d) **Relevant History**
None

e) Notifications	Sent 5	Replies 1	Expiry 22-JUN-05
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Summary of Response: Additional traffic problems on Rickmansworth Road

APPRAISAL

1) **Impact on London Borough of Harrow**

The proposal relates to the construction of two storey rear extensions to 'Woodford House' at Nos. 116 to 130 Woodford Crescent, within London Borough of Hillingdon. Accompanied by internal alterations, the proposed extensions would provide a total of 8 flats, four of which would replace the existing studio flat with 2-bed units. It is considered appropriate to assess the impact of the application on the London Borough of Harrow by accounting for the design and impact on neighbouring amenity, in accordance with Policies SD1 and D4 of the HUDP.

Residential Amenity

The extension would be sited within 4.5m of the rear site boundary at the closest point, to the rear of Nos. 97 and 99 Rickmansworth Road. There would be a separation distance of approximately 28.5m between the extension and the main rear wall at Nos. 97 and 99. There would be windows in the rear elevation, however it is not considered that any undue overlooking would arise at this distance and given the access road, garages and trees between the windows and the rear gardens at Rickmansworth Road. Furthermore, the same relationship currently exists as the original building is sited a distance of 5m from the rear site boundary adjacent to the rear of No. 101 Rickmansworth Road. To the south, the extension would be in relatively close proximity to the car park and community building at Greenwood Hall but no impact on residential amenity would occur. As vehicular access would lead onto Woodford Crescent rather than Rickmansworth Road, no traffic would be generated within L.B. Harrow that would impact on residential amenity. Thus no impact on the residential amenity within the London Borough of Harrow would result.

Design

The design of the proposed extension would be in keeping with the rear elevation of the original building and thus would not impact on the character of the area falling within the London Borough of Harrow.

2) **Consultation Responses**

No increase in the number of units would occur and the site backs onto Rickmansworth Road, thus traffic is not an 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 Council has no objections.

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