



DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 15 MARCH 2006

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT CONTROL COMMITTEE

15TH MARCH 2006

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

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

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SECTION 1 – MAJOR APPLICATIONS

375 - 379 UXBRIDGE RD, HATCH END

1/01

P/3118/05/CFU/RJS

Ward: HATCH END

4 STOREY BUILDING, RETAIL ON GROUND FLOOR, 12 FLATS ABOVE / 7 HOUSES IN
3 STOREY TERRACE / 4 FLATS IN 2-STOREY BUILDING, ACCESS / PARKING

TROY HOMES LTD

RECOMMENDATION

Plan Nos: 1476/AL-00 RevB, 15632/2002 C, TW222-A-001, TW222-A-002, TW222-A-003,
TW222-A-004, TW222-A-010, TW222-B-001, TW222-B-002, TW222-B-003,
TW222-B-004, TW222-B-010, TW222-B-011, TW222-C-001, TW222-C-010

Inform the applicant that:

- 1) The proposal is acceptable subject to a Deed of Variation to the existing Section 106 Agreement as signed on 28th October 2005 in connection with the previous planning permission P3118/05/CFU.

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

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
(a) the frontage.
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 5 Landscaping to be Approved

Item 1/01 : P/3118/05/CFU continued/...

- 6 Landscaping to be Implemented
- 7 Highway - Closing of Access(es)
- 8 Highway - Approval of Construction
- 9 Levels to be Approved
- 10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 11 Parking for Occupants - Garages/Parking Spaces
- 12 PD Restriction - Classes A to E
- 13 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste 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.
- 14 Water Storage Works
- 15 Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.
- 16 The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To prevent pollution of groundwater.
- 17 No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.
- 18 The construction of the surface and foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment, and to ensure a co-ordination of the interests represented by the various sewerage and drainage authorities.

Item 1/01 : P/3118/05/CFU continued/...

19 Deliveries to the ground floor commercial use shall not occur outside the following times:-7.00am to 10.00pm Monday to Friday and 8.00am-7.00pm on Sundays & Bank Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

20 Notwithstanding the details on the approved drawings no development shall take place until details of the second floor roof treatment of the rear elevation of the seven houses, to indicate a solid parapet, have been submitted to, and approved in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the privacy and amenity of neighbouring residents.

21 Community Safety - Major Applications

22 Community Safety - Housing - Doors

23 Community Safety - Windows

24 Community Safety - Parking Provision

INFORMATIVES

1 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

2 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:
The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD3 Mixed-Use Development
- ST1 Land Uses and the Transport Network
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D7 Design in Retail Areas and Town Centres
- D10 Trees and New Development
- T13 Parking Standards
- T15 Servicing of New Developments
- H4 Residential Density
- H5 Affordable Housing
- EM5 New Large-Scale Retail and Leisure and other Development
- EM8 Enhancing Town Centres

6 INFORMATIVE:
In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

7 INFORMATIVE:
Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

8 **INFORMATIVE:**

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Retail Policy (SD3, EM5, EM8)
- 2) Appearance, Character of Area & Residential Amenity (SD1, SD3, SH1, D4, D5, D7, D10, H4)
- 3) Parking and Highway Issues (ST1, T13, T15, EM8)
- 4) Affordable Housing (H5)
- 5) Consultation Responses

INFORMATION

a) Summary

Town Centre	Hatch End	
Car Parking	Standard:	Retail 6-12 Residential 34
	Justified:	See report
	Provided:	Retail 10 Residential 28
Site Area:	0.34ha	
Floorspace:	493m ² retail	
Habitable Rooms:	86	
No. of Residential Units:	23	
Density:	68 dph 253 hrph	
Council Interest:	None	

b) Site Description

- southern side of Uxbridge Road within designated frontage of Hatch End local centre
- vacant, cleared site formerly occupied by locally listed 'Railway' Public House on eastern side and petrol filling station with repair/servicing facilities on western side
- site bounded by bank, residential properties in Cornwall Road with adjacent car repair garage on western side
- lock-up garages at rear of Cornwall Court beyond southern boundary
- commercial premises with residential above and residential properties in Anselm Road adjacent to eastern boundary
- front service road adjacent to Uxbridge Road on each side of site frontage
- partial tree screens on side and rear boundaries with residential properties, some trees within site

c) Proposal Details

- 4 storey building fronting onto Uxbridge Road with single storey rear wing, top floor set away from outer walls
- retail unit on ground floor with small basement plant area
- 12 x 2 bedroomed x 3 habitable room flats on 3 upper floors with balconies at front and rear, side entrances, one with lift
- flat roofed building proposed of facing brickwork, reconstituted stone piers, white render and glazed elevations
- front service road extended in front of site
- 10 parking spaces shown for retail, 3 end-on spaces in front of building, 4 end-on spaces on opposite side of service road, and 3 end-on spaces in new access road at side of building
- 12 spaces for flats behind building, accessed via new road on western side of new building which continues towards back of site
- 7 houses and 4 flats proposed beyond car park for flats
- 4 x 1 bedroomed flats on western side of road behind 3-5 Cornwall Road in 2-storey building;
- 2 lay-by spaces next to houses
- staggered terrace of 7 x 3 storey houses on eastern side of new road, each with integral garage and driveway, each with 4-bedrooms and 6 habitable rooms
- brick elevations, curved metal roofs, some with Juliet balconies
- road continues to turning head at rear of site

d) Relevant History

P/2815/03/CFU	Redevelopment: 4 storey building to provide retail on ground floor with 12 flats above and 10 x 3 storey terraced houses with access and parking	WITHDRAWN 02-FEB-04
P/1676/04/CFU	4 Storey building, retail on ground floor, 12 flats above and 10 houses in 2 & 3 storey terraces at rear, access & parking	REFUSED 09-SEP-04 APPEAL LODGED BUT LATER WITHDRAWN

Reasons for refusal:

1. The proposed colonnade feature of the frontage would be out of character with the design and layout of buildings in the centre, and would give rise to a footway of inadequate width, to the detriment of the appearance of the area and satisfactory pedestrian movement.
2. The height, proximity and rearward projection of the frontage block would be detrimental to the residential amenities of the occupiers of No. 373 Uxbridge Road by reason of loss of light and outlook.
3. The proposed houses would be located within a cramped layout with unacceptably small rear gardens and excessive levels of hardsurfacing, giving rise to the loss of trees, an inadequate potential for replacement planting and an inadequate level of amenities for the intended residents.
4. The proposed houses on the eastern side of the site, by virtue of their size and siting would give rise to the overlooking of adjacent gardens in Anselm Road, to the detriment of residential amenity.
5. The proposed houses on the western side of the site, by virtue of their size, siting and the provision of balconies, would be unneighbourly in relation to No.3 and No.5 Cornwall Road, resulting in a loss of outlook, light and privacy.
6. The proposed echelon parking would give rise to unacceptable vehicular congestion, and fail to provide adequate servicing facilities for the proposed retail.
7. The proposed garage driveways would be of inadequate depth and would give rise to vehicle overhanging the access road, to the detriment of the free flow of traffic, and vehicular and pedestrian safety.

P/2395/04/CFU 4 Storey building, retail on ground floor, 12 flats APPROVED
above & 7 houses in 3 storey terrace & 4 flats in 28-OCT-2005
2 storey buildings, access & parking

e) Modifications from previously approved scheme;

Overall site layout:

- Deletion of turning head located to the rear of the site;
- Loss of 2 on site parking spaces within the parking area to the rear of the block A;
- Loss of 1 on site parking space located to the entry area of block C;
- 5 additional on site parking spaces provided in the area of the deleted turning head;
- installation of driveway & pedestrian gates to the rear of Block A;

Block A:

- Deletion of stairwell along north east flank elevation, resulting in the removal of the associated boundary wall and an increased separation between the proposal and the adjoining building;
- Increase in the height of the building by 0.8 metres from 12.3 metres to 13.1 metres (as measured along the north east flank elevation);
- Installation of 2 highlight windows per level at 1st, 2nd and 3rd floor in the north east flank elevation;

Item 1/01 : P/3118/05/CFU continued/...

- Introduction of a step in the front elevation at ground floor level to reflect the fall in level across the site;
- The creation of two retail spaces at ground floor level;
- Horizontal balcony railings modified to steel balustrades with glazed infill panels;
- Reduction in the size of various windows on various elevations at 1st, 2nd & 3rd floor levels;
- Modifications to the internal layout of the building, including:
 - replacement of glazed shop fronts at ground floor to the rear of the building modified to solid wall;
 - deletion of the corridors servicing second stairwell and increase in floor area of flats 2, 3, 6, 7, 10 & 11;
 - internal balconies at 1st & 2nd floor level to the rear of the building modified to external balconies;

Block B:

- Introduction of a step in the building between dwellings 17 & 18 to reflect the fall of the site to the rear boundary;
- Increase in the length of the overall terrace block by 400mm, whilst decreasing the setback to the rear boundary by the same amount;
- Deletion of gates/ fencing/ bin storage to front of the building, with bin to be part of the proposed communal bin area to be located off the service road;
- Minor modification in the locations of the ground and upper floor windows in the south east flank elevation;
- Installation of two velux rooflights in the rear roofslope of dwelling 19;
- Timber window replaced with UPVC windows;
- Flat mono pitch roof to replace curved roof;

Block C:

- modification in the size of the footprint of the building from 10.2 x 10.6 metres to 10.3 x 10.8 metres;
- As the foundation & walls of this block has already been constructed on site, a Council Planning Enforcement Officer accurately measured the siting the Block C to confirm the following modifications in siting;
 - Reduction in setback to northern boundary to 5.3 metres from 5.8 metres;
 - Reduction in setback to southern boundary to 7.5 metres from 8.4 metres;
 - Reduction in setback to eastern boundary to 3.5 metres from 3.7 metres;
- Deletion of bin storage facilities adjacent entrance of the flats, with a communal bin area to be located off the service road;
- Installation of a ground floor window in north west elevation to entrance area;
- Installation of two ground floor windows in north east flank elevation (serving bathroom and bedroom);
- Installation of a ground floor window in south west flank elevation (serving bathroom);
- Timber window replaced with UPVC windows;
- Flat mono pitch roof to replace curved roof;
- Proposed red brickwork modified to same brickwork for blocks A & C;

f) Applicant's Statement

- application is seeking revisions to a previously approved scheme P/2935/04/CFU, incorporating;
- Block A:
 - Elevations: the steel balustrades will not comply with building regulations as they are horizontal, thus glass panels have been proposed, but can be vertical if this is perceived to be more in keeping;
 - Window sizes shown on approved planning drawing do not allow any tolerance for floor or ceiling construction. Windows on revised plans are maximum size achievable with designed floor zones. Windows to front, rear and side elevations have been reduced in height to attain more privacy to bedrooms, but can be extended again if required;
 - Glazed area to ground floor retain unit to be the subject of a separate application to be made later by the freeholder;
 - The building has been stepped back along the north east elevation to improve the scheme, whilst high level, obscure glazed windows to this elevation which would give some natural light to kitchens/ bathrooms in those units;
- Block B:
 - Total length of the block has been increased by 400mm taking it closer to the southern boundary. This equates to an increase of 60mm per dwelling which is needed to give a minimum compliance for corridor widths under building regulations;
 - Surveyed boundary discrepancies have been noted which effect the rear garden depths for Block B, however site measurements show no alteration to the back to back distances with adjoining properties;
 - UPVC windows are now proposed as they are to the rear of the site as it is noted that adjoining houses have replacement UPVC windows. Roof is proposed to be modified to a mono pitch and clad in a single ply membrane, whilst the parapets will remain curved, consistent with the approved planning drawings;
 - Two velux windows have been added to rear roofslope of plot 19;
 - Due to a fall in site levels a step within the terrace has been introduced;
 - The layout of the access drive length has been reduced to accommodate a suitable turning circle to gain access from the road
- Block C:
 - Footprint of building has been increase from approved 10.2 x 10.5 metres to 10.1 x 10.8 metres, giving an increased width of 300mm, in order to accommodate a bath and corridors compliant with building regulations;
 - The setback dimensions have been measured on site, where the setback to the northern boundary was 6.0 metres on the approved planning drawing, however measures 5.4 metres on site. However due to survey discrepancies, the approved planning drawings showed a back to back distance of 24.5 metres with the bank, which the actual dimension on site is 27 metres showing a 2.5 metre improvement;
 - The south boundary on the approved scheme showed a dimension of 8.4 metres. The actual measured dimension is 7.7 metres. The back to back distance with the garage has decreased by 300 mm;

Item 1/01 : P/3118/05/CFU continued/...

- The west boundary showed a dimension of 3.8 metres with a measured dimension of 3.5 metres although the back to back distance to the existing properties in Cornwall Road has only decreased by 100 mm;
 - The first floor window to the front elevation have been reduced slightly in depth with an additional window proposed to the ground floor communal area;
 - The bin store is proposed to be relocated to the rear of the block to give better access for refuse collection, as the proposed layout would clash with the parking spaces adjacent;
 - The western elevation has had additional windows to the ground floor added, although these are indicated on the approved floor plans but missed off the approved elevations;
 - The curved roof have been amended to a mono pitch as Block B but the parapets will remain with a curved profile;
 - UPVC windows are again proposed;
 - The red brick proposed will be as the rest of the development in lieu of the buff brick approved;
- Overall Layout:
 - Turning head has been relocated from the rear of the site so that the majority of vehicle movements can be kept within the main parking area of the development and will encourage the road at the southern end of the site to be more private.

g) Consultations

EA: Conditions suggested.
TWU: Conditions suggested.

Notification	Sent	Replies	Expiry
	62	3	31-JAN-05

Summary of Responses: over development of site with respect of both residential and retail, will exacerbate existing parking problems, including traffic congestion & pollution, noise & problems associated with deliveries/ refuse collection; strain on local infrastructure; overall complaints and objections relating the process & approval of the original application; building works commenced prior to S106 agreement being finalised; noise and disturbance during construction; Block C has been constructed closer to rear boundary of 3 Cornwall Road than approved;

APPRAISAL

1) Retail Policy

At the time of the approval of planning application P/2935/05/CFU, there were no objections in principle to the loss of the A3 or petrol station/car repair uses which previously occupied this site. Their replacement with an A1 use was considered to be of benefit to the vitality and viability of this local centre. The presence of flats above the A1 use, creating a mixed use development, was further considered to add to the vitality and viability of this local centre.

2) Appearance, Character of Area & Residential Amenity

The original scheme was considered acceptable in design term, with main frontage building being of good quality design with symmetrical facades, contextual shop fronts and a strong building line at upper levels.

With respect of modifications that have been made to each of the three blocks, the following comments are made:

Block A:

Plans submitted with the revised proposal provide a comparison between the approved development and the revised development which details the slight modifications to the height and massing of Block A. Most significant with respect of this is along the north east flank where a stairwell has been deleted. The result has been an increased separation from the side boundary ranging from 0.5 metres at ground level, 2.0 metres at second & third floor levels & 2.7 metres at third floor level. This modification has reduced the overall width & bulk of the main façade, and is offset by only a marginal increase in the height of the building. Accordingly it is considered that overall height would still relate satisfactorily to adjacent buildings, in particular the NatWest Bank which is a substantial 3-storey high structure. The principal elevations facing the Uxbridge Road and the new street next to the bank would be treated in the same materials as originally approved, thus in terms of design and materials would add interest to the streetscene.

With the deletion of the stairwell along the north east flank elevation 2 highlight windows per level at 1st, 2nd and 3rd floor are proposed. By virtue of all being highlight windows and serving bathrooms, there is no concern of increasing detriment to any person or property.

The creation of two retail area at ground floor level is not considered to be of concern. Specifically the amount of retail floorspace on site is not being increased, rather the two separate retail spaces would be accommodated within the confines of the ground floor of the building.

With respect of other modifications made to the façades of the building (balcony treatments, window treatments, floor plan layouts, stepped floor level along the ground floor front facade etc), these are considered to be relatively minor modifications that have been made through the construction engineering faze of the development. These modifications have been a result of practicalities of constructing the building, however it is considered that they do not drastically alter the development from the scheme already approved.

Block B:

Again plans submitted with the revised proposal provide a comparison between the approved development and the revised development which details the slight modifications to the length and massing of Block B. Firstly a step down in the terrace row has been introduced between dwellings 17 & 18 in order to reflect the fall of the site to the rear boundary. Furthermore the increase in the length of the overall terrace block by 400mm, would decrease the setback to the rear boundary by the same amount.

The step in building height ensures that the building remains consistent in height with that approved, whilst there is no concern with respect of the decrease in setback given the adjoining plot given there would still be a 4.0 metre setback to the southern boundary and with the adjoining plot consisting of the driveway access and garages associated with Cornwall Court.

With respect of other modifications (deletion of gates/ fencing/ bin storage to front of the building, communal bin area to be located off the service road, minor modification in the locations of the ground and upper floor windows in the south east flank elevation, installation of two velux rooflights in the rear roofslope of dwelling 19, timber window replaced with UPVC windows & flat mono pitch roof to replace curved roof), these are considered to be relatively minor modifications and it is considered that they do not drastically alter the development from the scheme already approved.

Block C:

With respect of the increase in the size of the footprint of the Block C, this is negligible as it amounts to an increase of 3m². Furthermore the decrease in setback to the eastern side boundary by 200 mm is also considered to be minor change as the revised siting would still place the building 3.5 metres from the common boundary. Such changes to this block are not considered to be significant issues, nor would result in the development now being deemed to be inappropriate and therefore warrant refusal.

With respect of other modifications (deletion of bin storage facilities adjacent entrance of the flats, communal bin area to be located off the service road, installation of a ground floor window in north west elevation to entrance area, installation of two ground floor windows in north east flank elevation (serving bathroom and bedroom), installation of a ground floor window in south west flank elevation (serving bathroom), timber window replaced with UPVC windows, flat mono pitch roof to replace curved roof, proposed red brickwork modified to same brickwork for blocks A & C), these are considered to be relatively minor modifications & it is considered that they do not drastically alter the development from the scheme already approved.

3) Parking and Highway Issues

The modifications to the on site parking layout relate only to the area to the rear of Block A and adjacent to Blocks B & C and are considered to be relatively minor. However with the deletion of the turning head to the rear of the site (with ample turning area still available in the parking area behind Block A), there has been an actual increase in two on site parking spaces for the residential components of the scheme. The revised parking layout and level of parking proposed is considered to be acceptable, given the town centre location and the availability of public transport.

4) Affordable Housing

A Section 106 agreement was required to be formalised with the prior application P/2935/04/CFU, which covered issues associated with the provision of affordable housing on site. Therefore to maintain consistency with this current scheme and the prior approved scheme, the agent will be required to amend the existing Section 106 to reflect this revised application.

5) Consultation Responses

- *over development of site with respect of both residential and retail;*
- *will exacerbate existing parking problems, including traffic congestion & pollution;*
- *noise & problems associated with deliveries/ refuse collection;*
- *strain on local infrastructure;*
- *overall complaints and objections relating the process & approval of the original application.*

All these issue was deal with via the approval of the original application.

- *building works commenced prior to S106 agreement being finalised;*

This was noted by Council, and the agent was advised in writing on a number of occasions that the works were being undertaken entirely at their own risk if the S106 were not to be finalised satisfactorily.

- *noise and disturbance during construction;*

The original approval included an informative relating to the Considerate Contractor Code of Practice. Nevertheless noise and disturbance caused during the construction process is not a valid reason for the refusal of a development

- *Block C has been constructed closer to rear boundary of 3 Cornwall Road than approved;*

This issue is covered within the report above.

CONCLUSION

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

RAEBARN HOUSE, 86-100 NORTHOLT RD, SOUTH HARROW P/41/06/CFU/DT2

Ward: ROXBOURNE

REDEVELOPMENT TO PROVIDE PART FOUR- TO PART EIGHT-STOREY BUILDING TO COMPRISE 150 FLATS, 1740 SQ M OF COMMERCIAL FLOOR SPACE, ACCESS AND PARKING

BENNETT URBAN PLANNING for ST JAMES GROUP LTD

RECOMMENDATION

Plan Nos: See Informative below.

Inform the applicant that:

The proposal is acceptable subject to:

- A) The completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
- i) The funding by the applicant of all costs of public consultation analysis reporting and implementation of an extension to the South Harrow Controlled Parking Zone at any time within 10 years of full occupation of the development if in the Council's opinion a monitoring period shows unacceptable on street parking provided that the developer's liability under this clause does not exceed £30,000.
 - ii) The submission of a Green Travel Plan Forum (to include the management of an on site car club) prior to occupation.
 - iii) The payment to the Council of a sum of £20,000 prior to completion of the deed for the provision of improved children's play areas in the locality.
 - iv) The management of the improved facilities in accordance with a Community Facility Management Statement between the Council and the Developer.
 - v) The provision of affordable housing of a level, type and mix set out in the officer appraisal, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council;
 - vi) The assurance that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved in writing by the LPA prior to the commencement of work on site. The use of reasonable means by the applicants to promote and recruit employees, contractors and sub contractors from within the Council's geographical area throughout the construction phase of the development.
 - vii) The design and construction of the units hereby approved according to British Research Establishment Ltd EcoHomes Guidance Document 2005/1.1 March 2005

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

- 1 Time Limit on Full Permission - Three Years
- 2 Landscaping to be Approved
- 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 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.
- 4 Water Storage Works
- 5 Disabled Access - Buildings
- 6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe 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.
- 7 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 8 The development hereby approved shall not commence until full details of cycle parking facilities have been submitted and approved by the Local Planning Authority. The facilities shall be provided as approved before occupation of the development.
REASON: To ensure the provision of satisfactory parking facilities.
- 9 Contaminated Land - Commencement of Works
- 10 Contaminated Land - Prevention of Pollution
- 11 The development hereby permitted shall not commence until details of a sustainable urban drainage system have been provided and approved in writing by the Local Planning Authority. The works shall thereafter be retained.
REASON: To prevent the increased risk of flooding.
- 12 Community Safety - Major Applications
- 13 Community Safety - Housing - Doors

- 14 Community Safety - Windows
- 15 Community Safety - Parking Provision

INFORMATIVES

1 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

2 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

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:

S1 The Form of Development and Pattern of land Use

SD1 Quality Of Design

EP8 Energy Conservation and Efficiency

EP20 Use of Previously Developed Land

EP22 Contaminated Land
EP25 Noise
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D9 Streetside Greenness and Forecourt Greenery
D10 Trees and New Development
H4 Residential Density
H5 Affordable Housing
H6 Affordable Housing Target
H7 Dwelling Mix
T13 Parking Standards
EM12 Small Industrial Units and Workshops
EM13 Land and buildings in Business Use - Designated Area
EM15 Land and buildings in Business Industrial and Warehousing Use - outside
Business Areas

5 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

6 INFORMATIVE:

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

7 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

8 INFORMATIVE:

Plan Nos: D0001 D0100 D0101 D0102D DO103 DO104 D0105 D0106 D0107
F0001a F0001b D0205 D0210 D0200 D0201 D202 D0203.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Loss of Employment Floor Space (EM13, EM15)
- 2) Siting and Setting (D4)
- 3) Design and External Appearance (SD1, D4, D9, D10)
- 4) Residential Amenity (SD1, EP25, D4, D5, H4, H7)

- 5) Parking & Highway Considerations (T13)
 - 6) Affordable Housing (H5, H6)
 - 7) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	
	Justified:	See report
	Provided:	
Site Area:	0.48ha	
No of residential units:	150	
Floorspace	12,850 sqm (1,740 sqm office space 11,110sqm residential	
Density	717hrh 312 dph	
Council Interest	None	

b) Site Description

- Site comprises 0.48ha and is located on the west side of Northolt Road.
- It is within an area of South Harrow designated in the adopted UDP as a Business Area.
- The site is 400m north of South Harrow District Centre and LUL South Harrow Station. Harrow on the Hill and Central Harrow extend some 1.5k north of the site.
- Area has a mixed character of primarily residential and office (B1Use Class) uses. Immediately to the north of the site is Osmond Close, a part rebuilt Local Authority sheltered housing scheme of bungalows and two and three storey maisonettes that originated in the 1950's. On the opposite side of the site on Cowen Avenue, some 40m to the east are several blocks of flats that are three, four and five storeys in height. Immediately adjoining the site, to the north west, on the Northolt Road frontage are two single storey buildings used currently as a facility for the Air training Corps and next to that is Templar House, a five storey office building that has been converted into flats for shared and social rented tenancy and as key worker accommodation. Immediately to the south of the site is a petrol filling station and shop.
- Existing building is a concrete framed structure that is seven storeys in height and has a 'T' shaped configuration. It dates from the 1960's. It comprises 6,063sqm of office space and has 124 off street parking spaces. Access is off Northolt Road with servicing and refuse collection points at the rear.
- Land levels slope gently away from Northolt Road eastwards.

c) Relevant History

- None recorded.

d) Applicant's Statement

- Demolition of existing building
- Existing building does not provide satisfactory office accommodation and has a high level of vacancy. Current occupancy level is only 43% of net lettable floor area.
- Applicants own South Harrow office market Survey by King Sturge (April 2005) that accompanies the proposal endorses many of the recommendations of the Council's own Employment Land Study 'HELs' carried out by Chesterton's in 2002 prior to the adoption of the UDP. These are primarily:
- South Harrow is in decline as an office location and can best be described as a tertiary location – large amount of vacant floor space – rents lagging behind those with better quality floor space – poor potential of existing office buildings in northern section of Employment Area – rationale of redesignating northern section for mixed use developments in order to consolidate southern section solely for employment use.
- Proposal complies with UDP housing policies and national guidance on new residential development. Site is appropriate for a housing use. It is previously developed land in an established urban location that is close to shops, amenities and public transport.
- Affordable Housing provision of 35% meets UDP policy and national guidance.
- Building form involves re-establishing a building frontage that is parallel to the road. It is two storeys lower than the previous proposal and breaks down from nine storeys on Northolt Road to four storeys towards the western boundary and defines clearly the different uses within the building. It is a bold design statement on a prominent location in the streetscene.
- The form and height have been designed to allow existing sunlight and daylight conditions for the sheltered properties to the north and the flats to the east to be maintained. The main mass of the building would be located further away than the existing office.
- Building envelope has three distinct elements that provide visual interest in the streetscene. The main block comprises series of brickwork that contain tri-partite windows. They are designed in white-framed clear glazing with natural western red cedar cladding on a painted metal cill. The lower floors, where the office units would be located have a higher proportion of glazing to solid form, as do the walls containing living rooms in the apartments. At ground and first floor levels the brick grid is broader to emphasise the base of the building and the cill panel is increased in size to form a full spandrel panel in recognition of this.
- The south elevation has a striking central section that extends through a propped cantilever over the residential entrance. On this elevation the fenestrational treatment differs, but the same materials are used, providing a contrast to the regularity of the brickwork in the main body of the structure,
- The treatment of the top floor, comprising a single overarching element enclosed by a mixture of three panel sizes and glazing of contrasting textures provides a lightweight, distinctive horizontal top to the building.
- Landscaped roof terraces on the northwest wing at 4th to 6th floor level provide residential amenity for occupiers without infringing on the daylight and sunlight conditions of neighbouring properties. Balustrade lines are set back from the edge of the building to prevent overlooking and loss of privacy to the sheltered housing. An additional landscaped terrace is proposed on the seventh floor, at ground level where some units have access to private south facing terraces and too many of the units on the southern side of the building.

- Existing trees on the northern and southern boundaries to be retained as part of a comprehensive landscaping scheme.
- Provision of 74 car parking spaces, including 8 disability bays. 62 spaces allocated for residential use, 10 for the commercial floorspace and 2 for the car club. Provision is in line with UDP policy, the Mayors strategy and national guidance, all of which encourage development that stresses car borne restraint where possible.
- Provision of secure ground floor cycle storage area with space for 104 bicycles.
- Provision of hard and soft landscaping programme
- Provision of bin stores and service road at rear of site.
- Sustainability Policy Statement is included
- Exhibition of scheme held at the existing building attended by 25 people (1,760 residents were consulted by applicants). Feedback forms were provided by the applicants and the responses were generally, though few, favourable.

e) Consultations

Housing Implementation: The Development Control Toolkit Model that the applicants have provided indicates that the proposed level of affordable housing is acceptable, in that it provides 45 units out of 150 (30% by units, 35% by habitable rooms).

Drainage Engineers: The development must not commence until surface water attenuation/storage works details have been approved in writing by the LPA.

Thames Water: Advice is given on the need for proper drainage to ground, watercourses or surface water sewers, and for the applicants to adhere to the DETR guidelines on new connections that can achieve disposal on site without recourse to the public sewerage system.

English Heritage: No objection are made. An archaeological investigation condition is recommended

Metropolitan Police Crime Prevention Design Officer: Advice is given on the safety and security of the proposed development including the layout and design of buildings and spaces to ensure that there is natural surveillance for the development and to ensure that it will be 'Secured By Design'.

f) Advertisement Major Development Expiry: 13-FEB-06

Notifications	Sent	Replies	Expiry
	436	1	20-FEB-06

Response: Overlooking and loss of privacy would still result for residents of Osmond Close. Revised height of proposed building is still taller than the existing building and would set an unacceptable precedent.

No consideration has been given to mitigation of noise and disturbance for occupiers of Osmond Close during the construction phase of the development.

APPRAISAL

1) Loss of Employment Floor Space

The designated Business Use Area has become increasingly residential in character, as indicated by the recent conversion of Templar House and the extension to provide two flats on the roof of Scanmoor House, two buildings of scale, age and design that are close to the application site.

The applicants have carried out a thorough market based survey of the building and the Business Use Area as a whole and their conclusions satisfactorily address the considerations put by Policy EM13, which resists the loss of Business Uses (B1 Use Class) and Policy EM15, which advises that the loss of Business Uses outside designated areas will be resisted unless it can be demonstrated that the site is no longer suitable or required for such uses. In this instance mixed uses will be encouraged.

It is concluded that the applicants have provided sufficient and satisfactory evidence that a mixed use is the only viable alternative for the site and one that is in line with UDP employment policy.

2) Siting and Setting

In the revised proposal the siting of the proposed block of flats has sought to overcome harm to the residential amenity of the sheltered housing scheme at Osmond Close to the north west of the site. Of particular concern was the excessive depth, height, bulk and massing of the previous proposal and the over dominant, obtrusive effect that this would have had on those houses and on the townscape of the locality.

In the revised scheme the bulk and massing of the building has been reduced, and crucially, the height of the building by two storeys. The proposed building would still be lower in height than neighbouring Templar House to the northeast and Bovis Lend lease House to the south west of the site. At the rear of the proposed development the western section steps down gradually to four storeys in recognition of the residential amenity of Osmond Close. In this respect the proposed development complies with the advice in Policy D4 on the need for all development to have regard to the scale and character of the surrounding environment.

It is considered that the revised proposal now complies with the advice in Policy D4 on the need for the siting and setting of development to take account of the character and landscape of the locality and to have a satisfactory relationship with adjoining buildings and spaces.

3) Design and external appearance

The proposal would replace a building of a rather functional and uninteresting design. Moreover, it would have better articulation and more visual interest than the previous proposal that was submitted. The architectural form of the building proposes an active street frontage that takes into account the need to provide a public realm. The variation in elevational treatment, the fenestrational treatment of the building, and the proposed palette of materials give more definition to the proposed structure and reduce the overall bulk and massing of the building. The more streamlined architectural form is assisted by the gradual stepping down of levels at the rear of the building.

It is considered that the design and appearance of the proposed development are innovative, but would not be out of keeping with the varied pattern and style of buildings in the South Harrow townscape. As such, it is concluded that the proposal complies with Policy D4, which requires all development to take into account the context, scale and character of the surrounding area and should respect the “urban grain” of the locality, meaning the form, massing, composition, proportion and materials of the surrounding townscape.

4) Neighbouring Residential Amenity

The reorientation of the building so that it has a ‘U’ shaped layout has been designed so that adequate separation is achieved between the proposed building and the existing bungalows and flats at Osmond Court to prevent overlooking and loss of privacy and to ensure that adequate outlook is maintained for occupiers of those dwellings and for future occupiers. As such the proposal is consonant with the advice in Policy D5. It stresses the need for development to ensure that amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

Similarly, the Rights of Light, Sunlight and daylight analysis carried out in relation to the previous scheme by the applicants and using the BRE (British Research Establishment) guidelines as reference, found that only marginal loss of daylight would result for properties at 60 Osmond Close and 97-113 Northolt Road. It also concluded that, in any event, these tolerances would still be within the BRE tolerances and would not be perceptible to occupiers.

Given that in the revised proposal the building scale is two storeys lower and steps down gradually to four storeys on its westerly orientation, the overall impact on the sunlight and daylight conditions of Osmond Close would be even less significant. In conclusion, this element of the proposal would not be in conflict with the advice in Policy D5.

5) Transport

The layout and provision of parking, taken within the context of the Green Travel Plan that the applicants would prepare would be consonant with the standards set out in Policy T13. The use of the existing access are considered to be satisfactory. The number of parking spaces is considered to be adequate, given the proximity of the site to public transport nodes and the Public Transport Accessibility Level rating of 3.

6) Affordable Housing

The ratio and mix of tenure of affordable housing within the proposed development is considered to be acceptable. 5 social rent units (3 bed flats) 40 shared ownership units (20 x 1 bed and 20 x 2 bed) constitutes a mix of 30% by unit and 35% by number of habitable rooms. The tenure of the scheme reflects the essential thrust of the development which is to provide a scheme that is predominantly aimed at the first time buyer, who typically is a young single person. This is broadly in line with the advice from Housing Section, who regard the site and locality as one that is not ideally appropriate for family or intermediate housing at the social rented end of the spectrum.

It is concluded that the mix of accommodation and the type of tenure that is proposed is in line with Policy H5.

7) Consultation Responses

Addressed in the report.

CONCLUSION

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

**EDGWARE FOOTBALL CLUB, BURNT OAK P/2714/05/COU/RP1
BROADWAY, EDGWARE**

Ward: EDGWARE

OUTLINE: REDEVELOPMENT TO PROVIDE 164 FLATS AND 11 HOUSES IN 9
BLOCKS, ACCESS ROADS, PARKING AND OPEN SPACE

CORNERSTONE ARCHITECTS LTD for EDGWARE DEVELOPMENTS LTD

RECOMMENDATION

Plan Nos: See Informative below.

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) Approval by the Local Planning Authority prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development.
 - ii) Prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of same to all occupiers within seven days of occupation. Such packs to be issued by the developer, and successors in title, for a period of not less than 5 years from the first taxable occupation of the development.
 - iii) The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within 3 years of the first taxable occupation if in the council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked
 - iv) The applicant to pay Harrow Council the sum of £750,000 within 14 days of the commencement of development hereby permitted consequent to Wealdstone Football Club permitting Edgware Town Football Club to share the football ground at the Prince Edward Playing Field in all respects within 42 days of the practical completion of the said football ground.
 - v) The provision of at least 30% affordable housing being 52 units in total. Such housing to be split into 70% social (38 rented) and 30% intermediate (14 for sale) housing.
 - vi) The improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and association pedestrian routes.

2. A formal decision notice, subject to planning permissions noted below will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement /referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

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 - 3 Years
- 2 Outline - Reserved Matters (Design, Appear., Landsc.)
- 3 PD Restriction - Classes A to E
- 4 Parking for Occupants - Garages/Parking Spaces
- 5 Community Safety - Major Applications
- 6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
a: before the use hereby permitted is commenced
b: before the building(s) is/are occupied
c: in accordance with a timetable agreed in writing with the local planning authority
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 7 No demolition or site works in connection with the development hereby permitted shall commence before:-
(a) the frontage.
(b) the boundary.
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 8 Levels to be Approved
- 9 Water Storage Works
- 10 Water - Removal of Spoil
- 11 Water - Disposal of Surface Water
- 12 Community Safety - Housing - Doors
- 13 Community Safety - Windows
- 14 Community Safety - Parking Provision
- 15 An 8m buffer zone shall be provided alongside the Edgware brook along the full length of the site. The buffer zone shall be measured from bank top (defined as the point at which the bank meets normal ground levels). The buffer zone shall be free of structures, hard standing, footpaths save the one crossing the brook, fences and overhanging structures such as balconies. Domestic gardens and formal landscaping shall be incorporated into the buffer zone. The buffer zone shall be managed to develop a natural character and be left as a natural area for wildlife.
REASON: To maintain and /or enhance the character of the watercourse and provide undisturbed refuges for wildlife using the river.
- 16 There shall be no storage of materials related to the development related to the development within 8 metres of the watercourse along the entire length of the site. This area must be suitable marked and protected during the development and there shall be no access within the area during the development. There shall be no fires, dumping of tracking of machinery within the area during the development.

REASON: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor. Buffer zones along watercourses should be undisturbed and maintained for wildlife.

- 17 External artificial lighting within 10 metres of the river bank top (bank top is defined as the point at which bank meets normal land levels) shall be directed away from watercourses and be focused with cowlings.

REASON: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. The corridor adjacent to a watercourse provides important habitat for the terrestrial life stages of many aquatic insects. For this river corridor to benefit wildlife it should remain undeveloped, in a natural state. The river channel and its wider corridor should remain an intrinsically dark area and be treated as recommended under the Institute of Lighting Engineers 'Guidance Notes for the reduction of Light Pollution'.

- 18 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The development of this site is likely to damage archaeological remains. The submission of detailed proposals in the form of an archaeological project design in accord with English Heritage guidelines will minimise any such damage.

INFORMATIVES

- 1 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

- 2 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.

3 INFORMATIVE:
In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this/these condition(s).

4 INFORMATIVE:
Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981 the written prior consent of the environment agency is required for certain proposed works or structures in, under, over or within 8 metres of the brink of the Edgware Brook. Please contact Dr Lydia Bruce-Burgess, Development Control Team, on 01707 632402 for further details.

5 INFORMATIVE:
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

6 INFORMATIVE:
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development 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:

S1 The Form of Development and Pattern of Land Use

SEP2 Water

ST1 Land Uses and the Transport Network

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

SR1 Open Air Leisure and Sporting Activities

EP9 Water Quality, Supply and Disposal

EP10 Sustainable Urban Drainage

EP11 Development within Floodplains

EP12 Control of Surface Water Run-off

EP47 Open Space

D4 The Standard of Design and Layout

D5 New Residential Development-Amenity Space and Privacy

T6 The Transport Impact of Development Proposals

T13 Parking Standards

H4 Residential Density

H5 Affordable Housing

H6 Affordable Housing Target

H7 Dwelling Mix

R4 Outdoor Sports Facilities

R7 Footpaths, Cyclepaths and Bridleways

7 **INFORMATIVE:**

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

8 **INFORMATIVE:**

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

9 **INFORMATIVE:**

Plan Nos.1231/ 04/02 Survey, 04/03 Location, 04/04 Photographic Site Plan, 04/05 Sections

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Flooding (EP11, EP12)
- 2) Loss of Open Space / Relocation of Football Ground (EP47)
- 3) Affordable Housing (H5, H6)
- 4) Traffic (ST1, T6)
- 5) Parking (T13)
- 6) Impact on Neighbouring Uses (SD1, D4,D5)
- 7) Consultation Responses

National and Strategic considerations

PPS1 Delivering Sustainable development

PPG3 Housing

PPG13 Transport

PPG 17 Open Space, Sport and Recreation

PPG 25 Development and flood risk

Regional guidance: Mayor of London 2004, 'The London Plan; Spatial Development Strategy for London' GLA.

INFORMATION

a) Summary

Car Parking	Standard:	252 maximum
	Justified:	134 (55% of max)
	Provided:	134
Site Area:	1.21 ha	

Density: 464 hrph (562 habitable rooms in total)
Council Interest: Freehold of relocation site

b) Site Description

This area comprises some 1.2 hectares with vehicular access from Burnt Oak Broadway, as at present, alongside a hotel. This narrow eastern boundary contrasts with the southern boundary which adjoins the rear of Albany Crescent and Summit Close. The western boundary is joined by homes in Milford Gardens and Methuen Close. From the end of the former, a footpath currently runs to join Summit Close. The northern boundary is marked by the Edgware Brook with commercial premises standing to the north of the brook. The site slopes away from its high point on the south boundary, north and east towards the Brook.

c) Proposal Details

The current football club buildings are to be removed and part of the site reduced in height to match the existing pitch level. The hotel is to be retained with a widened access serving both its car park and the residential development. Those hotel spaces currently made available to the football club on match days will revert to use solely by the hotel.

This is an outline application but with the siting of the blocks and access forming part of the application. The application is to build a total of 175 homes as follows:

9 x 1 bed, 2 hab. room flats	Total	9 units	18 Hab Rooms
135 x 2 bed, 3 hab room flats	Total	135 units	405 Hab Rooms
14 x 3 bed, 4 hab room flat	Total	14 units	56 Hab Rooms
6 x 3 bed, 4 hab room maisonettes	Total	6 units	24 Hab Rooms
4 x 5 bed, 6 hab room houses	Total	5 units	24 Hab Rooms
7 x 4 bed, 5 hab room houses	Total	7 units	35 Hab Rooms
	TOTALS	175 units	562 Hab Rooms

Density 464 hrph

These homes would be provided within 9 blocks, 6 of 3 storeys with shallow pitched roofs and 3 of five storeys with flat roofs. The block in the centre of the site has a basement car park for 104 vehicles. 28 spaces are provided at ground level plus two more for the car club's use giving a total of 134 spaces. The applicant is investigating the provision of a car club based at the site. The car restraint is also to be complemented by a welcome pack to all occupiers promoting public transport and cycling and the introduction of a controlled parking zone funded by the applicant.

The site is to be drained using a Sustainable Urban Drainage system (SUDS). This slows the run off from the site so that no more water than that which currently runs off over time in storm conditions enters the Edgware Brook. The system is to allow for a 1 in a 100-year event plus 20%. The added % is to allow for climate change over 50 years as advised by PPG 25 (1 in 100 describes the severity and not the frequency of such a storm.) The proposed buildings avoid both the recorded floodplain and the predicted flooding arising from a 1 in 100 storm + 20%.

In the event that planning permission was to be granted then prior to building details of the design, external appearance, landscaping and any other matter subject to a condition would have to be submitted for approval.

The applicant intends to relocate ETFC to the Wealdstone FC ground at Prince Edward Playing Fields. This football ground has yet to be completed, work having stopped when the contractor went bankrupt. The applicant has committed to paying a total of £750,000 to Harrow Council to enable the completion and sharing the use of the Prince Edward ground. Again in the event that planning permission is granted this financial arrangement and a date for the opening of the new ground will have to be formalised by way of a S 106 agreement with both clubs being party to the agreement together with the Council as freeholder of the Prince Edward Playing Field and Local Planning Authority.

d) Relevant History

This site has been by the used by the football club since 1939. Over the years various buildings have been added, floodlighting was permitted in 1974, and a four-storey hotel plus new access to the football ground in 2000. The hotel, the Premier Lodge, was built several years ago. The site is owned by Edgware Developments Ltd with Edgware Town Football Club holding over on an expired lease.

e) Applicant's Statement

The proposal has been subject to consultation, organised by the applicant, with local residents. Consequently additional landscaping has been suggested (but shown in this outline application for illustrative purposes only). Housing is considered appropriate given the housing policies of HUDP. The detailed flood risk assessment has formed the basis of siting the new buildings. An area of landscaped public open space will be provided in the northern section of the site alongside the Brook and in the central part of the site. A minimum of 30% affordable housing will be provided.

Draft heads of terms have been offered by the applicant except for the request of the Highway Authority. The applicant has indicated a willingness to accept this further provision.

f) Consultations

Sport England have objected on a number of grounds namely the loss of a playing field, that offering ground sharing does not meet the Sport England's exceptions to the loss of a playing field and there is no pressing need to provide housing.

LB of Barnet are the Highway Authority for Burnt Oak Broadway and have requested improvements for people crossing this main road. No planning objection has been raised.

Environment Agency originally objected to the application but following further negotiations with the applicant have withdrawn all objections subject to certain conditions being imposed.

Thames Water Developer required to fund any upgrade needed to sewer system.

English Heritage No work required prior to determining application but the archaeological position should be reserved by condition

Advertisement Major Development Expiry 12-JAN-06

Notifications Sent Replies Expiry
311 20 28-DEC-06

Summary of Responses: Loss of football stadium, loss of open space, loss of 'drain off area', too high a density, traffic congestion, presence of flying bats, lack of infrastructure, increased noise, potential subsidence, over development, reduction in security.

APPRAISAL

1) Flooding

The applicant has submitted a Flood Risk Assessment. This looks at (i) flooding from the brook, (ii) flooding from surface water accumulating on the site and (iii) the relationship of the buildings to the watercourse. In the case of (i) there are no raised flood defences. Since the new development is limited to areas outside of the flood plain there will be no change in the floodplain storage area. Concerning (ii) the permitted rate of water flowing from the site has been agreed between the applicant and the Environment Agency. The modelling carried out shows that the total volume of water to stored on site is approx. 660 cubic metres. This is to be accommodated by forming the central open space into a shallow basin which would only fill with water in the event of a 1 in 100 + 20% flood event. Last in respect of (iii) the assessment demonstrates that, in addition to being above the flood level, that the ground floor level should be at least 50.51m above ordnance datum. Also that at least a 8m strip is to be kept alongside the brook to enable maintenance of the brook.

2) Loss of Open Space & Relocation of Ground

The existing football ground has been used by the club since 1939. It is a private ground with no public rights of access or use of the pitch. It is designated as 'Open Space' in the UDP. In August 2005 the final report commissioned by Harrow Council on the Quantity, Quality and Access to sports, recreation and open spaces in the borough was published. The writer of the report has confirmed that there is a surplus of senior pitches. If some senior pitches were re-designated for junior use this shortfall would be overcome. This surplus on the face of it meets one or more of the five Sport England exceptions to opposing the loss of a playing field. In particular ' The playing field which would be lost as a result of the proposed development would be replaced by a playing field of an equivalent or better quality and equivalent or greater quantity in a suitable location and subject to equivalent or better management arrangements prior to the commencement of development.'

It should be noted that ground sharing between the two clubs would be formalised in the S 106 agreement. Last members may be aware that there are no football pitches at the Prince Edward Playing Fields. The intended provision is for a 3,000 capacity stadium for WFC, a full size floodlit artificial surface pitch, 12 adult/junior pitches and tennis and cricket provision.

The Council's assessment report comments that this will increase the surplus of senior pitches and reduce the reported deficiency in junior pitches. In conclusion the loss of this private football stadium will enable the completion of a new stadium to be used by two clubs.

3) Affordable Housing

Proposed Alterations to the Housing Provision Targets in the London Plan were reported to Cabinet on 12 January 2006. The annual target for Harrow is to be increased to 400 dwellings a year and the social housing content increased to 200 a year. Current completion rates indicate that overall the target would appear to be achievable overall but in practice it will be difficult to achieve the affordable provision in the period 2007-2016.

Subject to the S 106 negotiations, the 38 social units to rent will comprise 3 x 1 bed, 18 x 2 bed, 9 x 3 bed, 6 x 4 bed and 2 x 5 bedroom homes, mainly houses. The size of the intermediate homes has to be agreed.

4) Traffic

A full transport assessment has been carried out by the applicant. Barnet as highway authority have requested orally that improvements be made for pedestrians crossing the Broadway and this issue is to be addressed in the S 106 agreement.

5) Parking

The Council maximum parking standard is 252 and 53% provision is made on site. In addition a car club is to be provided so that residents may have the use of a car pool. The site is well located to bus routes and is about 10 minutes walk from Edgware Tube Station. Should development take place the parking situation is to be monitored at the applicant's expense and if appropriate a controlled parking zoned may be introduced. Given the nature of the development, the release of parking spaces back to the hotel previously taken on match days and its location this provision is viewed as sufficient.

6) Impact on Neighbouring uses

To the east lies the hotel and the development proposed will not impact upon it except in relation to parking. On the south boundary homes are at least 30m away except for one block in Summit Close which is 20m distant from a proposed 3 storey residential block which would stand at a lower level due to the changing ground levels. Similarly to the west amongst existing residential properties one block is 20 m away from a part three-part two-storey block. The 2-storey element faces the existing homes. To the north lies the Edgware Brook with employment buildings beyond. The relationship of the proposed blocks to the neighbouring residential development is considered acceptable.

7) Consultation Responses

- * Most of these have been addressed in the appraisal section above
- * The density of scheme is acceptable; the UDP provides for a minimum density of 150 hrpa but in areas with good public transport and within or near to District Centres higher densities are acceptable and encouraged by the London Plan.
- * The Highway Authority has expressed no concern of traffic issues save that improvement is needed for pedestrian traffic.

- * Last on noise, the current DEFRA noise map of London indicates this area as experiencing a noise level of between 50 to 55 Dba and this is an acceptable level for residential development.

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.

DETAILS OF SITING, DESIGN, APPEARANCE, ACCESS AND LANDSCAPING FOR 4
STOREY BLOCK OF 16 FLATS.

MEPK ARCHITECTS for WARDEN HOUSING

RECOMMENDATION

Plan Nos: L-529/P01 L-529/PO2 L-529/PO3 L-529/PO4 L-529/PO5

APPROVE these particular details of the development.

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The 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.
- 3 Water Storage Works
- 4 Disabled Access - Buildings
- 5 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:
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe 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.
- 6 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 7 Details of Cycle Storage:

- 8 Community Safety - Major Applications
- 9 Community Safety - Housing - Doors
- 10 Community Safety - Windows
- 11 Community Safety - Parking Provision

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

ST1 Land Uses and the Transport Network

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

D10 Trees and New Development

T13 Parking Standards

H4 Residential Density

H7 Dwelling Mix

H18 Accessible Homes

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

4 **INFORMATIVE:**

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

5 **INFORMATIVE:**

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

6 **INFORMATIVE:**

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

MAIN CONSIDERATIONS

- 1) Residential Character (SD1, SH2, D4)
- 2) Design and Visual Impact, Siting and Layout (SD1, D4, D9, D10)
- 3) Residential Amenity (D5)
- 4) Access and Parking (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Car Parking	Standard:	See report
	Justified:	See report
	Provided:	See report
Site Area:	1054 sqm	
Residential Density:	341hrh -151dph	
Council Interest	None	

b) Site Description

- The application site is located in the south eastern corner of the Rayners Lane Estate. The estate is the largest local authority flatted estate in the Borough, and comprised nearly 700 dwellings when it was built in the 1960's. The northern part of the estate comprises 3 storey blocks of 'Resiform' flats, the majority of which are set in semi private open space, with little or no semi private amenity space around the individual blocks. Few of the flats in the area have a traditional street frontage and access is gained through garage courts or via a series of pedestrian routes that cross the estate.
- South of the Resiform properties is a small and largely under used retail area, a community area and a disused underground car park. This effectively forms a boundary with the remainder of the estate which is a mixture of traditionally constructed four storey flats/maisonettes and houses.
- Throughout the estate there are large areas of unused communal space and areas of derelict carports and garages.
- Approximately 0.28 ha of land adjacent to the Piccadilly Line in Goldsmith Close is formally designated Public open Space and there are also limited play areas.
- The estate is identified in the 2004 UDP as Proposal Site 22 for "housing and associated community uses".

c) Relevant History

WEST/112/02/OUT	Outline: regeneration of estate including demolition of 515 flats and maisonettes and construction of 329 houses and 406 flats with parking, community building, estate office/shop and provision of public open space, with play areas and new road layout.	GRANTED 16-OCT-2002
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d) Applicant's Statement

- This element of the outline consent is proposed in advance of the phasing programme now because the site has disused garages occupying it and the Housing Association wishes the properties to be sold at market value so that a more mixed tenure is provided through the estate. The proposed development accords with the masterplan for the regeneration of the estate that was agreed at the outline planning stage.

e) Consultations

Senior Landscape Architect: The proposal is satisfactory subject to clarification regarding future maintenance of footpaths and landscaped areas.

Advertisement	Major Development	Expiry	26-JAN-05
Notifications	Sent 97	Replies 0	Expiry 19-JAN-05

APPRAISAL

1) Residential Character

The proposal is a distinct improvement on the original 'resiform' development of the 1960's that extends eastwards, which is functional and rather drab in appearance and has become more and more difficult to maintain as time has passed. It comprises 12 x 1 bedroom and 4 x 2 bedroom flats, thirteen off street parking spaces, two bicycle storage bays with sixteen spaces with vehicular access directly off Coles Crescent and Drinkwater Road and separate pedestrian footpaths.

2) Design and Visual Impact, Siting and Layout

The proposed apartments are the first phase in the redevelopment of the Rayners Lane Estate. The design and appearance of the flats is acceptable and reflects the building form that was agreed in discussions with Council Officers. The asymmetrical duo pitched roofs were regarded as preferable to the mono-pitched roofline that had originally been suggested. This was because the latter would have made the building appear five storeys in height and would have had an overbearing effect on the townscape of the locality. The block of flats would be approximately 12m in height, and would have an 'L' shaped configuration that would be 21.5m in width on the Drinkwater Road (western) elevation and 24m in width on the return (northern) elevation on Coles Crescent. The depth of the building would be 10m from the street frontage to the edge of the patios on the rear building line. It is considered that the scale, height, massing and bulk of the buildings is of a human scale and is in keeping with the density and scale of buildings in the locality.

This particular phase of the development, because it is flatted, will be 4 storeys in height. This would be in keeping with the masterplan for the regeneration of the estate, whereas houses will vary in height from two to three storeys. Furthermore, the taller buildings are to be distributed evenly across the estate, unlike the layout of the original estate, where all the four storey blocks are concentrated in the southern sector.

Of particular merit is the corner stair and lift feature, which provides a strong corner form that complements the corner balconies of the existing blocks of flats. The high degree of glazing gives the proposed building a more lightweight appearance, lessening any obtrusiveness that it might otherwise bring to bear on the streetscape. The palette of buildings, a mix of red facing brickwork, render, metal cladding and untreated Red western cedar boarding is satisfactory and appropriate to the lightweight contemporary design that is proposed.

The choice of stained timber doors and windows and galvanised steel balconies is also consistent with the contemporary interpretation.

In these respects the proposal is consonant with advice in Policy D4, where it says that development should take account of the character and landscape of the locality in which it would be built and should achieve a 'sense of place' by either complementing the existing local patterns of buildings and space or by creating a distinctive form of its own.

Another other essential design feature of the proposed development is the fact that it will reintroduce a traditional street layout and pattern to the estate, with dwellings having an active street frontage, a clearer and more coherent transformation between public and semi private spaces, simpler and more direct pedestrian movement, better natural surveillance of public areas and consequently, enhanced safety and security for future residents. Again, this is in line with the advice in Policy D4 on the need for a definite, recognisable public realm and a rational layout of buildings, footpaths and landscaping.

3) Residential Amenity

The proposal relates to a specific phase of the redevelopment of the whole estate. Although the design siting and layout of the redevelopment differs to that of the original buildings, the footprint is still the same. Outside the immediate site area of the application there are no residential properties within an appreciable distance, the nearest being those at Abercorn Crescent, some 95m to the east of the site. It is concluded that no adverse effects would occur to neighbouring residential properties as a result of the development, in terms of overlooking and loss of privacy or loss of residential amenity generally. As such, no conflict with Policy D5 would result.

The proposed flats are to be built and assessed according to Eco homes standards. The internal room sizes and layouts are acceptable. The proportions of communal garden space and soft landscaped areas and the proportion of spaces to built form is adequate and consonant with the advice in Policy D9, which advises against excessive hard surfacing of residential buildings. In the masterplan it was agreed that 10% of the total number of new homes would be built to 'Lifetime Homes' standards, however, a condition requiring the entrances to the building to be wheelchair accessible is recommended.

4) Access and Parking

In the masterplan much of the existing road layout is to be retained, especially in the southern part of the estate around Coles Crescent, Maryatt Avenue/ Elliot Road and Drinkwater Road. The existing access will be utilised. Traffic generation is not anticipated to be any heavier than existing conditions. The proposed off street parking provision of 13 spaces is considered to be adequate. It broadly meets the standards set out in Policy T13 and takes into account the fact that the estate is within an urban area that benefits from good public transport services; London Underground Rayners Lane Station (Piccadilly and Metropolitan Lines) is roughly 500m to the west of the site, as are the bus services along Alexandra Avenue, that have routes serving most parts of the Borough. This area is also the location of the Rayners Lane District Centre, where shopping and amenities can be found. Car parking provision is also broadly at the same ratio as car ownership on the original estate, which was estimated to be 74%. Adequate provision is also made on the site for cycling.

5) Consultation Responses

None received.

CONCLUSION

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

REDEVELOPMENT OF CHURCH HALL TO PROVIDE NEW CHURCH HALL AND ANCILLARY FACILITIES

JBKS ARCHITECTS for TRINITY CHURCH HARROW

RECOMMENDATION

Plan Nos: TRI/110 to 116 inclusive, & TRI/ 122 to 127 inclusive

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

- 1 Time Limit on Full Permission - Three Years
- 2 Disabled Access - Buildings
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 Highway - Approval of Access(es)
- 5 Levels to be Approved
- 6 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 7 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe 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.

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

SD1 Quality of Design

D4 Standard of Design and Layout

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

T13 Parking Standards

R10 Arts, Culture and Entertainment

C10 Community Buildings and Places of Worship

C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

Thames Water recommends that a bacterial or enzyme dosing unit be fitted on all waste discharge points from kitchen sinks and floor drains prior to discharging to the public sewerage system to avoid blockages at a later date. If this recommendation is ignored this property and others may suffer from sewage flooding.

3 INFORMATIVE:

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48 Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) History of Site & Character of Area (SEP5, SD1, D4, D9, C10)
- 2) Site Layout & Neighbouring Amenity (D4, C10, C16)
- 3) Site Trees (SEP5, D9, D10)
- 4) Parking/ Highway Safety (T13)
- 5) Consultation Responses

INFORMATION

This application was deferred by Development Control Committee on 11th January 2006 for a Member Site visit that took place on 28th January, and to seek amendments to address concerns about the design and appearance of the building.

a) Summary

Car Parking	Required:	to be assessed on merit
	Justified:	existing parking area retained with an additional 5/6 spaces to Hindes Road

	Provided:	existing parking area retained with an additional 5/6 spaces to Hindes Road
Site Area:	0.25 ha	
Council Interest:	None	

b) Site Description

- Trinity Church is located on the prominent corner site of Hindes Road and Radnor Road;
- Buildings on site consist of the present church sited to the main corner of the property and the adjacent linked hall building that fronts Hindes Road. It is noted that the current hall actually formed the original church, on the site. The hall is internally linked to the present church. A series of extensions and alterations have been made to the rear of church hall, including a part single, part two storey extension;
- The existing hall building is sited 1 metre from the northern boundary and 3-6 metres from the western boundary;
- The present church is larger and more prominent than the original church. The main buildings are constructed with brown face brickwork, whilst the windows and doors are lined with a unique cream stone finishing;
- With a low brick wall located around the frontage of the site, significant trees and aesthetic landscaping provide a high level of visual amenity to both Hindes and Radnor Road frontages;
- The site abuts residential properties to the north, south and east, and a Quanton Hall School to the west;
- The character of the residential properties two storey semi detached and terraced dwellings. Common materials consist of red brick/ render facades and red tiled roof;
- The Quanton Hall School building is a two storey building that extends into the depth of its property, with the school building abutting the full length of the western boundary of the subject site;
- Windows of the school building at both ground and upper floor face out over the existing church hall;
- Site is located within a CPZ;

c) Proposal Details

- Demolition of all the existing Church Hall and all associated buildings, whilst retaining the present church;
- Redevelopment of a new hall building adjacent to the present Church building. There would be a separation distance of in excess of 6.0 metres between the present church and the main bulk of the proposed building, however the two buildings would be formally linked with a single storey flat roofed section;
- The proposed hall would expand on the footprint of the existing buildings to be demolished. The current open space area located at the entrance of the Church along Hindes Road would be infilled. Likewise the proposed building would reduce the setbacks along the northern boundary (0.3-0.7 metres) and the western boundary (2.5-6 metres);
- To the streetscape the building would present as single storey structure with a large and dominant expanse of roof. The extent of the roof would accommodate a double ceiling height for the hall located to the front of the building, whilst upper floor accommodation would be provided to the rear section of the building;

Item 1/05 : P/2543/05/CFU continued/...

- Broadly the proposed building would accommodate a hall, kitchen facilities, entrance lobby, activity rooms, meeting rooms, offices, lounge, toilet facilities & storage areas;
- A circular driveway arrangement is proposed to be located along Hindes Road to the front of the hall building. Additional on site parking would be located along this driveway, adjacent to a number of trees & low hedge located along the front boundary. Surface treatment for the driveway would be block paving, whilst the parking areas adjacent to the trees would be permeable block paving;
- The current entrance/ link building located between the present church and the hall was developed on site in 1992. Part of that development removed the original entrance of the present church (formerly located in the elevation facing Hindes Road). Via this application the original entrance is proposed to be reinstated.
- Revised drawings have now been submitted indicating a more modern treatment of the frontage building but reflecting the glazed arch theme of the existing hall.

d) Relevant History

LBH/42700	ground floor extension to form new central entrance and new windows in front elevation	GRANTED 03-JUN-91
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e) Applicants Statement

A lengthy statement has been submitted with the application details.

f)

Notifications	Sent	Replies	Expiry
	102	1	17-NOV-05

Response: loss of forecourt greenery.

Environment Agency: unable to respond

Thames Water: no objection and recommendation that the following informative be imposed;

Waste Comments:

Thames Water recommends that a bacterial or enzyme dosing unit be fitted on all waste discharge points from kitchen sinks and floor drains prior to discharging to the public sewerage system to avoid blockages at a later date. If this recommendation is ignored this property and others may suffer from sewage flooding.

Water Comments:

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is – Three Valleys Water Company P.O. Box 48 Bishops Rise, Hatfield, Herts, AL10 9AL Tel – (01707) 268111.

APPRAISAL

1) History of Site & Character of Area

Trinity Church is located on prominent corner site and the existing building and associated trees and forecourt greenery play an important role in the streetscape. With respect of the history of the site the original church, which was the former congregational area, is currently used as a hall. The original church was built on the site in 1910, whilst in 1929 the present church was constructed and the former church modified for use as hall. Both the original and present church buildings are constructed with brown bricks, whilst the windows and doors are lined with a unique cream stone finishing.

The present and original church (now the hall) are distinctive and both accommodate high quality design and it is considered that the buildings hold some historic or architectural interest that would be invaluable to the area. While not locally or statutorily listed, further investigation could be undertaken to have buildings given a local listing status. However it must be noted that even if the building were to be locally listed, this would not prevent it from demolition, which does not of itself require express consent.

With respect of the broad policy framework, the HUDP at Policy C10, states that: *"The council will seek to maintain and retain existing premises used by the community or **religious groups** in the borough. In considering proposals for new facilities, the council will ensure that the proposed development has no significant adverse impact on neighbouring properties **and does not detract from the visual amenity of the area**"* (my emphasis highlighted). The HUDP also states at Policy D4 that the: *"Council will expect a high standard of design and layout in all development proposals."*

In providing an overall assessment of the replacement building proposed, it is considered that would address the street in a much more modern style than the building it would replace. The large expanses of glazing and the limited areas of brickwork along the front façade would break up the massing of the ground floor façade and would create a playful & positive sense of visual interest to the streetscape. The large glazed panels likewise would specifically address the streetscape and would draw attention to and highlight its community hall function. With respect of the large expanse of roof, although it would have a height of 9.0 metres it would pitch away from the front façade. Furthermore the apex of the ridgeline would be much lower than the overall height and bulk of the main church building adjacent. The massing of the hall building would be specifically set away and separated from the main church hall building by in excess of a horizontal distance of 6.0 metres. The two buildings would be attached by a single storey link, however this would be subservient as it would feature a flat roof and a glazed façade. In essence the simple & functional proportions of the proposed hall building would not compete with the more intricate and ornate design of the main church building being retained. Therefore it is considered that the proposed design of the new development that whilst of a more modern design, would not detract from the visual amenities of the area. The design in terms of its bulk, scale & siting would complement this existing church building, without attempting a mock replica design, yet with simple & playful proportions and a combination of glazing & brickwork would ensure there would be no detriment to the visual amenities of the streetscape and the character of wider locality.

2) Site Layout & Neighbouring Amenity

The proposed building would broadly follow the footprint of the existing buildings to be demolished, however would slightly decrease the setbacks to the north and west boundaries, whilst infilling the current open space area located at the entrance of the Church along Hindes Road. The layout of the proposed building would feature door opening out into the setback area along the western boundary in order to make better use of the space to the side of the building.

With respect of the interface with adjoining neighbours to the north and west, the scale & siting of the proposed building is similar to that of the existing building. Therefore no concern is raised with respect of detrimental impacts being caused for these adjoining properties.

3) On Site Trees

The existing trees to the frontages of the site are considered to be a valuable amenity feature in the street scene of Hindes Road. The proposal for the new driveway access and associated parking bays to the front of the new hall building would require the removal of 1 tree, however the remaining 5 trees along the front boundary would be retained. Specifically the proposed parking bays would be sited adjacent to a landscaping bed along the front boundary that would accommodate the existing hedge and 5 medium sized trees to be retained. Surface material for this area would consist of permeable block paving.

4) Parking/ Highway Safety

It is considered that the proposed on site parking would be to a reasonable level to adequately service the development. With the sites proximity to Harrow on the Hill Tube and Bus Transport Interchange, it is considered that a redevelopment of the hall could be accommodated without providing additional parking on site, and therefore the area to the front of the existing hall could be maintained purely for aesthetic landscaping.

5) Consultation Responses

Addressed within the report.

CONCLUSION

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

REDEVELOPMENT: PART 2/PART 3 STOREY RESIDENTIAL CARE HOME WITH 75 BEDSPACES, PARKING AND SERVICE AREA

DWA ARCHITECTS LIMITED for LUKKA CARE HOMES LIMITED

RECOMMENDATION

Plan Nos: L526/SK05A,SK10A,SK11A,SK12A,SK13A,SK14A,SK20A and SK21A

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

- 1 The proposed development, by reason of the size of building and hard surface parking areas, with the associated disturbance and general activity would result in an over-intensive use and amount to over development of the site to the detriment of neighbouring residents and the character of the area.
- 2 The proposed development by reason of its excessive size and bulk would be visually obtrusive would be out of character with neighbouring properties and would not respect their scale and massing to the detriment of the visual amenities of the neighbouring residents and the character of the area.
- 3 The overdevelopment of the site results in an inadequate, overshadowed private amenity area being provided contrary to supplementary planning guidance note 'Designing New Development', adopted March 2003.
- 4 The overdevelopment of the site is prejudicial to the amenity of nearby residential properties by reason of overlooking and intervisibility between habitable rooms above ground floor level.
- 5 The proposed parking accessed from Millais Gardens and Cotman Gardens, except the disabled parking spaces, would be prejudicial to highway safety having too many crossovers, too close to the junction of these roads.
- 6 In the absence of a restraint based approach being demonstrated the development fails to provide adequate off street parking and servicing which would give rise to on street parking prejudicial to highway safety and residential amenity and contrary to Policy T13 and Schedule 5 of the Harrow Unitary Development Plan.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design
D4 The Standard of Design and Layout of New Development
T6 Transport Impact of Development Proposals
T13 Parking Standards
H14 Residential Institutions

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Highway safety and parking (T6)
 - 2) Design of building (SD1, D4)
 - 3) Residential amenity (SPG 'Designing New Development')
-

INFORMATION

a) Summary

Car Parking	Standard:	Assess on merit
	Justified:	No statement by applicant
	Provided:	Provided; 8 + 2 for disabled
Site Area:	0.16 Ha	
Size of Establishment:	75 en suite rooms within care home	
Council Interest;	None	

b) Site Description

- Site at junction of Millais Gardens/Cotman Gardens and Mollison Way.
- Currently occupied by 3 storey public house and car park.
- Small service road stands in front of pub on Cotman Road frontage

c) Proposal Details

- Demolish pub
- Erect a three storey care home with basement providing both residential and day care, ancillary rooms, staff facilities and offices.
- All reserved matters are submitted for decision except landscaping.

d) Relevant History

- None.

e)

Notifications	Sent	Replies	Expiry
	84	1	24-FEB-06

APPRAISAL

1) Principle of Development

The proposal has been subject to pre application submission of plans. There is no objection to the principle of this development. However your officers' response has not been taken account of concerning the size of the building, amenity space and overlooking of existing rear gardens.

2) Character of Area and Design

The pub site represents a transition location with the three storey block of shops facing Mollison Way ending with a detached shop and flats over. The pub continues this theme turning the corner into Cotman Gardens. Beyond this point lies the domestic two storey scale of Cotman gardens and Millais Gardens. The proposed building does not respect this change in character continuing as it does in three storeys for two thirds of its elevation to Cotman Gardens.

3) Residential Amenity

Consequent to this massing issues of overlooking the properties with a care home and looking into habitable rooms which are as close as 15m arise. Whilst the HUDP does not set minimum distances insufficient attention has been paid to the proximity and orientation of the care home habitable rooms and those of homes in Millais Gardens.

4) Highway Safety and Parking

The parking spaces provided are too close to the road junctions and would visually intrude into the street scene.

5) Consultation Response

Unlike the pub referred to, the Flying Eagle is not near to a Conservation Area, is not locally listed nor on the CAMRA Regional list.

CONCLUSION

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

91, 93 & 95 WEST END LANE, PINNER

1/07

P/3146/05/CFU/DC3

Ward: PINNER SOUTH

REDEVELOPMENT: DETACHED 2/3 STOREY BUILDING TO PROVIDE 14 FLATS WITH BASEMENT PARKING

HOWARD, FARIBAIRN & PARTNERS for EATON RESIDENTIAL DEVELOPMENTS

RECOMMENDATION

Plan Nos: See Informative below.

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

- 1 The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties which comprise mainly two storey, detached family dwellings and would not respect the scale and massing of those properties to the detriment of the visual amenities of the neighbouring residents and the character of the area.
- 2 The proposed development, through an over intensification of the use of the site, would intensify the use of the West End Lane/West Way road junction to the detriment of highway safety.
- 3 The proposed development, through the inappropriate positioning of the vehicle access ramp, by way of associated disturbance and general activity too close to the boundary, would have an adverse effect on the amenity of the neighbouring occupants at number 2 West Way.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design.
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D8 Storage of Waste
D9 Streetside Greenness & Forecourt Greenery
D10 Trees and new development
T13 Parking standards
H4 Residential Density
H18 Accessible Homes
- 2 **INFORMATIVE:**
Plan Nos:
5272-PL01 A, 5272-PL02 B, 5272-PL03 B, 5272-PL04 B, 5272-PL05 B, 5272-PL06 B, 5272-PL07 B, 5272-PL08 B, 5272-PL09, 5272-PL10, 5272-PL11.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Character of the Area (SD1, D4, D5, D8, D9, D10, H4, H18, T13)
 - 2) Impact on Neighbouring Amenity (D4, D5, D8, T13, H4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:	SD1, SD2, D4, D5, D8, D9, D10, T13, H4, H18	
Site Area:	2,200m ² (approx.)	
Density:	205 hrph	
	64 dph	
Parking:	Required:	20 (maximum)
	Provided:	19
Council Interest:	None	

b) Site Description

- Three detached two storey single family dwelling houses with good sized rear garden areas;
- Surrounding uses are residential, mostly detached two-storey houses;
- Exceptions to the street scene are the modest flat block of Mistletoe Lodge and the terraced houses at Mansard Close;
- Development site is prominent being on the corner of West Way and West End Lane;
- Large hedge lines to the rear of numbers 91 and 93 West End Lane create privacy between the rear garden areas and the rear elevation of number 2 West Way;
- West Lodge School close by;
- Traffic measures implemented over past years along West End Lane to improve highway safety.

c) Proposal Details

- Build new 3 storey building to provide 14 self contained flats with basement parking;
- 31 bedrooms proposed, 11x2 bedroom flats, 3x3 bedroom flats;
- 2 disabled parking spaces to West Way elevation;
- Basement parking accessible via West Way to provide 17 spaces and cycle storage;
- Brick and render proposed for walls, tiles and felt proposed for roof;
- Boundary to be enclosed by hedge and 1.8m C/B fence;
- Parking area to be constructed of tarmac;
- Footprint of building 1992m² in area;
- 755m² (approx.) of rear garden area;
- Majority of mature trees to remain.

d) Relevant History

None.

e) Applicant's Statement

- The planning application responds positively to comments received from Council at the pre-application stage;
- In particular the scale and massing of the building has been reduced, and greater consideration has been given to protecting the amenities of the adjoining owners;
- We have increased the distance between windows and the garden boundary, together with re-siting of balconies;
- The design also reflects more accurately the character of the street, both in materials and detail, borrowing from the features of nearby dwellings.

f)

Notifications	Sent	Replies	Expiry
	23	133	14-FEB-06

Response: Objections to:

- i) Development out of context with surrounding buildings and would have an adverse effect on the street scene;
- ii) Proposal would lead to an increase in traffic and have flow on adverse effect on highway safety particularly with the neighbouring West Lodge School close by;
- iii) Loss of property value for neighbouring residents;
- iv) Adverse effect on heritage and village character of Pinner;
- v) Development would adversely affect the setting of a Grade II* Listed Building;
- vi) Loss of three good quality detached family houses;
- vii) Building not keeping with existing buildline on West Way or West End Lane;
- viii) Creation of a terracing effect;
- ix) Noise issues from extra traffic.

Pinner Association:

Proposed building out of character with the surrounding environment;

Poor design proposed;

Intensification of use of the site is at odds with surrounding uses;

The anticipated additional cars associated with proposed development would cause on street parking issues, particularly on West Way;

Green space identified as amenity space at the front of the development inappropriate & lacks privacy;

Overall amenity area provided with the development is too small;

Overall the development would be harmful to the surrounding area.

APPRIASAL

1) Impact on Character of the Area.

The site is located in an area characterised by detached 2-storey dwellings with large garden and amenity areas. Most houses appear to be single family dwellings.

The bulk and size of the proposed building is considered too large and over dominant in the context of the surrounding buildings and street scene.

The footprint of the proposed building would be an 'L' shape that would have a frontage on both West Way and West End Lane. The buildline of the front elevations would come out past the existing established buildline of West Way by 4m and the buildline on West End Lane by 4m. It is acknowledged that the current property at 91 West End Lane is not in sync with the buildline on West Way (it comes out past the predominant buildline by 7m), but because it is a clearly defined property on West End Lane (being over 27m away from 2 West Way), the buildline is not an issue. The proposed development however would have frontages on both West End Lane and West Way therefore it should respect the existing buildlines on both streets. This it fails to do on both accounts.

This is considered to be poor design and poor practice, particularly with a large building of this size on a corner plot as it immediately gives the impression of dominating the street and not respecting the character of the area.

The overall height of the building does not reflect the surrounding buildings on this side of the West Way or West End Lane. The proposed 3 storey building would be approximately 1.5m higher than the 2-storey house at 97 West End Lane and 1m higher than the roof ridge line of the 2 storey house at 2 West Way.

It is considered that there is no scope for a 3-storey development in this location. Although the applicant has attempted to make the development appear like a 2-storey building with habitable roof space with numerous dormers, the end result is a building, which is cramped in appearance and poorly reflects the surrounding buildings. It is acknowledged that a 2-storey with roof space and dormer windows type development already exists on West End Lane directly across the road at Mansard Close. However these properties are mostly concealed behind mature trees further, Mansard Close is located in a less prominent location, therefore its effect/impact on the overall street scene is relatively minor.

Design wise the windows and floors of the proposed development would not follow the same predominant lines as that of neighbouring houses, particularly 2 West Way, giving the impression of cramming too many flats into too small a space. The dormers on the West End Lane elevation do not attempt to line up with the windows on the lower floors and appear cramped towards the corner with West Way. There are 7 dormers proposed on West End Lane and 4 on West Way, the overall effect of this is an inconsistent appearance to the building.

In terms of green space there would be an overall loss with the development, particularly on the West Way frontage. Four relatively large mature trees and an area of garden land roughly 264m² would be lost on West Way. Because this is near the entrance to the street it is considered to adversely affect the character of the street scene.

2) Residential Amenity

There is concern that the size of the proposed development is such that it would result in an overall adverse effect on neighbouring amenity and the amenity of future residents.

Privacy is not considered to be a key concern with the proposal with the building being 5.5m away from 97 West End Lane and 3m away from 2 West Way. No habitable room windows from the proposed building would directly overlook rear garden amenity areas or habitable room windows of neighbouring properties. The garden area at 2 West Way is sheltered with the existing high hedge which is to be retained. Number 97 West End Lane would be protected with the retention of existing large trees on the boundary.

Outlook is not considered to be an issue with the proposal when viewed from habitable room windows from the properties immediately bordering the application site, namely 2 West Way and 97 West End Lane. It is considered however to affect the outlook from the building directly across the road at Mistletoe lodge. The existing view from this property is one which looks on to the side of a modest single family dwelling house with a large rear garden area. The development would give the impression of looking out onto a group of terraces.

Light is not considered to be a key concern with the proposed development. It is considered that there would be noticeable loss sunlight to some neighbouring properties with the development of this size however, due to the plot size and the proximity to neighbouring buildings, it is not considered that it would be to the extent in which it would adversely affect the amenities of neighbouring residents. Further the proposed development would comply with Councils 45° code and it is highly likely that it complies with BRE guidelines for daylight and sunlight. Therefore on its on concerns with light would not warrant a refusal in this instance.

Noise is considered to be an issue with the proposed development with the positioning of the access ramp for basement parking. It is proposed to locate this on the boundary with number 2 West Way. West Way is a relatively quiet suburban street and the amount of traffic movements to the development site as a result of the proposed development would increase significantly. It is considered the location of the access ramp to the underground parking which provides for 17 car parking spaces is inappropriate as it is within 2m of the boundary with number 2 West Way and 3m from the front corner of the house. There is currently a garage on the boundary between number 91 West End Lane and number 2 West Way with access but this only accommodates 1 car. Therefore the effect of 17 vehicle movements on a regular basis is considered to detrimentally effect the amenity of the occupants of 2 West Way in the ramps proposed location.

Additional concerns with noise relate to the proposed internal arrangement. This is considered to be poorly thought out with the positioning of living rooms above bedrooms of proposed downstairs flats. This type of arrangement can lead to future conflict between neighbours with associated noise issues.

Amenity area is considered to be inadequate for a development with 31 bedrooms proposed. Although amenity area is proposed to the front of the property behind a new hedge this is considered to be unsuitable with regards to providing adequate privacy, particularly on this prominent corner plot. Amenity space to the rear is smaller than the existing area that currently provides for 3 modest single-family dwellinghouses and no more than 10 people. It is considered that the development would be too large to provide suitable amenity space for over 31 future occupants.

In general concerns with amenity relate back to the overall concern that a development of this size is too large, inappropriate and out of character in this location.

3) Consultation Responses

Relevant consultation responses that objected to the proposed development have been discussed and addressed above with the exception of highway congestion/safety. The majority of responses expressed concern with the impact of such a development of traffic generation and highway safety.

West End Lane has had measures implemented over previous years to assist in reducing traffic and lower speeds such as speed humps, roundabouts etc. Concern from members of the Pinner community relate to the increase in traffic not only from future tenants vehicles but also visitors to the premises.

Seventeen spaces are proposed at basement level with two disabled spaces at ground floor level with the new block of flats. It can be safely presumed that there will be an increase in vehicle movements along West End Lane and West Way as a result of a development of this size being undertaken. Councils Highways Engineer objects to the proposal on highway safety grounds as the development would result in an over intensification of the use of the site and would therefore potentially intensify the use of the West End Lane/West Way junction to the detriment of highway safety.

CONCLUSION

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

**CAVENDISH HOUSE (ARGONAUT HOUSE), 369-389 P/2672/05/COU/RP1
BURNT OAK BROADWAY, EDGWARE**

Ward: EDGWARE

OUTLINE : ERECTION OF TWO STOREY OFFICE BLOCK (OUTLINE APPLN, SITING AND ACCESS TO BE DETERMINED)

DALTON WARNER DAVIS for HOMEGUARD PROPERTIES LTD

RECOMMENDATION

Plan Nos: JP.05.3536/1A & 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 - Outline Permission - 3 Years
- 2 Outline - Reserved Matters (Design, Appearance, Landsc.)
- 3 Disabled Access - Buildings
- 4 Landscaping - Existing Trees to be Retained
- 5 Levels to be Approved
- 6 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) JP.05.3536/1A & site plan have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

INFORMATIVES

- 1 **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
SEM3 Proposals for new Employment Generating Development
D4 The Standard of Design and Layout
T6 Transport Impact of development proposals
EM4 New Office Development

2 **INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 The applicant's attention is drawn to the need to maintain the residential amenity of the adjoining properties. In submitting reserved matters particular attention should be given to the design of the SW elevation and its first floor fenestration.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (SD1, D4)
 - 2) Location of new employment (SEM3, EM4)
 - 3) Parking and Traffic
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Green Belt:	Yes
Car parking:	Standard: 1 space per 200/300 m ² = 14/21 spaces Justified: 35 Provided: 35
Floor area:	Existing: 3,668 m ² Proposed: 480m ² Total: 4148 m ²
Council Interest:	None

b) Site Description

- The site contains a part three storey and part four-storey office building built in the mid 1980's. The existing block wraps around the south and west sides of Edgware house, a grade two-listed building restored in conjunction with building the office block. The site is bordered to the west and north by houses in Albany Crescent and to the south by bungalows standing in Camrose Avenue. The site currently contains in excess of 60 parking spaces, with access from both Camrose Avenue and Burnt Oak Broadway. It is landscaped where it adjoins residential properties.

c) Proposal Details

- This application has been subject to negotiation and a previous application was withdrawn. The floorspace has now been reduced to 480 sq m on two floors.
- This smaller building has also been re sited so as to be at least 20 m from the rear main wall of the bungalows in Camrose Avenue. From the cross section provided the rear gardens of the bungalows are lower than the site and the new building will be further obscured by fencing and landscaping within the site.
- That wall which faces these properties contains no windows to ensure no overlooking takes place.

d) Relevant History

P /1511/05/COU Outline: Two Storey Office Building at rear of Site WITHDRAWN
09-AUG-05

e)

Notifications	Sent	Replies	Expiry
	27	5	07-DEC-05

Response: Empty office space in Edgware, more traffic, noise and disturbance from traffic and increasing parking problems.

APPRAISAL

1) Residential Amenity

The amendments to the building have now removed any material adverse impact on nearby homes. This has been assisted by the homes being at a higher level than the threshold of the proposed building. Whilst one wall is now blank the elevation treatment is very bland and when reserved matters are submitted the design of these will be critical not only from an architectural point but also to retain residential amenity. An informative has been included to this effect. Conditions requiring details of fencing, landscaping and tree retention also assist in maintaining amenity.

2) Location of new employment

The site is well served by a number of bus routes and is about 10 minutes walk from Edgware tube station. Being a minor office development, in policy terms, its location outside of a designated centre is acceptable in policy terms.

3) Parking and Traffic

The removal of parking spaces to accommodate the office block brings the parking provision on site in line with the parking standards of the UDP which are based on maximum provision as opposed to the minimum standard used when the original block was permitted. 35 spaces are now to be provided. This should reduce the number of movements in and out of the site and encourage staff to travel other than by car. On street parking is already controlled in this locality.

4) Consultations

No points have been raised, in relation to this revised application, which constitute a material planning point. By the siting and design of the building residential amenity is retained, the site is well located to public transport and traffic generation to/from the site is potentially reduced by the loss of approximately 10 parking spaces. Off site parking is not possible due to existing parking controls.

CONCLUSION

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

REDEVELOPMENT TO PROVIDE DETACHED BUILDING FOR USE AS A BUILDERS MERCHANTS, ACCESS, PARKING AND SERVICE AREAS

INDIGO PLANNING for UK & EUROPEAN INVESTMENTS LTD

RECOMMENDATION

Plan Nos: 2562/PL/OOIC, 002B, 003D, 100E and 101A.

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

- 1 Time Limit on Full Permission - Three Years
- 2 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping - Existing Trees to be Retained
- 5 Landscaping to be Implemented
- 6 Levels to be Approved
- 7 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:
 - (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.
- 8 Noise - Control - Emanating from Site
- 9 Restrict Hours of Use: 0800 to 1800 Monday to Saturday and at no time on Sundays or Bank Holidays.
- 10 The development hereby permitted shall only be used in conjunction with the use of the adjoining land in the London Borough of Brent as builders' merchants and for no other purpose.
REASON: In order to safeguard the amenities of the neighbouring residents.

- 11 The vehicular access to Everton Drive shall be kept closed and locked at all times except when the emergency services or highway authority shall direct to the contrary.

REASON: In order to maintain the amenities of the area and highway safety in Everton Drive.

INFORMATIVES

- 1 **INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

- 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:

- S1 The form of development and Pattern of Land Use
SEM3 Proposals for New Employment-Generating Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Layout and Trees
- 2) Transport
- 3) Highways
- 4) Noise and Dust

INFORMATION

a) Summary

Car Parking	Standard:	26 applying Brent standard 34-50 applying Harrow standard
	Justified:	64
	Provided:	64
Site Area:	Total;	1.01Ha. of which 0.05Ha in Harrow
Council Interest:	None	

b) Site Description

- Only a small part of the site lies within the Borough to the rear of flats at 185-215 Everton Drive and 1-8 Lowther Road. The majority of the site is within Brent and is currently occupied by a vacant building adjacent to The Honeypot PH.
- In respect of the Harrow portion, an existing fence separates the flats from the site together with some landscaping planted in association with the previous use. Land within the control of the applicant but not subject to the application comprises a small plot with an access into Everton Drive. This area is currently vacant and fenced off and there is no current application for its development.

c) Proposal Details

- The proposal is demolish the building and erect a builders' merchants. This would not be used for retail purposes.
- The building is single storey with all access from Honeypot Lane. Customer parking is in the Brent part of the site. The other existing access points into the site from Everton Drive and Lowther Road are to stay closed/be closed respectively. Within Harrow, nearest to Everton Drive and subject of this application is an area for turning and parking delivery vehicles, a landscape buffer and acoustic fence. This area will stay at the existing level whereas the parking/turning area will be approximately 1.5m lower to match the level of the lower part of the site primarily in Brent. Staff car parking is proposed to the rear of 1-8 Lowther Road.
- In order to maintain highway safety and traffic flow, off site highway works are also part of the application. In addition to closing two access points to the site works comprise altering the junction of the two access roads on the south side of Honeypot Lane by closing the junction of the service road with Honeypot Lane (outside of Nos 223/225) and forming a new junction by extending Winchester Road to meet Honeypot Lane opposite the public house of the same name.

d) Relevant History

EAST/641/95/OUT	Outline; Car parking for non-food retail within LB of Brent	REFUSED 13-FEB-96
P/2810/04/CFU	3 detached blocks to provide 10 units for light and general industry and warehousing. This permission included rearranging the road junctions in this vicinity.	GRANTED 17-JUN-05
P/3073/05/CNA	Consultation from Brent re major part of this site	TO REPLY

e) Applicant's Statement

The applicant has provided a number of supporting documents as follows:

- Planning Supporting Statement
- Design Statement
- Transport Statement
- Green Travel Plan
- Report on ground conditions
- The proposed builders' merchants will sell exclusively to the building trade and no sales will be made to the public. In order to ensure this, each customer must be registered with the operator and provide proof of business status. In addition signage confirming that the public are not admitted will be displayed on site.
- The proposal seeks to alter the existing Honeypot Lane access. This will increase the safety for vehicles entering and exiting the site and also provide increased safety for pedestrians in order to encourage the use of non-private vehicles, cycle parking has been provided and a Green Travel Plan prepared.

f) Consultations

Brent Council. Joint site visit made by Brent & Harrow planning officers. Brent officers will recommend application be granted subject to conditions.

Brent has also formally consulted Harrow Council (our ref P/ 3073/05/CAN)on their application and subject to the decision made on this application, your officers will respond accordingly.

Notifications	Sent	Replies	Expiry
	188	5	09-FEB-06

Response: Increase of traffic, danger to pedestrians, parking problems will be made worse, noise and dust pollution, consultation letters should be in several languages, obstruction of service road on the north side of Honeypot Lane.

APPRAISAL

1) Layout and Trees

The proposed building, unlike the 2005 permission, is all within Brent. The building footprint is 30% smaller than that previously permitted and a much larger landscape buffer is provided retaining existing trees.

2) Transport

Greater emphasis is being given to encouraging staff to travel other than by private car parking. For customers, given that building materials are to be sold wholesale, spaces are provided for cars, vans and vehicles up 7.5 tonnes. All delivery vehicles are to go a separate unloading area which also provides sufficient space for vehicles, including articulated lorries, to turn around whilst in forward gear and park whilst awaiting to unload.

3) Highways

The change in the service road/Honeypot Lane junctions will improve highway safety on this part of Honeypot Lane. The existing parking restrictions, parking to be provided and the nature/volume of goods to be sold will mitigate against any off site parking taking place by customers or staff.

4) Noise and dust

The control of hours of trading, the erection of an acoustic fence on the boundary to homes in Everton drive and Lowther Road and the conditioning the materials to used in finishing the vehicles areas will ensure that these potential threats to residential amenity are kept under control.

CONCLUSIONS

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

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

2/01

**THE LODGE, CANONS PARK, 101 DONNEFIELD AVE, P/2677/05/CFU/SC2
EDGWARE**

Ward: CANONS

CHANGE OF USE FROM RESIDENTIAL (C3) TO POLICE OFFICE (B1) AND ALTERATIONS INCLUDING REPLACEMENT WINDOWS AND AIR CONDITIONING UNITS

BENNETT URBAN PLANNING for METROPOLITAN POLICE HARROW

RECOMMENDATION

Plan Nos: Ordinance Survey and Plan No.'s A8974/F204/100 P1 + P3

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

- 1 Time Limit on Full Permission - Three Years
- 2 Completed Development - Use
- 3 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.
- 4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to and, and approved in writing by, the Local Planning Authority
 - The solid core security doors
 - The PPC aluminium security windows
- 5 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.
REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVES

- 1 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

- 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:
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
EP31 Areas of Special Character
D4 Standard of Design and Layout
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
D16 Conservation Area Priority
H8 Empty Homes and Property in the Borough
H11 Presumption Against the Loss of Residential Land and Buildings
C2 Provision of Social and Community Facilities
C12 Community Protection and Emergency Services

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Conservation Area (SD2, EP31, D4, D14, D15, D16)
- 2) Amenity of Neighbours (D4, C2, C12)
- 3) Community Facilities (C2, C12)
- 4) Consultation Responses

INFORMATION

a) Summary

Council Interest: Council owned

b) Site Description

- Site located on the southern edge of Canons Park, north of Donnefield Avenue
- Applicant building situated within the Park, East of its gate on Donnefield Avenue and faces westwards across the park
- Property bounded to the north, east and west by Canons Park while the grounds of existing housing along Donnefield Avenue bound the site to the south west.
- The area surrounding Canons Park is predominantly residential
- The building dating from the early 1970s, is currently vacant and boarded up but was previously used as a residential property for the park keeper
- 2 storey house measures 80 sq metres while the detached garage on site measures 16 sq metres

c) Proposal Details

- Alterations and change of use from Dwelling house (Class C3) to police office (Class B1)
 - Removal of existing timber windows and replacement with PPC aluminium windows
 - Existing front and rear doors to be replaced by a 46mm solid core secure door
 - Changes to the internal layout of the building to provide for police office accommodation
 - Installation of 2 wall mounted condenser units at the rear of the detached garage

d) Relevant History

LBH/3930	Erection of detached house and garage	GRANTED 20-JAN-69
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e) Applicant's Statement

- Building was previously used as residential accommodation for a park keeper
- The provision of a B1 Metropolitan Police Office would form part of the Government's Safer Neighbourhoods initiative. This is key to bringing the police force closer to local communities, ensuring their enhanced ability to deal with those local issues that affect people's quality of life.
- The police office will allow police officers to spend more time actually 'on the beat' and less time commuting between larger police stations.
- It will also provide the police with a valued presence in the community, with space provided for meeting with local representatives
- The scheme complies with Harrow Council Policies C2, C16 and EM23
- It is suggested that the unit nominally be open from 07.00 to 22.00 though the Metropolitan Police would prefer if no onerous restrictions were placed on opening hours
- There will be no reduction in residential provision as the property has not been in use for some time.

f) Consultations:

CAAC : Proposed use would complement the park and enhance its character

Advertisement: Area of Special Character

Expiry: 15-DEC-05

Notification

Sent
14

Replies
0

Expiry
06-DEC-05

APPRAISAL

1) Character of Conservation Area

The proposals are for the change of use from residential (C3) to police office (B1) and alterations, including replacement windows and air conditioning units.

Canon's Park is currently undergoing a restoration scheme, supported by the Heritage Lottery Fund and Harrow Council, which is due for completion in December 2007. The project will introduce enhancements to every aspect of the park with a view to restoring original site lines, vistas, gardens, walls and buildings.

At present the park has suffered problems due to neglect, and also demonstrates significant detrimental social problems as a result of vandalism and graffiti, as well as more serious problems associated with crimes of assault. The park is regularly used as a thoroughfare for female students from the North London Collegiate School and therefore every effort should be made to make Canon's Park safe for the public, and especially the schoolgirls who use it daily.

In response to these issues a Police Office would be welcomed with a view to tackling crime within the park. The project officers at Harrow Council, who are responsible for Canon's Park Historic Restoration Project, have no objections with regards the change of use. The Friends of Canon's Park support the idea and therefore also have no objections to the building being used for this purpose.

The idea of a stronger police presence is welcomed as this will help to control the current unwanted vandalism and deter more serious crimes of assault. Therefore the change of use to a police office is acceptable.

The proposals also include new windows, doors and air conditioning units. To allow these alterations to be in tune with the valuable restoration work which is taking place; detailing should be of a high quality and sympathetic to the conservation area.

The proposed new PPC aluminium windows do not adversely affect the immediate surrounding buildings within the conservation area and are therefore acceptable in this location.

Every attempt should be made to conceal air conditioning units where this is possible, and as these are sited to the rear of the property these also should not affect the character of the conservation area and as such are considered to be acceptable in this location.

The new 46mm solid core secure door on the façade may cause concerns depending on its appearance, which is not specified in drawings. Should this be a solid metallic looking door or similar, it would have a deadening effect on the appearance of the building and as such would not be appropriate in the conservation area. However, a strengthened door, with a residential appearance would be considered acceptable.

Although not mentioned in the plans, ideally, landscaping to the rear will retain much of the greenery that exists to keep the spacious and leafy character integral to the conservation area.

2) Amenity of Neighbours

The proposed works are not considered to have a negative impact on local residential amenity levels. Harrow Council Policy EM23 when considering applications for B1 development takes into account, amongst other factors, the potential impact on amenity. The Council feels that a change of use to a police office will have a positive impact on residential amenity by providing additional security for the area.

The 2 air conditioning units proposed for the rear of the garage should not cause excessive noise levels that may result in a reduction of local residential amenity levels as there are no residential units within the immediate vicinity of the proposed air condenser units.

3) Community Facilities

Harrow Council Policy C2 encourages the provision of social and community facilities especially in areas identified to be in need of such facilities. The provision of a police office in the Centenary Park area complies with Council policy in this regard. Policy C12 seeks to ensure that appropriate facilities for community protection and emergency services are conveniently located to meet the needs of the population and are designed to minimise any adverse effect on the locality. The current application proposes to meet a community need for greater security and as such complies with Harrow Council Policy

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.

DETACHED GARAGE

ORCHARD ASSOCIATES for MR & MRS WATKINSON

RECOMMENDATION

Plan Nos: Site Plan and drawing no's 355-6 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 on Full Permission - Three Years
- 2 Materials to Match
- 3 Completed Dev't - Conservation Area - Building

INFORMATIVES

- 1 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 2 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
 1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>
- 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

D16 Conservation Area Priority

D17 Article 4 Directions

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

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

MAIN CONSIDERATIONS & POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, EP31, EP32, EP33, EP34)
- 2) Character and Appearance of Conservation Area (SD1, D4, D16, D17, SEP6)
- 3) Residential Amenity (SD1, D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Conservation Area:	PINNER HILL
Green Belt:	Yes
Council Interest:	None

b) Site Description

- 2 storey detached property within an ample sized plot located at the corner of South View Road and Park View Road
- Applicant property is angled in relation to South View Road and is situated directly opposite the main entrance to Pinner Hill Golf Club
- The site levels rise towards Park View Road
- Pinner Hill Conservation Area is characterised by a variety of large detached dwellings with differing building designs and styles set in ample sized plots of land

c) Proposal Details

- Construction of a detached garage south west of the main dwelling
- Garage would be accessed from South View Road and would create an additional 23 sq metres of floor space
- Garage would consist of traditional side hinged timber double doors facing South View Road with a side door and window on the North side elevation and a window on the south elevation

d) Relevant History

WEST/926/00/FUL	Two Storey Side To Front Extension	WITHDRAWN 27-JUN-2001
WEST/649/01/FUL	Two Storey Side Extension (Revised)	GRANTED 09-NOV-2001

e) Consultations

CAAC: No objections. No major impact on the character of the conservation area

Advertisement: Character of Conservation Area Expiry: 17-NOV-2005

Notifications	Sent	Replies	Expiry
	2	0	09-NOV-2005

APPRAISAL

1) Green Belt Land and Area of Special Character

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

The siting, design and proportion of the proposed detached garage would not visually infill space between properties nor reduce the open, rural character of the conservation area. Due to the nature and scale of the site and dwelling house the detached garage would sit comfortably within the surrounding grounds. The Council feels therefore, that taking into account both the particular characteristics of the site and the scale and siting of the proposed detached garage that sufficient space, in Green Belt terms, would remain around the house in order to maintain the openness of the site.

2) Character and Appearance of Conservation Area

The proposed detached garage would be located at the southern end of the large applicant site approximately 25m from the main dwelling. The garage originally proposed was larger in scale and its doors were of a modern metal 'up and over' design. After consultation with the applicant, revised drawings were submitted that dealt with the design concerns of the original scheme. The roof pitch was amended so as to decrease the height of the garage and traditional side hinged timber garage doors were proposed.

The amended scheme offers an improvement in design terms on what was originally proposed and as such the Council now finds the revised scheme acceptable in design terms. A detached garage at this location and the basic design is considered to be acceptable as it will largely blend in with the surrounding conservation area and would be in keeping with the main property.

3) Residential Amenity

The surrounding of the proposed extension by the property's large garden and its mature tree and hedgerow boundaries coupled with the sites corner location would minimise the erection of a detached garage on any adjoining properties. The Council is of the opinion that a granting of permission for such an extension would not result in any negative impact on local residential amenity.

4) Consultation Responses

None received.

CONCLUSION

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

TWO-STOREY DETACHED HOUSE (REVISED)

FIDLER ASSOCIATES for MR N NAGLE

RECOMMENDATION

Plan Nos: SP002 Rev E, P001-008 Rev E, 2537/LP-01

GRANT subject to the following conditions:

- 1 Time Limit - Full Permission – Three Years
- 2 Materials to be Approved
- 3 PD Restriction - Classes A to E
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented
- 6 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.
- 7 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.
- 8 Restrict Use of Roof as a Balcony

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
SH1 Housing Provision and Housing Need
SH2 Housing Types and Mix
EP25 Noise
EP43 Green Belt and Metropolitan Open Land Fringes

- T13 Parking Standards
2 Standard Informative 23 - Considerate Contractor Code of Practice
3 Standard Informative 32 - The Party Wall etc Act 1996
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on character and residential amenity
 - 2) Parking and forecourt treatment
 - 3) Consultation Responses
-

INFORMATION

This application was deferred at the Officer's request from the meeting of 11th January 2006 to clarify details of the proposal and for a Member's Site Visit which took place on 28th January 2006.

a) Summary

UDP Key Policies:	SD1, D4, D5, SH1, SH2, EP43, T13
Site Area:	880m ²
No. of residential units:	1
Council Interest:	None

b) Site Description

- New site is to be formed from part of the original curtilage of 3 West Drive Gardens
- The wedge-shaped plot formed would cover an area of approximately 880m²
- The rear boundary of no.3 abuts Green Belt, Area of Special Character and Site of Nature Conservation Importance as designated in the UDP
- The east end of West Drive Gardens comprises substantial detached dwellings on wedge-shaped plots spread around the head of the cul-de-sac

c) Proposal details

- Two-storey detached dwelling with single storey front and rear elements; pitched roof over hipped to the front and rear
- Comprising of 5 habitable rooms, with a foot print of approximately 80m²
- West flank wall set minimum of 1.5 metres from, and running almost parallel with, west site boundary
- Eastern front corner coming within 1-metre of east boundary
- A distance of approximately 13 metres will be provided between the front boundary and proposed front wall of the dwelling; gravel hardsurfacing proposes parking provision for 3 vehicles; the remainder of the frontage is to be soft landscaped
- The rear garden would have a minimum depth of 21 metres; the rear site boundary abuts the flank of the rear garden of no.11 West Drive
- All two-storey elements of the proposed dwelling would respect 45o horizontal planes drawn on plan from the nearest first floor corners of the adjacent dwellings
- An area is designated for the storage of refuse bins to the west of the proposed dwelling

d) Relevant History

EAST/1244/02/OUT	Outline: Detached house and garage	GRANTED 16-DEC-05
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All matters reserved; only an illustrative site plan submitted which has since been found to be inaccurate.

P/2337/05/DFU	Two storey detached house	WITHDRAWN 26-AUG-05
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e) Consultation LBH Highways Engineer

Response: No objections to the proposal as both no.3 and the new dwelling would have independent accesses, and as the access for the proposed dwelling would not cross onto the head of the cul-de-sac.

1st Notification	Sent	Replies	Expiry
	48	6 plus 1 petition (83 signatures)	08-NOV-05

Summary of Responses: Detriment to the character of the area; unfortunate precedent; loss of privacy to neighbouring properties; substantial additional noise and disturbance; would not respect pattern of development; would detract from amenities of the occupiers; refusals of permission for new dwellings at 7 West Drive Gardens and land to the rear of 16 – 20 Bellfield Ave sets precedent against this application; over development of the cul-de-sac and detriment to traffic movement; a 2nd dwelling whatever size and design is wholly inappropriate in such a cul-de-sac; ruinous to the open character of adjacent greenbelt; visually obstructive and intrusive; loss of greenery; would close the gap between houses; loss of view; inconsistent drawings; encroachment.

2nd Notification	Sent	Replies	Expiry
	53	4	28-FEB-06

Summary of Responses: Further building not appropriate on this site, detrimental to character and environment of area, precedent, loss of privacy, intrusive, overdevelopment, harm to traffic movement, loss of space between dwellings, lack of privacy for occupiers, loss of views of Green Belt, unsightly, breach of covenant.

APPRAISAL

Since the meeting of 11th January, revised drawings have been received which are based on a site survey and show an accurate siting of neighbouring buildings.

1) Impact on Character and Residential Amenity

In principle the provision of an additional detached dwelling within the curtilage of 3 West Drive Gardens has been established under the outline planning permission granted (EAST/1244/02/FUL) in December 2002, albeit no details of design, access or siting were approved under this previous permission which has now lapsed and was supported by an inaccurate illustrative site plan.

In terms of this application, the proposed dwelling would be sited away from its side boundaries, and separation distances of some 5m and 2m are shown between the new house and the adjacent houses at No.1 and 3 West Drive Gardens. It is considered that these gaps would be adequate to maintain the character of this cul-de-sac.

The proposed front and rear garden depths of some 13 and 21 metres respectively would provide sufficient space to protect the visual amenities of the streetscene and also the Green Belt which is located beyond the rear of the site.

In relation to trees on the site, it is not considered that any trees of significant amenity value would have to be removed to accommodate the proposal. However, a condition requiring the protection during construction of certain retained trees is suggested.

In terms of residential amenity, the existing dwelling on the site, 3 West Drive Gardens, is a detached two-storey house with ground floor and first floor windows to the front and rear, which wrap around the facing flank walls. The front corner of the proposed dwelling would be sited approximately 2 metres from the front corner of no.3, and the flank wall would splay away from no.3 towards the rear. The forward projection of the single storey front element is also considered acceptable, as the existing building to the north of the cul-de-sac is non-uniform, and this element is to the west of the new building alongside no.1 West Drive Gardens. No two-storey element of the new dwelling would transgress the 45° splays taken from the adjacent front and rear corners of no.3. Given this, and the oblique angle of the facing flank walls, it is not considered that an unreasonable level of overshadowing or loss of outlook would impact on the occupiers of no.3 as a result of the new dwelling. As there are no flank windows proposed in the elevation facing no.3 it is unlikely that a significant loss of privacy would result.

No.1 West Drive Gardens to the west of the subject site is a two-storey semi-detached dwelling with a cat-slide roof containing a side dormer, and an original single storey rear projection. At the closest point, the new dwelling would be sited approximately 4.8 metres from the rear corner of no.1. Taking a 45° horizontal plane from the rear corner of no.1, no first floor element of the new building would transgress this line. The single storey rear element of the new dwelling, where adjacent to no.1 would comply with the Councils Supplementary Planning Guidance using the 'two for one' rule. Given this compliance with the SPG and the westerly orientation of no.1 in relation to the new dwelling, it is not considered that the proposed two-storey dwelling would result in an overbearing or overshadowing form of development when viewed from the rear of no.1. The forward most element of the proposed dwelling would be set approximately 7 metres behind the front wall of no.1. Any protected windows in the flank wall of no.1, including the east facing dormer window at first floor level, would not be adversely affected by the new building. There are no windows proposed in the west facing flank wall, so it is not considered that the privacy of the occupiers of no.1 would be compromised.

In terms of private amenity space, both no.3 and the proposed site would be afforded substantial rear gardens. This is characteristic of the sites in the immediate locality. It is not considered that the reduction of the curtilage of no.3 would result in any adverse effects on the nearby Green Belt. The minimum rear garden depth of the new site, at approximately 18 metres, is considered sufficient to minimise any detrimental impact on the amenities of the occupiers of no.11 West Drive, whose garden abuts the site to the north. Although it is acknowledged that the proposal would intensify the use of the site, it is considered that the level of amenity space is acceptable in accordance with UDP Policy D5. It is considered, however, that any future extensions or outbuildings may potentially have a detrimental impact on the residential amenities of adjacent occupiers, therefore it is recommended that permitted development rights be removed by condition.

2) Parking and Forecourt Treatment

The proposed frontage is to be part hardsurfaced with satisfactory provision for the parking of 3 vehicles. A new vehicle access and crossover is proposed at a maximum width of 3.5m, set away from the western site boundary by 1m. The new crossover would replace one of the existing crossovers currently servicing the 'carriage' driveway at no.3 West Drive Gardens. The Council's Highways Engineer has no objections to the proposal on highway grounds. The new dwelling will be provided independent vehicle access, and the new access will not cross over onto the head of the cul-de-sac. It is not considered that the position of the replacement crossing would have a detrimental impact on highway or pedestrian safety or the free movement of traffic. The adjacent site, at no.3, would be left with a single vehicle access, which is considered acceptable. Any additional hardsurfacing and the reduction to a single vehicle crossing at no.3 could be undertaken without planning permission under permitted development.

The remainder of the new site frontage is to be soft landscaped. A condition is recommended for details of landscaping to be provided and agreed upon by the Council prior to commencement of works to safeguard the appearance of the new site in the street scene. An area for the storage of refuse is detailed between the west flank wall of the new building and the site boundary. This would be screened from no.1 by the existing sheds at this next-door site.

3) Consultation Responses

- ***unfortunate precedent*** - each planning application is determined on its individual merits in light of Council policies; the grant or refusal of an individual application does not automatically set a precedent for a another site, which inevitably will have different site circumstances
- ***loss of privacy to neighbouring properties*** - the siting and orientation of the proposed dwelling largely maintains the existing levels of privacy afforded by the adjacent properties
- ***noise and disturbance from construction work*** - this is addressed in the 'Considerate Contractors' informative
- ***detriment to traffic movement*** - the Councils Highways Engineer was consulted and had no objections to the proposed parking and access; when considering a previous application at 7 West Drive Gardens the existing outline permission at no.3 was taken into consideration

- ***ruinous to open character of adjacent Green Belt*** - the resultant rear amenity space at both no.3 West Drive Gardens and the proposed site is sufficient to protect the open character of the Green Belt
- ***loss of view*** - not a material planning consideration
- other issues discussed in report.

CONCLUSION

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

PART SINGLE/PART 2 STOREY SIDE AND REAR EXTENSION & CREATION OF PART BASEMENT

MR M S KALSI for DR S PATEL

RECOMMENDATION

Plan Nos: Site Plan and drawing no's 200501 - 200506 Rev 1

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

- 1 Completed Development - Buildings
- 2 Time Limit - Full Permission
- 3 Materials to Match
- 4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 2 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
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
EP34 Extension to Buildings in the Green Belt
D4 Standard of Design and Layout
D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, EP33, EP34)
 - 2) Character and Appearance of Conservation Area (SD1, SD2, EP31, D15)
 - 3) Residential Amenity (SD1, D4)
-

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Green Belt:	Yes
Conservation Area:	PINNER HILL
Council Interest:	None

b) Site Description

- Applicant site is a large residential property located on the prominent north west corner of Pinner Hill and South View Road
- Subject property is a double storey detached dwelling sited within a large landscaped garden setting
- Pinner Hill Estate Conservation Area is characterised by a low density of development, and a high level of greenery, which in combination suggest a rural appearance to the surroundings
- Applicant property is surrounded by similar large detached houses set within ample sized plots of land

c) Proposal Details

- Proposed application amends the previous application as follows:

The proposed part first floor side and two storey rear extension is already established from a previous planning permission dated 11-FEB-05

- I. Creation of basement floor under single storey recent side extension with alterations to the existing rear terrace area
- II. Extend existing ground floor level rear bay window

- The side and rear extension would follow the general design and profile of the main dwelling and would incorporate a hipped pitched roof. The materials comprise of matching bricks and tiles.
- Side and rear extension has been approved in previous application
- Installation of basement would result in the formation of a new terrace to the rear of the property complete with glass pavement sections to allow light into the basement area

d) Relevant History

P/2029/04/CFU First floor side extension REFUSED
08-OCT-04

Reason for Refusal:

The proposed extension, by reason of its size and siting, would provide an inappropriate disproportionate addition to the building and an obtrusive form of development which would dominate the original dwelling-house and interrupt views across the site, to the detriment of the character and appearance of the Green Belt, the Pinner Hill Estate Conservation Area and the Area of Special Character.

P/3147/04/CFU First floor side and two storey rear extensions GRANTED
11-FEB-05

e) Consultations

CAAC: No objections

Advertisement : Area of Special Character Expiry : 06-OCT-05

Notifications	Sent	Replies	Expiry
	6	0	23-SEP-05

APPRAISAL

1) Green Belt Land and Area of Special Character

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

	Original	Existing	% Over original	Proposed	% over original
Footprint (m2)	175.4	221.2	+26%	235.5	+34.3%
Floor Area (m2)	284.3	330.1	+16.1%	408.3	+43.6%

It is noted that the dwelling has previously accommodated some quiet small additions. The part single/part 2 storey side and rear extension, which forms part of the current application, has been established by the previous February 2005 permission and is included in the above 'proposed' figures. The minor additions to the rear bay window account for an increase of 2.66 sq. m. in the footprint of the dwelling from what was previously approved. Such a minor addition is considered acceptable and does not negatively affect the openness of the site or the character of this part of the greenbelt.

The proposed basement would create an additional 78.3 sq. m. of floor space but due to its proposed siting underneath an existing side extension and terrace no increase in the property's footprint would result. The previously established side and rear extension and the minor extensions to the existing rear bay window, therefore, only account for the 'proposed footprint' figures above. While the basement addition would invariably represent a considerable addition, both in terms of floor area and volume, the siting of its development would not detract from the existing openness of the site and would therefore comply with greenbelt policy. Furthermore, it is considered that the proposed extensions are appropriate and are not disproportionate in size when compared to the original house. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt.

2) Character and Appearance of Conservation Area

The original application has been revised in order to deal with design concerns raised by the Councils Conservation Department. Previous concerns regarding the proposed additions to the rear bay window, basement windows and the changes to the roof over the existing single storey side extension have been dealt with by revised submissions. The originally proposed roof changes have been removed and the amended drawings now propose to leave this roof in its present state while the revisions to the rear bay window now make it more symmetrical and take it away from the proposed 2-storey rear extension. The recommended revisions to the original basement design involved the removal of windows facing onto the rear garden and reducing the height of the parapet wall from 2m to 1.3m. The applicant has made these revisions and although the basement extension is still visible at the rear, the lack of windows and reduced bulk lessen its impact and give the overall appearance of a patio area rather than an extension.

Furthermore, the revisions to the materials on the side and rear of the first floor extension, showing tile hanging on the rear/side and bricks on the side/front, are considered to be acceptable. The granting of permission however is conditional to the applicant complying with a condition requesting details of the proposed windows.

3) Residential Amenity

As the proposed additions accommodate ample horizontal separation from neighbouring dwellings, there is no concern that the proposed additions would pose a detrimental impact for any adjoining neighbours.

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.

**21 - 40 CANONS PARK CLOSE, DONNEFIELD AVE, P/2545/05/CFU/DT2
EDGWARE**

Ward: CANONS

ADDITIONAL FLOOR ON BUILDING TO PROVIDE 8 FLATS, ONE DETACHED HOUSE,
FRONTAGE PARKING & REMOVAL OF GARAGE & ALTERATIONS

DAVID KANN ASSOCIATES for EMBER HOMES LTD

RECOMMENDATION

Plan Nos: EHL/CPC/20, 21, 22, 23, 30C, 31C, 32B, 33C, 34C and 35C

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

- 1 Time Limit on Full Permission - Three Years
- 2 Disabled Access - Buildings
- 3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 5 PD Restriction - Classes A to E

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- D14 Conservation Areas
- D18 Historic Parks and Gardens
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H7 Dwelling Mix
- H10 Maintenance and Improvement to Existing Housing Stock

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (SD1, D4, D9, D10)
- 2) Effect On The Conservation Area
- 3) Neighbouring Amenity (D5, D10, D14, D18)
- 4) Consultation Responses

INFORMATION

The application was deferred from 8th February 2006 Committee for a site visit which took place on 25th February 2006.

a) Summary

Conservation Area:	No; Adjoins MOL and Canons Park Estate Conservation Area.
Car Parking	Standard:
	Justified: See report
	Provided: Residential:
Site Area:	0,317ha.
No of residential Units:	9
Habitable rooms	31
Council Interest	None

b) Site Description

- Part two, part three storey purpose built block of flats on the east side of Donnefield Avenue at the junction with Canons Park Close comprising eighteen flats, five lock up garages, a store and front and rear communal gardens, concrete paved footpaths and a variety of trees. The site has twin flat-roofed two storey wings arranged in two staggered rectangular blocks behind parapets and a central three-storey section that has a hipped roof. The two wings have curved bays at intervals along the front elevation. The property is built in raised Fletton bricks and has a tiled roof. The five garages and an external store are on the northern boundary of the site. 'End House' is also on this boundary. It is a detached property that has a splayed configuration with the northern boundary. It has a distinctive curved roof with green tiling and is part of the conservation area.
- Thirty-two metres to the south of the site is an identical building, 1-20 Canons Park Close. To the rear of the site the pavilion and the playing fields of Arnold House School extend eastwards, the Bowling Green and tennis courts adjoin the rear of the site towards the northern end. The car park for Canons Park London Underground Station is on the opposite side of the road to the site.
- The site has no specific designation in the UDP, but it adjoins the Canons Park Conservation Area (Article 4 Direction), that extends to the north and west of the site. Canons Park is also designated as a Historic Park.

c) Proposal Details

- A single storey roof extension to provide an additional eight self contained flats is proposed along with the erection of one x two storey detached house.
- Retention of garages.
- Secure cycle storage area for 8 cycles.
- New vehicular access at the southern entrance to the building.
- Two off street parking space for proposed detached house and new bin storage areas.
- Provision of thirteen new trees, four replacement trees, removal of seven existing species. and replacement hedges, shrubs and planting.
- New boundary walls, fencing and paving.
- New bin storage areas.
- New garden furniture.
- New lighting.
- Replacement of existing windows in the front elevation by new UPVC windows.

d) Relevant History

P/797/05/CFU	Additional floors on building to provide 8 flats, 2x3 storey detached houses, removal of garages, parking area in front garden.	REFUSED 17-JUNE-05
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The previous proposal was refused for the following reasons:

1. The proposal would be an overdevelopment of the site by reason of a disproportionate relationship between buildings and spaces that would have an unacceptable effect on the symmetry of the two buildings forming Canons Park Close and would be detrimental to the appearance and character of the area.
2. The proposed development by reason of unsatisfactory design and excessive scale would detract from the character and appearance of the adjacent Canons Park Estate Conservation Area.
3. The proposed hard surfaced car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the streetscene.
4. The proposed detached house on the northern boundary of the site, by reason of its height, scale, bulk, massing and siting would cause overshadowing and would have an overbearing effect on the neighbouring property.

e) Applicant's Statement

Conclusions of Supporting Statement

- The extension is designed to be in keeping with the form and appearance of the building and has resulted in the literal raising of the building height by one storey.
- Elevational treatment matches closely that of the existing building with new brick detailing in the form of soldier and stretcher banding.
- The landscaping of the site at both the front and the rear of the site is undistinguished and in a poor condition. The changes that are proposed will enhance it but will retain the existing layout and open character.
- Hard and soft landscaping will be of a high standard, replacing neglected and dead planting and supplementing it with new and similar planting and attractive and varied paved areas.

f)

Notifications	Sent	Replies	Expiry
	75	3	14-NOV-05

Conservation: Site is outside the conservation area, but is surrounded by development that would affect its setting. Flats form an attractive streetscene by virtue of articulated facades, curving shape and abundant landscaping to the front. They typify the 1930's development that is common in the borough. The 'End House' that adjoins the site is of architectural merit. The two buildings and the landscaping around them give an open aspect to the streetscene that counterbalances the car park opposite.

The revised proposal is a significant improvement on the original scheme. The deletion of the house that was proposed on the northern boundary with the 'End House' is welcomed, as it will help to retain the openness about the building. An additional floor on the block can be accommodated without damaging the character of the adjacent conservation area because from the main points within the park, it is only seen at some distance and then with screen planting and other development between it. The retention of the soft landscaping and its improvement will enhance the streetscene and hence the appearance of the conservation area.

Thames Water: Advice is given on surface water drainage provision.

London Underground Ltd:

Response:

- Loss of amenity and views due to the proposed extension and the front garden becoming an off street parking area.
- Additional storey will result in the destruction of the symmetry between the two buildings
- Increase in traffic congestion and parking problems
- Loss of daylight and sunlight for the 'End House'.

APPRAISAL

1) Residential Character

The revised proposal is considered to have overcome the objection to the previous proposal where an unsatisfactory relationship would have resulted with the adjoining twin building immediate to the south of the site, 1-20 Canons Park Close. The unbalancing effect and the destruction in the symmetry between the two buildings has been overcome by a more sympathetic design approach.

This is because the proposed extension would be built in facing brick that matches the existing structure, whereas in the previous proposal cedar boarding was proposed. The existing building parapet would be raised to the new sill level and decorative brick banding courses, in lines horizontal to the window apertures, would be introduced. These changes would have the effect of breaking up the massing and height of the additional storey and creating more visual interest.

Furthermore, the banding provides for a more proportionate solid to glazing ratio in the proposed extension that reflects that of the rest of the building, enabling a more seamless transition to take place. This is consonant with the advice in Policy D4. It states that buildings should respect the form, massing, composition, proportions and materials of the surrounding townscape. The proposal achieves such a relationship.

The deletion of a detached house on the northern boundary of the site in the revised submission has removed the harmful effects on the end house that was a notable feature of the previous scheme. The overbearing effect that the earlier proposal would have had on the End House has been removed and it is considered that the revised proposal now complies with the advice in Policy D5, which says that all new development should ensure that adequate separation between existing and proposed buildings is maintained so that the amenity of existing and proposed occupiers is guaranteed.

Moreover, the final element of the previous scheme that was the source of objections, the replacement of the soft landscaping and vegetation in the front garden by hardstanding to provide additional car parking space and an additional crossover, has been deleted from the current scheme. The spaciousness that distinguishes the setting of the site has been retained and the mass of additional parking spaces and hardstanding has been deleted from the proposal. This would be consistent with the advice in Policy D9. It stresses that proposals involving the loss of landscaped areas that form a setting to flatted developments should be resisted.

Some new tree planting is proposed and the site is not the subject of a Tree Preservation Order. Two new off street parking spaces and a new vehicular access are proposed at the southern end of the site where the proposed detached house would be located. But these changes are considered to be acceptable and in line with Policies D4 and D9.

In addition, the conflict that the previous proposal had with the advice in Policy D4 on the need for development to have regard to the Public Realm has also been removed: The existing building is screened from the highway by a semi private front garden, This provides a transition between the main road and the building frontage and in the previous scheme this would have been sacrificed to provide extra parking and an additional means of vehicular access, resulting in a diminution in the privacy that existing occupiers enjoy along with increased noise and disturbance from road traffic and vehicle movement within the site. This is no longer the case.

2) Effect on The Conservation Area

The applicants have submitted a Townscape Assessment of the site, which has overcome satisfactorily the objections in terms of the effect of the proposed extension on the two buildings that form Canons Park Close and provide an entrance to the Conservation Area and a focal point in the streetscene and how the symmetrical relationship between the two buildings would be affected. Photographic long views of the site taken from each direction were able to show that either only oblique views of both buildings as an entity were possible, or views taken at such long distances that any appreciable change in the relationship between the two buildings would not be possible. The extensive vegetation bounding both buildings for a substantial part of the year also makes clear, uninterrupted views of both buildings extremely difficult.

It is concluded that the overall effect of the revised extension, in terms of the evidence given in the Townscape Assessment and the changes to the elevational treatment that was referred to earlier, have removed the objections that were made to the original scheme. It is considered that the revised proposal would not be contrary to the advice in Policy D16. It says that development should only be allowed when it would contribute to the preservation or enhancement of the conservation area and the scheme recognises this.

3) Neighbouring Amenity

The harmful effect on the 'End House' has been removed by the deletion of the detached house on the northern boundary. Although the increase in the height of the building would cause limited overshadowing of the house and its garden, this is substantially less than would have otherwise been the case in the previous proposal.

It is not considered that the extension in the height of the building would cause substantial material harm to the residential amenity of the 'End House'. The property would still receive uninterrupted daylight and sunlight and the proposal is not considered to be in conflict with the advice in Policy D5. It says that development should ensure that adequate separation is maintained between buildings and distances between site boundaries so that the privacy and amenity of future occupiers is protected. The proposal is able to achieve such a relationship.

4) Consultation Responses

As addressed in the report.

CONCLUSION

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

VILLAGE INN, 402 - 408 RAYNERS LANE, PINNER

2/06

P/2580/05/CVA/SC2

Ward: RAYNERS LANE

VARIATION OF CONDITION 6 OF PERMISSION LBH/45486 TO ALLOW OPENING SUN - THURS 09.00-00.30, FRI & SAT 09.00-01.00 AND EXTENDED OPENING ON SPECIAL DAYS

HEPHER DIXON LTD for J D WETHERSPOON PLC

RECOMMENDATION

Plan Nos: Ordinance Survey

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

- 1 The use hereby permitted shall not open to customers outside the following times:-
09.00 hours to 00.30 hours Sunday to Thursday and 09.00 hours to 01.00 hours Friday and Saturday, without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

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:
EM24 Town Centre Environment
EM25 Food, Drink and Late Night Uses

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Consultation Responses

INFORMATION

a) Summary

Town Centre	Rayners Lane - Sec
Council Interest:	None

b) Site Description

- East side of Rayners Lane just south of its junction with Village Way
- 2 storey building with ground floor public house (A4 use) and first floor staff accommodation
- Site located towards the northern end of Rayners Lane designated district centre and within a designated secondary shopping frontage
- South of the site is further designated shopping frontages (primary and secondary) and Rayners Lane London Underground Station.
- Rayners Lane Library is situated to the rear of the site
- Surrounding area is predominantly commercial with ground floor commercial units with some residential units on the upper floors

c) Proposal Details

- Variation of condition 6 of permission LBH/45486 to allow opening Sunday – Thursday 09.00 – 00.30 and Friday and Saturday 09.00 – 01.00. The application also requests permission for longer opening hours (09.00 – 02.00) on ‘special days’ throughout the year. These days are as follows:
 - Christmas Eve (Dec 24th)
 - Boxing Day (Dec 26th)
 - Burns Night (25th Jan)
 - Australia Day (26th Jan)
 - St David’s Day (1st March)
 - St Patrick’s Day (17th March)
 - St George’s Day (23rd April)
 - St Andrew’s Day (30th Nov)
 - Thursday immediately preceding Good Friday and
 - Sundays preceding Bank Holiday Monday

e) Relevant History

WEST/45485/92/FUL Change of Use: Class A1 to A3 (Retail to Public House) Ground floor rear extension and new shop front GRANTED 03-NOV-92

Condition 6 of this Permission read as follows:

'the premises shall not be used between 09.30-11.00 Mon-Sat and 09.30-10.30 Sunday and at no other time unless the written approval of the Local Planning Authority to any variation is first obtained'

REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

e) Applicant's Statement

- The premise is within a local centre, which is considered to be an appropriate location for premises that operate later in the evening.
- There are several other A3 uses in the surrounding area
- Not aware that there have been any material complaints from the residents or Police about the current operations of the public house
- It is an accepted planning precept that residential developments within town and city centres generally have a different level of amenity to purely residential areas. Residents living in town centres, whilst having better access to facilities, must also expect greater levels of evening noise and activity.
- Having regard to the nature of the premises, the nature of the area, the recent reform of the licensing system, and the excellent management record of JD Wetherspoon, we consider that the condition restricting operating hours should be varied to enable the public house to operate for the hours approved under the new Licensing Act plus slightly longer hours on identified 'special days'

f)

Notifications	Sent	Replies	Expiry
	30	0	14-NOV-2005

APPRAISAL

1) Residential Amenity

The application property is situated along a designated secondary shopping frontage to the north of Rayners Lane designated district centre, within a predominantly commercial area. Some residential units do occupy the upper floors over certain ground floor commercial units in neighbouring properties but due to the location of the applicant premise, within a district centre and secondary shopping frontage, an extension of opening hours would be considered acceptable by the Council and would not have a major impact on current amenity levels. Local residents have raised no objections to the scheme.

The Government currently favours a relaxation of licensing laws. The proposed extension of hours appears therefore, to comply with Government policy. This coupled with the predominantly commercial nature of the surrounding area mean that the proposal will not have a major impact on local residential amenity levels. The application is therefore, recommended for approval.

The Committee will be aware that the extended hours sought in this application have also to be agreed by the Licensing Panel. Should subsequent nuisance result to neighbouring residencies then any responsible authority may call for a review of the license at which time the terms of the license can be reconsidered.

2) Consultation Responses

Discussed in report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan polices 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 AND CONVERSION TO TWO SELF-CONTAINED FLATS

ARH ASSOCIATES - S FINLEY for LENAD INVESTMENTS LTD

RECOMMENDATION

Plan Nos: Existing Layout, Proposed Layout, Side Elevation & Location Plan

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

- 1 Time Limit on Full Permission - Three Years
- 2 Materials to Match
- 3 Noise - Insulation of Building(s) - 4
- 4 The development hereby approved shall not commence until a metric scaled drawing detailing subdivision of the rear garden to provide amenity space for both flats, has first been submitted to and approved in writing by the local planning authority. The flats hereby approved shall not be occupied until the rear garden has been laid out in accordance with the details so approved and shall thereafter be retained.
REASON: To ensure suitable amenity space for the future occupiers of the flats
- 5 The development hereby approved shall not commence until a metric scaled drawing detailing the hard and soft landscaping of the forecourt, to include access to and screening of refuse storage, disabled persons' access to the property and boundary treatment, has first been submitted to and approved in writing by the local planning authority. The flats hereby approved shall not be occupied until the forecourt has been laid out in accordance with the details so approved and shall thereafter be retained.
REASON: To ensure that the development makes a positive contribution to the visual amenity of the street scene and in the interests of disabled persons' access.
- 6 Disabled Access - Buildings

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
SH1 Housing Provision and Housing Need
SH2 Housing Types and Mix

EP25 Noise

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

H18 Accessible Homes

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity and Character (SD1, D4 & D5)
- 2) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13)
- 3) Consultation Responses

INFORMATION

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

a) Summary

Council Interest: None

b) Site Description

- Two storey end of terrace dwelling on east side of Rutland Road, Harrow; forecourt soft-landscaped and enclosed by a 1m board fence and vegetation; no off-street parking
- Dwelling has substantial gable fronted two storey front projection, common to other dwellings in this road, giving a street scene appearance of semi-detached dwellings; front forecourt is 3.5m deep while the rear garden depth is over 24m deep from the main rear wall of the building
- Rear garden bounded both sides by close-boarded timber fencing;
- Attached terraced property have small single storey rear projection which are a feature of the street
- There have been a small number of applications for the conversion of neighbouring houses to self-contained flats, which have been granted permission by the Council. The most common dwelling unit in the street is single dwelling units, not flat conversions

c) Proposal Details

- The proposed scheme would consist only of internal alterations to interior walls and the insertion of a second bathroom and kitchen

d) Relevant History

No. 33 Rutland Road

- No relevant history

No. 31 Rutland Road

- LBH/23865: Conversion of dwelling house to two self-contained flats granted 12-07-1983
- 5 other properties in the street have been converted into flats

e) Applicant's Statement

- None

f) Notifications

Sent	Replies	Expiry
10	17	9-DEC-2005

Summary of Responses:

- Moral argument of protecting Mr Jukes the current 'protected tenant' occupying the property from the actions of his landlord
- All but one of the letters draw attention to serious parking problems in the street with a lack of on-street car parking in recent years from residents and shoppers. Respondents consider further conversion to flats will increase these problems

APPRAISAL

1) Amenity and Character

The application is for internal works to the building to create two self-contained flats. There will not be any noticeable changes to the outward appearance of the property. The two flats will be accessed via a communal entrance; the existing single door at the front and so would retain the appearance of a single dwelling house.

2) Conversion Policy

Policy H9 undertakes to permit conversions of dwelling houses and other buildings to flats, recognising their contribution to housing supply. However individual proposals are to be assessed against specific criteria pursuant to the protection of amenity, character and highway safety. In relation to these criteria proposal is assessed as follows:

- As noted above the flats would be accessed via an existing communal entrance – thereby retaining the appearance of a single dwelling in the street scene - but otherwise each unit would be fully self-contained. The flats are considered to be satisfactory in terms of their size and circulation arrangements;
- The layout of the flats within the building secures broad vertical alignment of room uses and with a suitable scheme of sound-proofing, that can be secured by condition, it is not considered that the proposal would lead to substandard living conditions for future occupiers of the development.
- There are not provisions for the proposed subdivision of the existing rear garden. There is access along the side of the property by the way of a communal path between No. 33 and 31. This would allow a suitable subdivision of the garden to allow occupiers of the first floor flat to gain access to amenity space. A condition is suggested to require a scheme of subdivision of the rear garden to provide both flats with an amenity space.
- No on-site parking is proposed and it is considered that its provision on the forecourt would not be possible due to its small size as well as be visually undesirable in the street scene. There are no resident parking restrictions and all respondents other than the occupier of the property point to the current parking situation in the street scene. However policies in the UDP do require a maximum car parking standards in accordance with the need to promote sustainable development and transport choice. Policy T13 requires a consideration of the following factors including “E) whether the proposal is likely to create significant on-street parking problems; and F) the potential highway and traffic problems likely to arise”. In the reasoned justification the Council will support low or zero parking developments in suitable sites particularly where public transport provision and accessibility is to Town Centres is good. In this case, given the sustainable location of the site, occupiers would not be disadvantaged by non-car ownership (local shops and public transport services from the Harrow on the Hill Underground and British Rail Station as well as the Bus Station are within a reasonable walking distance). Also there are bus routes along Pinner Road at the end of Rutland Road.

Item 2/07 : P/2626/05/DFU continued/...

- Subject to a scheme for the detailed finish of the hard and soft landscaping works on the forecourt, to include access to and the housing of the wheelie bins, boundary treatment and disabled persons' access, it is considered that the amended proposal would have a satisfactory appearance in the street scene. Such details could be required by condition in the event of an acceptable, revised proposal.
- No disabled access has been demonstrated as part of the application and as such a scheme demonstrating disabled access to the ground floor to be submitted to and approved by the Local Planning Authority is suggested

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance. However, taking into account general ambient noise levels it is not considered that there would be a significant loss of residential amenity enjoyed by neighbouring occupiers.

Taking all of these matters into account and subject to the conditions suggested neither is it considered that the proposal would lead to an overdevelopment of the property nor be detrimental to the character of this established residential locality.

3) Consultation Responses

- The welfare of the current occupier of the property is not an issue which can be commented on in this forum
- Other concerns regarding parking is addressed in the above report

CONCLUSION

For all of 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.

**GRIMS DYKE HOTEL - STABLE BLOCK, 59 OLD P/2407/05/CLB/LC3
REDDING, HARROW WEALD**

Ward: HARROW WEALD

LISTED BUILDING CONSENT: TWO ROOFLIGHTS ON SOUTH WEST ELEVATION

FARRELL & CO for GRIMS DYKE HOTEL

RECOMMENDATION

Plan Nos: OS Map, Drawing 4605-2, Site Plan 21250

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

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:

D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Curtilage Listed Building (D11)
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Listed Building:	Locally Listed Building within the curtilage of grade II* listed, Grimsdyke House
Conservation Area:	BROOKSHILL/GRIMSDYKE
Greenbelt	
Council Interest:	None

b) Site Description

- Included within the north eastern part of the Grimsdyke Estate
- 'L' shape form
- Set amongst farm land and within a conservation area

c) Proposal Details

- Built by W. S. Gilbert around 1880 to house staff and horses for Grimsdyke Estate. Updated throughout the 20th century, the Stables are locally listed and form an integral part of the Estates' portfolio of buildings and as such make a positive contribution to the character of the conservation area and the setting of the principle listed building.
- The Stable Block is single storey with accommodation within the roof in the form of an 'L' shape. Built in red brick with a red tile roof and decorative tile hung second floor, and leaded casement windows.

d) Relevant History

- The retention of 2 rooflights on the south west elevation.

LBH/30509	The removal of single storey extension to stable block, formation of new dormer window, internal and external alterations.	GRANTED 04-SEPT-1986
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e) Consultations

Advertisement:	Extension of Listed Building	Expiry 03-JAN-2006
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Notifications	Sent	Replies
	3	1

Summary of Response:

The Garden History Society do not wish to comment

APPRAISAL

1) Character of the Listed Building

The building is an integral part of the Grimsdyke Estate, built by Gilbert, of Gilbert and Sullivan fame, in the late 19th century. Although it is only locally listed it is of architectural and historic value due to its context within the Estate grouping and is held within the curtilage of the grade II* Grimsdyke House.

The Proposal is to retain 2 velux conservation style roof lights within the southwest elevation of the former Stable Block at Grimsdyke Estate.

The property already has a rather eclectic array of differing sizes and styles of window and therefore additional roof lights can sit within the design without too much intrusion to either the built fabric or to the building or area's character.

Due to the small window size, and the fact that attempts have been made to make these flush with the tiles they are relatively unobtrusive and as such do not make a significant visual impact and as such preserve the character and appearance of the property.

2) Consultation Responses

See 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 approval.

SINGLE STOREY SIDE EXTENSION

MR MANMOHAN N NANDHRA for MR & MRS M ARPINO

RECOMMENDATION

Plan Nos: PWL/M/P01

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

- 1 Time Limit on Listed Building Consent - Three Years
- 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.

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
SD2 Conservation Areas, Listed Buildings etc.
D4 Standard of Design and Layout
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
D16 Conservation Area Priority
H10 Maintenance and Improvement to Existing Housing Stock
EP34 Extensions to buildings in the green belt

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt (EP34)
 - 2) Impact on Conservation Area (SD1, SD2, D4, D14, D15, D16, H10)
 - 3) Residential Amenity (D4, SD1)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies: SD1, SD2, D4, D14, D15, D16, H10, EP34
Area of Special Character: Special Char & Adv
Listed Building: Locally Listed
Conservation Area: PINNERWOOD FARM
Green Belt:
Site Area: 720m²
Council Interest: None

b) Site Description

- Locally listed building originally built around 1900 as entrance lodge to Pinnerwood Farm;
- Located within the green belt.

c) Proposal Details

- Single storey side extension.

d) Relevant History

WEST/692/02/FUL	Two Storey Rear Extension	GRANTED 14-OCT-2002
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e) Applicant's Statement

- None

f) Consultations

CAAC: No Objection

Notifications	Sent	Replies	Expiry
	3	0	06-FEB-2006

Summary of Responses: None.

APPRIASAL

1) Green Belt

Being in the green belt the proposed extension needs to be assessed in the context of policy EP34 and whether the extension would result in a disproportionate addition in relation to the original building. The following table highlights the increase to the existing building:

	Existing	Proposed	% Increase
Gross Floor Area	314.5m ²	319.5m ²	1.6 %
Footprint	160m ²	165m ²	3.1 %
Volume	1076m ³	1091m ³	1.4 %

Although the extension would increase the total footprint of the building it is considered to be a modest increase and one which would not have an adverse effect on the setting or character of the green belt.

2) Impact on Conservation Area

The site is located in the Pinnerwood Farm Conservation Area. The character of the conservation area comprises of an open green space area, which was originally Pinnerwood Farm.

The application building is characterised by white weatherboard at the ground floor level with red clay tiles at 1st floor and roof level. Windows are white timber framed and red bricks are used in the chimneystack.

The proposed extension would be 3m high, 2.5m long and 2m wide. The purpose of the proposed extension is to create an en suit to a bedroom on the ground floor. The proposed extension would be built beside the existing disused fireplace and chimneystack, which appears to be an original characteristic of the building.

It is not considered that the proposed extension would have a detrimental effect on the character of the locally listed building or the surrounding conservation area. The extension would be minimal in size and would not detract from or detrimentally alter any original architectural characteristic of the building. It would not be viewable from the general public as it is on the side of the property which is screened by a boundary hedge and fencing.

Although no mention of materials have been submitted with the application this can be made a condition of consent to ensure the Local Planning Authority may be satisfied with the visual appearance of the proposed extension.

3) Residential Amenity

There is not considered to be any adverse effect on neighbouring amenity in terms of loss of privacy, light or outlook. The application site and its proximity to neighbouring habitable room windows is considerable and there would not be any direct impact on neighbouring properties as a result of the proposed development.

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.

2 STOREY SIDE TO REAR, SINGLE STOREY FRONT AND REAR EXTENSIONS, REAR DORMER, CONVERSION TO 2 SELF-CONTAINED FLATS

MR V SARKARI

RECOMMENDATION

Plan Nos: 23NP / P01 Rev B, Site Plan & Location Plan

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

- 1 Time Limit on Full Permission - Three Years
- 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) 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
- 5 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 6 Noise - Insulation of Building(s) - 4
- 7 Landscaping to be Approved
- 8 Landscaping to be Implemented

INFORMATIVES

- 1 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
 1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

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

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

3

INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Two Storey Side to Rear Extension (SD1, D4, D5)
- 2) Single Storey Front & Rear Extensions (SD1, D4, D5)
- 3) Rear Dormer (SD1, D4, D5)
- 4) Conversion Policy (H9, T13)
- 5) Traffic and Highway Safety/Parking (T13)
- 6) Character of Area (SD1, D4, D5, D9)
- 7) Residential Amenity (SD1, D4, D5)
- 8) Consultation Responses

INFORMATION

Details of this application are reported to Committee due to a petition being submitted

An application comparable to that which is currently proposed for conversion to 2 self contained units with extensions was approved in October 2003. The current proposal differs slightly from the approved scheme with respect of the following:

- Increase in size of rear dormer
- Increase in size of two storey rear extension

The proposed modifications were deemed to extend beyond what could be considered as minor amendments to the approved scheme, therefore were required to be considered as a new planning application.

a) Summary

Car Parking	Standard:	2.8 (max)
	Justified:	See report
	Provided:	1
No of Residential Units:	Existing:	1
	Proposed:	2
Council Interest:	None	

b) Site Description

- 2-Storey, semi-detached property situated on the southern side of Nolton Place;
- Partially hard-surfaced front garden with vehicle crossover access;
- Dwelling is setback approximately 6m from public highway;
- Rear garden to an original depth of 16m, outbuilding constructed at rear which was approved planning permission (P/1830/04/DFU);
- Both neighbouring dwellings have not been extended
- Adjacent dwelling at No.25 has a detached garage immediately at the rear on the boundary with No.23;

c) Proposal Details

- demolish the single storey garage sited to the side of the dwelling;
- construct a double storey side to rear addition and single storey rear addition;
- the double storey side extension would accommodate a width of 2.45 metres and would be offset 1.0 metre from the west side boundary
- the single storey rear addition would accommodate a depth of 3.0 metres and would span the width of the building (both existing and proposed side addition). The single storey rear addition would accommodate a flat roof with a maximum wall height of 2.9 metres to the eastern side boundary;
- to the front elevation, the upper level of the double storey extension would be stepped back from the main façade line by 1 metre. The roof would be hipped, with a stepped and lowered ridge to create a subordinate roof element.
- a small dormer is proposed to be installed in the rear roof slope (2.7 metre width, 1.8 m height);
- each proposed flat would have its own separate entrance at the front

- the ground floor flat would be allocated its own garden space, accessed directly from the kitchen. The proposed upper floor flat would likewise be allocated with its own garden space, accessed by the pedestrian access way down the western side of the building;

d) Relevant History

P/1452/03/CFU CONVERSION TO PROVIDE 2 SELF- 27-OCT-2003
CONTAINED FLATS WITH PART SINGLE,
PART TWO STOREY SIDE TO REAR AND
SINGLE STOREY REAR EXTENSION

This application differs only in proposing a larger rear dormer and two-storey rear element that previously approved.

e)

Notifications	Sent	Replies	Expiry
	10	4 + Petition	02-SEP-05

Response: Increased pressure on parking, character of area, overshadowing, overlooking, terracing of semi-detached dwellings, internal noise, construction of outbuilding at rear

APPRAISAL

1) Two Storey Side To Rear Extension

It is highlighted that the double storey side addition would comply with Harrow's Supplementary Planning Guidance, with the design being subservient to the original dwelling. The upper floor of the side addition would be stepped back from the front façade by 1.0 metre, whilst the roofline has been stepped down from the main ridge of the dwelling. Both of these elements ensure that the proposed side addition is subservient to the main dwelling, whilst the two-storey side addition is set in 1m from the side boundary in order to retain an existing character of spacing between dwellings in Nolton Place and reduce the potential for a terracing effect in the road.

The two-storey rear element would be spaced 1.55m from the westerly flank boundary and have a rearward projection of 3m. At a width of 4.3m the easterly flank wall would be spaced 3.15m from the boundary with No.21.

The proposed 3m rearward projection would fall within a 45° line drawn from the nearest first floor rear corner of the adjacent dwelling at No.25, and from the party wall, and in so doing, would comply with the Council's guidelines for such developments. Accordingly it is not considered that there would be any unreasonable effect on light to, or outlook from, the rear habitable room windows of either neighbouring property.

2) Single Storey Rear Extension

The application proposes a single storey rear extension to a depth of 3m with a flat roof over to a height of 2.9m. The extension would span the width of the building (both existing and proposed side addition).

The single storey rear addition complies with the Supplementary Planning Guidance in that its depth and height are limited to 3.0 metres, thus there are no concerns of the boundary wall causing visual bulk or loss of light impacts for the immediately adjoining neighbours who have not extended to the rear.

The adjacent property has a detached garage to the rear abutting the shared boundary with the applicant, which would serve to completely obscure the proposed rear extension to negate any potential for adverse impact.

3) Rear Dormer

The rear dormer complies with the Supplementary Planning Guidance in that it is set back 1m from the roof eaves, set in 0.5m from the party wall and is spaced significantly from the roof edge. Being to a 2.7m width the dormer would terminate before the level of the flank of the two-storey rear element and hence have a satisfactory relationship with the subordinate roof of this element.

4) Conversion Policy

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

The proposed development would provide 2 x 3 bedroom flats. The submitted plans show the layout of the rooms in each unit to be acceptable in relation to one another as well as an appropriate vertical alignment.

The 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. Sound insulation measures can be controlled by condition and therefore, subject to this, this proposal is not considered to affect the amenity of the adjoining dwellings by way of noise and/or disturbance.

The level of useable amenity space available

The ground floor flat would be allocated its own garden space, accessed directly from the kitchen. The proposed upper floor flat would likewise be allocated with its own garden space, accessed by the pedestrian access way down the western side of the building. Each garden depth would be to approximately 11.5m. This provision and means of access is considered to be acceptable for both units.

5) Traffic And Highway Safety/Parking

It is proposed that one off street parking space will be provided in the front garden with access from an existing vehicle crossover. While it is noted there is a shortfall of 1 space it is highlighted that the existing dwelling already creates a parking demand of 2 spaces whilst only providing 1 on site space (as the garage has been used only for storage purposes associated with the dwelling). On this basis there is no shortfall in the number of on site parking spaces and hence the application should not warrant refusal on parking issues alone.

The site is within reasonable walking distance to Queensbury Underground Station making the units appropriate for non-car owning occupiers. The Highways and Transportation department of the council were notified and raised no objections.

6) 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 Nolton Place would occur as a result of this proposed conversion. It is recognised that activity associated with the property at the front would be likely to intensify with occupation by two households, though it is not considered that the effect of this or the provision of an additional front entrance would be so significant as to harm the character of this part of Nolton Place.

7) Residential Amenity

Similarly, given that the proposals comply with the criteria set out in policy H9, it is not considered that the proposal would be detrimental to the amenities of adjoining occupiers.

8) Consultation Responses

- increased pressure on parking – adequate provision for off-street parking.
- increase in traffic – not considered to be to a significant degree.
- character of area – single-family dwelling house character of Nolton Place would be retained.
- overshadowing / overlooking – the proposed extensions comply with Supplementary Planning Guidance and are not considered to impact adversely in these respects.
- terracing of semi-detached dwellings – the proposed 1m set back and set in from the flank boundary will negate potential for this
- internal noise - sound insulation measures can be controlled by condition
- construction of outbuilding at rear – structure has been approved planning permission (P/1830/04/DFU)

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.

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

DAVID R YEAMAN & ASSOCIATES for MR S WATSON

RECOMMENDATION

Plan Nos: 586,001-002; 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 on Full Permission - Three Years
- 2 Materials to Match
- 3 Noise - Insulation of Building(s) - 4
- 4 The development hereby approved shall not commence until a metric scaled drawing detailing the hard and soft landscaping of the forecourt, to include access to and screening of refuse storage, disabled persons' access to the property and boundary treatment, has first been submitted to and approved in writing by the local planning authority. The flats hereby approved shall not be occupied until the forecourt has been laid out in accordance with the details so approved and shall thereafter be retained.
REASON: To ensure that the development makes a positive contribution to the visual amenity of the street scene and in the interests of disabled persons' access.
- 5 Disabled Access - Buildings

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
SH1 Housing Provision and Housing Need
SH2 Housing Types and Mix
EP25 Noise
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
H18 Accessible Homes
T13 Parking Standards

- 2 INFORMATIVE:
The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.
- 3 INFORMATIVE:
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 4 INFORMATIVE:
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
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Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>
- 5 INFORMATIVE:
Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.
- 6 INFORMATIVE:
Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity and Character of Rear Dormer (SD1, D4 & D5)
- 2) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13)
- 3) Consultation Responses

INFORMATION

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

a) Summary

Council Interest: None

b) Site Description

- Two storey mid-terrace dwelling on east side of Greenhill Rd, Harrow; forecourt soft-landscaped and enclosed by a 1m close board fence and hedge; no off-street parking
- Dwelling has substantial gable fronted two storey front projection, common to other dwellings in this road, giving a street scene appearance of semi-detached dwellings; rear garden depth is only 11m deep; rear elevation characterised by a flat roof 2 storey rear extension common in the street scene
- Rear garden bounded both sides by close-boarded timber fencing;
- Both attached terraced properties have small single storey rear extensions; No. 20 is a single dwelling house while No. 24 was granted permission to convert to two self contained flats in 1974 (Application LBH/10160)
- Area characterised by mixed flat conversions and single family dwellings; on-street parking resident permit controlled and other houses along the street have off street parking

c) Proposal Details

- Extension of roof to form rear dormer 0.5m from the party boundaries and 1m from the eaves measured externally along the roof slope
- Conversion of extended property to three self contained flats: 2 x two-bed and 1 x one-bed

d) Relevant History

No. 22 Greenhill Road

No relevant history

No. 40 Greenhill Rd

P/2031/03/DFU

Conversion of Dwelling house to three Self-Contained Flats GRANTED
17-NOV-2003

Other properties have been granted permission in the street to convert into flats, predominantly in the 1970s and 80s

e) Notifications

Sent	Replies	Expiry
19	1	09-DEC-05

Summary of Responses: Layout of 2nd floor flat resulting in an unacceptable layout, inadequate headroom; lounge and kitchen rooms consistently below reasonable minimum room size; inadequate private amenity space, property over 400m away from public open space; setback of roof extension does not meet minimum criteria of SPG; parking is permit restricted and presumably any future occupiers will be ineligible of permits.

APPRAISAL

1) Amenity and Character of Rear Dormer

The proposed rear dormer complies fully with the Council's guidelines for such developments. It is considered that the dormer would appear adequately contained within the rear roof slope and would not have an unduly overbearing visual impact in views from neighbouring gardens. Although there are no dormers in the immediate neighbouring properties it is nonetheless considered that the appearance of the property in this nearby street scene would remain satisfactory.

First floor windows already overlook the rear gardens of properties to the rear of the terrace and it is not considered that the dormer windows would so significantly add to the degree of overlooking as to be detrimental to the privacy amenity of the adjoining occupiers. No objection was received with regard to overlooking from any neighbours. In relation to the properties to the rear of the proposed application site a separation in excess of 20m would be maintained between the two houses and this is considered to be sufficient to also safeguard the privacy amenity of the occupiers of that neighbouring property.

2) Conversion Policy

Policy H9 undertakes to permit conversions of dwelling houses and other buildings to flats, recognising their contribution to housing supply. However individual proposals are to be assessed against specific criteria pursuant to the protection of amenity, character and highway safety. In relation to these criteria proposal is assessed as follows:

- The flats would be accessed via an existing communal entrance – thereby retaining the appearance of a single dwelling in the street scene - but otherwise each unit would be fully self-contained. The flats are considered to be satisfactory in terms of their size and circulation arrangements; in particular it is noted that the expanse of original roofscape in conjunction with the rear dormer allows for the provision of a conventional one-bed flat in the roofscape. The layout of the flats within the building secures broad vertical alignment of room uses and with a suitable scheme of sound-proofing, that can be secured by condition, it is not considered that the proposal would lead to substandard living conditions for future occupiers of the development.
- The existing rear garden would be retained in its entirety but would only be accessible from the ground floor flat. In view of the difficulties of securing garden access from upper flats in the conversion of terraced property balanced against the contribution of the conversion to housing supply, however, such a situation is not considered to be unacceptable in this instance. Future occupiers of the development could access public open space at Harrow Recreation Ground on Hindes Road or The Grove Open Space on Lowlands Road, within a reasonable walking distance of the site, and accordingly it is not considered that the lack of garden access from the upper floor flats would disadvantage future occupiers.

- No on-site parking is proposed and it is considered that its provision on the forecourt would be visually undesirable in the street scene. However, given the sustainable location of the site occupiers would not be disadvantaged by non-car ownership (local shops and public transport services from the Harrow on the Hill Underground and British Rail Station as well as the Bus Station are within a reasonable walking distance) and subject to resident permit restriction additional on-street parking stress can be prevented. An informative is suggested to restrict the provision of parking permits.
- Subject to a scheme for the detailed finish of the hard and soft landscaping works on the forecourt, to include access to and the housing of the wheelie bins, boundary treatment and disabled persons' access, it is considered that the amended proposal would have a satisfactory appearance in the street scene. Such details could be required by condition in the event of an acceptable, revised proposal.
- No disabled access has been demonstrated as part of the application and as such a scheme demonstrating disabled access to the ground floor to be submitted to and approved by the Local Planning Authority is suggested

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance (though not through use of the rear garden as this would only be available to the occupiers of the ground floor flat). However, taking into account general background noise levels in this location with busy Greenhill Way near by and as resident permit restriction of the development will eliminate much vehicular activity associated with the occupation of this property, it is not considered that there would be any detriment to the residential amenity enjoyed by neighbouring occupiers.

Taking all of these matters into account and subject to the conditions suggested neither is it considered that the proposal would lead to an overdevelopment of the property or be detrimental to the character of this established residential locality.

3) Consultation Responses

- Layout of the flat and room size is considered acceptable, provision is made in the UDP for units of varying size; considered in report
- Amenity space considered acceptable; considered in report
- Parking permit restriction informative suggested

CONCLUSION

For all of 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.

PARK VIEW, 14 MOUNT PARK RD, HARROW

2/12

P/2689/05/DFU/KMS

Ward: HARROW ON THE HILL

FRONT AND REAR DORMERS; ALTERATIONS TO SIDE AND REAR ELEVATIONS

PAUL ARCHER DESIGN for BOBBY ANAND

RECOMMENDATION

Plan Nos: 339.001, 339.002, 339.003, 339.101, 339.102b, 339.103a, 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 on Full Permission - Three Years
- 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.

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
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
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
EP44 Metropolitan Open Land
EP45 Additional Building on Metropolitan Open Land

- 2 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 3 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.
- Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of building and conservation area (SD1, SD2, D4, D5, D14, D15)
- 2) Residential Amenity
- 3) Impact on Protected Trees
- 4) Consultation Responses

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Listed Building:	Locally Listed
Conservation Area:	MOUNT PARK
Archaeological Area/TPO:	TPO no. 399
Council Interest:	None

b) Site Description

- Semi-detached property with extensive grounds to side and rear
- Rear gardens form part of Metropolitan Open Land and contains protected trees
- Front elevation has 2 existing dormer windows. Left hand dormer measures 3m wide and is sited 2.1m from party boundary. Right hand dormer measures 1.5m wide and is sited 4.6m from roof verge and 1.9m from left hand dormer. Both have tiled hipped roofs and timber framed windows, and are sited 2m upslope of eaves
- Side elevation currently has two ground and two 1st floor windows

Item 2/12 : P/2689/05/DFU continued/...

- Rear elevation has dormer window measuring 2.2m wide, sited 2.9m from party boundary, 8.1m from roof verge, and 0.5m upslope of eaves
- Levels fall to south and west

c) Proposal Details

- Proposed front and rear dormers, side windows and rear rooflight
- Proposed front dormer would be same size as existing right hand front dormer and would be sited 1.4m from roof verge
- Proposed rear dormer would be same size as existing rear dormer and would be sited 1.9m from roof verge
- Rear rooflight would measure 0.6m wide x 0.5m high and would be sited 0.65m from party boundary
- 2 additional windows (1st floor) proposed for side elevation

d) Relevant History

P/1469/05/DFU	Outbuilding to provide domestic study	GRANTED 24-AUG-05
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e) Consultations

CAAC : no objections to rear dormer or side windows. Concerns with the front dormers as the drawings do not show the building in context with its adjoining neighbour (Oakhurst Heights)

Advertisement
Character of Conservation Area Expiry: 09-DEC-05

Notifications	Sent	Replies	Expiry
	3	0	02-DEC-05

APPRAISAL

1) Character of building and conservation area

The proposed dormer windows would be to the same design as the existing dormers. The proposed front dormer would be sited to the right of the existing right hand front dormer and would be of an identical size. The proposed rear dormer would match the existing rear dormer in terms of its size and position relative to the 1st floor window below it. It is considered that the dormers would improve the symmetry of the front and rear elevations elevation and as such would preserve and enhance the character of the dwelling and the conservation area. However, this is subject to the use of sympathetic materials, which can be secured by condition.

The proposed side windows would be at 1st floor level and in terms of their design, would compliment the existing ground and 2nd floor windows in this elevation. It is therefore considered that subject to the use of sympathetic materials, they would preserve and enhance the character and appearance of the locally listed building and the surrounding conservation area.

The originally proposed additional 1st floor rear window has been substituted by a small (0.6 x 0.5m) rooflight which would be flush with the rear roofslope. The additional window would have been detrimental to the appearance of the building as a result of its unbalancing affect on the rear elevation. However, it is considered that the rooflight, by virtue of its small size and position, combined with the falling levels to the rear of the building, would not be visible in views of the rear elevation. It is therefore considered acceptable in terms of its impact on the character of the building and the conservation area.

2) Residential Amenity

The proposed front and rear dormers would be located in elevations which already include dormers. As they would be sited further from the party boundary than the existing dormers, it is considered that they would not give rise to increased overlooking of the attached neighbouring property.

The proposed 1st floor flank windows would face towards the boundary with Ravensholt, which is sited at a lower level than Park View. However, the presence of existing 2nd floor windows in this elevation combined with the 25m separation distance from the boundary with that neighbour, means that they would not have a significant impact in terms of increased overlooking or loss of privacy.

3) Impact on Protected Trees

The proposed development would not involve extending the existing dwelling towards the protected trees and would therefore have no impact on such trees.

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 approval.

SINGLE STOREY REAR EXTENSION; REAR DORMER

SERG SADDAL for KATHIE PARKINSON

RECOMMENDATION

Plan Nos: 01, 02, 03, 04, 05, 06, 09A, 10A, 11A, 12A, 13B, 14A, 15

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

- 1 Time Limit on Full Permission - Three Years
- 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 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 windows shall be installed in the flank elevations 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 **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
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
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas

2 **INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 **INFORMATIVE:**

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of building and conservation area (SD1, SD2, D4, D5, D14, D15)
- 2) Residential amenity
- 3) Consultation Responses

INFORMATION

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

a) Summary

Listed Building:	Not Listed
Conservation Area:	ROXBOROUGH PK/GROVE
Archaeological Area/TPO:	TPO no. 443
Council Interest:	None

b) Site Description

- 2-storey semi-detached property (left handed) to west of Whitehall Road
- site subject to TPO 443 but no protected trees within rear garden
- rear elevation has existing roof-light (1.4m wide x 0.6m deep) directly below ridge
- unattached neighbour (no. 32) projects 2m beyond rear of subject dwelling and is angled towards party boundary
- dwellings at nos. 20-26 (even) have flat roof single storey rear extensions, c.2-3m deep
- Levels fall to north west

c) Proposal Details

- Single storey rear extension measuring 3m deep x 6.35m wide x 3m high
- Extension would incorporate sloping glazed roof hidden behind parapet walls
- Rear dormer sited 0.85m from party boundary, 1.8m from roof verge, 2m upslope of eaves and 1.5 downslope from ridge
- Originally proposed 2-storey rear extension has been deleted following negotiations between officers and agent

d) Relevant History

- None

e) Consultations

CAAC : There are planning issues in relation to loss of light to neighbouring properties. The dormer and roof-light look awkward and are incongruous in this location. There is scope for a single storey rear extension.

Advertisement

Character of Conservation Area Expiry: 12-JAN-06

Notifications	Sent	Replies	Expiry
	2	2	11-JAN-06

Summary of Responses: inappropriate/incongruous in conservation area, overlooking and loss of privacy, precedent, loss of light, glazed roof not shown on elevations, no previous approvals for 2-storey extensions on this side of street

APPRAISAL

1) Character of building and conservation area

The proposed single storey rear extension would sit amongst a number of similar style developments in the locality and would fully comply with current householder guidance. It would follow the existing ceiling line and as such, would not disturb the original architectural geometry of the property. The rear elevation would incorporate a 3 x 3 pane window and a 4 x 3 pane French window/door opening into the garden. The amended plans show that these would be timber framed with brick detailing above to match that above the existing 1st floor rear windows. The rear extension would incorporate a sloping glazed roof which would be screened by the flank and rear walls. It is therefore considered that the single storey rear extension would be acceptable in terms of preserving and enhancing the character and appearance of the existing dwelling and the surrounding conservation area.

The proposed rear dormer would also comply fully with current householder guidance in terms of its size and position. It is recognized that compliance with this guidance alone, is not necessarily sufficient for such a dormer to be suitable in a conservation area. In this case however, and notwithstanding the lack of existing rear dormers in the vicinity, the siting and design of the dormer are considered acceptable. The dormer would be comparatively small, measuring 1.5m wide and 1.1m high to the ridge of its hipped roof, and these proportions are considered appropriate to its siting. The amended plans state that the windows would be timber framed. The dormer would be partly obscured by the dwelling's existing chimneystacks and would not appear as an incongruous addition to the rear roof-slope. Consequently, it is considered that the proposed rear dormer would preserve and enhance the character and appearance of the existing dwelling and the conservation area.

The proposed roof-lights would be sited on the front (1) and side (2) roof-slopes of the existing dwelling and according to the submitted plans appear to be flush with the roof tiles. As there is no Article 4 direction in force covering this dwelling, such roof-lights would constitute Permitted Development and therefore, cannot be opposed.

2) Residential Amenity

The proposed single storey rear extension would comply fully with householder guidance in terms of its overall bulk and is therefore not considered to be visually overbearing in terms of its impact on neighbouring properties. It is also considered that the orientation of the existing dwelling, and its neighbours is satisfactory in terms of preventing undue overshadowing or loss of light. As the extension would not incorporate flank windows, and given that their future insertion can be prohibited by condition, problems associated with overlooking or loss of privacy, would not arise.

The size and siting of the proposed rear dormer are such that it would not give rise to overshadowing or loss of light. Whilst it is acknowledged that it would result in some additional overlooking of neighbouring rear gardens, it is considered that refusal on such grounds would be unsustainable as these gardens are already overlooked from this dwelling's 1st floor rear windows.

3) Consultation Responses

- no previous approvals for 2-storey extensions on this side of street: proposals were amended to omit the 2-storey extension following negotiations between officers and the agent
- precedent: any future application for extensions or dormers would be considered on its own merit in accordance with the development plan policies and other material considerations pertaining at the time of such an application
- other matters: dealt with 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 approval.

REPLACEMENT TWO STOREY DETACHED HOUSE WITH DETACHED GARAGE

MARIO L MAESTRANZI for MR & MRS SHAH

RECOMMENDATION

Plan Nos: See Informative below:

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

- 1 Time Limit on Full Permission - Three Years
- 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 Restrict Use of Roof as a Balcony
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of Design
SH1 Housing Provision and Housing Need
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
T13 Parking Standards
- 2 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

- 3 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
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Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>
- 4 **INFORMATIVE:**
Plan Nos: ARP/TP/1, ARP/TP/2 A, ARP/TP/3, ARP/TP/4, ARP/TP/5A, ARP/TP/6 A, ARP/TP/7 A & Location Plan

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact of proposed dwelling on character of area (SD1, SEP6, D4, D5)
- 2) Residential amenity
- 3) Consultation Responses

INFORMATION

a) Summary

Details of these applications are reported to the Committee at the request of a Nominated Member.

Area of Special Character:	Special Character	
Car Parking	Standard:	1.8 max
	Justified:	See report
	Provided:	2
No of Residential Units:	Existing:	1
	Proposed:	1
Council Interest:	None	

b) Site Description

- two storey detached dwelling to northerly end of Aylwards Rise cul-de-sac, Stanmore, with footprint area of 144m²
- property forms part of an arc shape of dwellings around the cul-de-sac head

- Aylwards Rise comprises substantial plots with detached houses of varying types and styles
- dwelling has current useable rear garden area of over 1000m²; front garden has large hard surfaced driveway
- New bungalow style dwelling recently constructed at adjacent easterly plot, No.3 (P/1261/04/DFU)
- Adjacent dwelling at No.5 situated to the front of applicants dwelling, spaced approximately 11m away
- Rear boundary abuts Little Common conservation area

c) Proposal Details

- It is proposed to demolish the existing two storey, detached dwelling and construct a 2-storey dwelling on an extended footprint
- Detached double garage at front abutting southerly boundary
- The principle outlook of the new dwelling would be to the south across the front garden as existing, although all elevations would include windows to habitable rooms.

d) Relevant History

None.

e)

Notifications	Sent	Replies	Expiry
	13	1	20-JAN-06

Response: Proposed electric gates out of character; proposed double garage would spoil existing outlook, result in loss of trees and create noise disturbance

APPRAISAL

1) Impact of proposed dwelling on character of area

The proposed dwelling would occupy an almost identical position within the extensive plot as the existing dwelling. It would include five bedrooms on the first floor, all of which would have en-suite facilities, and the ground floor would comprise five large habitable rooms.

The proposed dwelling would have a footprint of c.189 sq. m, which is considered to represent a significant increase compared with the c.144 sq. m footprint of the existing dwelling.

The new dwelling would be significantly more imposing, being increased in width to the front from 9.4m to 11.8m at two stories. It is however considered that the plot width can reasonably accommodate a dwelling of increased proportions and the proposed siting of the dwelling is sufficiently spaced from the flank boundaries.

Architecturally, the dwelling design is considered to be satisfactory. The design comprises symmetrical proportions with a main front element sitting central to a rear element of increased width. The rear element is recessed 5m behind the front element, which serves to reduce the perceived bulk of the dwelling as viewed from the street scene.

2) Residential Amenity

A detached garage would be built on the site, close to the southern boundary of the site. The double garage would have a footprint of 52m² and would also comprise a storage area. The garage would be sited in the south-easterly corner of the site, being spaced 1.5m from the southerly boundary with No.5 Aylwards Rise. The garage has been significantly reduced in bulk from the originally submitted scheme to propose an acceptable 4m height (reduced from 4.5m) to the ridge of the roof and an 8m length (reduced from 12m) along the boundary with No.5. The proposed 1.5m spacing from this boundary would allow for planting along the boundary and serves to sufficiently reduce the obtrusiveness of the structure as viewed from the rear garden of No.5. The proposed ridged roof would pitch away from this boundary from a sympathetic height of 2.6m to further reduce the potential for adverse impact on the rear garden of No.5.

Although the proposed dwelling would include windows in all four elevations with its main entrance in the southerly elevation, the principle outlook from the living areas would be to the rear, over the extensive amenity area to the north. Flank windows to habitable rooms are proposed in both flank elevations. The easterly elevation would be spaced approximately 15m from the plot's flank boundary with the rear of properties on Fallowfield and together with extensive tree coverage along this boundary it is considered that no issue of overlooking would occur.

The westerly flank wall would be spaced 3.1m from the flank boundary with the adjacent dwelling at No.3 and proposes a study window at ground floor and a bedroom window at first floor. Both windows are considered to be acceptable due to their spacing from the boundary. The existing dwelling has similar windows at ground and first floor that are not considered to give rise to any unreasonable levels of overlooking on the adjacent property.

The proposed dwelling would be sited 3.1m from the boundary with the recently constructed dwelling at No.3. This siting would space the two-storey flank wall of the dwelling 2m closer to the boundary with No.3 than currently exists. The new dwelling proposal would however leave this side space clear where as the existing dwelling has a garage running down the boundary at the level of windows in the flank wall of No.3, which overshadows the windows more than the level that would occur from the proposed dwelling.

3) Consultation Responses

- Front gates and fencing were deleted from the scheme
- Proposed garage has been amended to have a reduced height and length and is spaced sufficiently away from the boundary to sufficiently reduce infringement of outlook from No.5.
- There would be no loss of bushes due to the applicant recently cutting back all of the overgrown foliage. The garage can be built without loss of any trees or bushes in the applicant garden.
- It is not considered that any unreasonable noise disturbance would occur by way of the use as a garage

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, these applications is recommended for grant.

102 HIGH ST, HARROW ON THE HILL

2/15

P/2765/05/DFU/RM2

Ward: HARROW ON THE HILL

1METRE HIGH METAL RAILINGS AND GATE AT FRONT

DPG DEVELOPMENT CONSULTANTS for MR T HARRISS

RECOMMENDATION

Plan Nos: 102/HS/TH/001 Rev 4, 101/02 Rev. A & Location Plan 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 on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the development have been submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the submitted details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
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
D9 Streetside Greenness and Forecourt Greenery
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
- 2 **INFORMATIVE:**
This permission does not imply any consent for works within the highway. The applicant is advised to contact the Highways section of the Council.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the Conservation Area (SD1, ST1, D14, D15)
 - 2) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee, as the owner is a close relative of a Member.

a) Summary

Area of Special Character: Special Char & Adv
Conservation Area: HARROW:VILLAGE
Council Interest: None

b) Site Description

- 102 High Rd is a shop frontage in the Harrow Village Conservation Area. The building is not listed.
- There are bollards to the south of the site on the highway outside No. 104 and a 1m high fence similar to that proposed outside No. 100

c) Proposal Details

- 1m high metal railings and gate

d) Relevant History

- History of the site not considered relevant to this particular application.

e) Applicant's Statement

- Railings shall be constructed from render coated plinth, comprising of single brick course and railings painted black to match No. 100. The railings shall be of a profile and height to match design style of No. 100.

f) Consultations: CAAC : No objections. It would enhance the building",

g)

Notifications	Sent	Replies	Expiry
	7	0	24-NOV-05

Advertisements:

Character of Conservation Area : Setting of a Listed Building	Expiry 02-MAR-06
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APPRAISAL

1) Character of Area

The proposal is for a 1m high metal fence, similar to that extant on the neighbouring property at No. 100.

In general, the proposals for railings will enhance the character and the appearance of the building and the area in line with Policies D14 and D15 of the UDP. Therefore there is no objection to the principle. A condition is suggested assuring that samples of the railings are first submitted to and approved by the Local Planning Authority before work commences.

Historically, each individual railing would have been set into stone coping, over a brick wall. However, although to remain historically accurate the railings would be individually set into their plinth, other properties in the Conservation Area have a similar design to the one proposed here. Some of these schemes were allowed at appeal and therefore it is considered that the similar scheme presented here is also acceptable.

Confirmation was received by the Council ensuring that no part of this development would encroach on the listed building at No. 104 High Street and that the development would remain entirely in the curtilage of No. 102 High Street.

It is therefore considered that the boundary treatment will be suitable for the Conservation Area. As it is a development that already exists in the street scene and the agent has expressed a desire to match that, it is considered that with the conditions suggested above it will be acceptable also in this case.

2) Consultation Responses

Included 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.

REDEVELOPMENT TO PROVIDE REPLACEMENT DETACHED 2/3 STOREY HOUSE WITH INTEGRAL GARAGE

KENNETH W REED & ASSOCS. for JON KEMPNER

RECOMMENDATION

Plan Nos: 1347/09/B and 500

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

- 1 Time Limit on Full Permission - Three Years
- 2 No part of the dwelling shall exceed in height 138.6 AOD.
Reason :In order to maintain the amenities of the locality.
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 Landscaping to be Approved
- 5 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.
- 6 Parking for Occupants - Garages/Parking Spaces

INFORMATIVES

- 1 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 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:

S1	The form of development and Pattern of land use
SEP5	Areas of Special Character, Green Belt and Metropolitan Open Land
SD1	Quality of Design
E33	Development in the Green Belt
D4	Standard of design and layout
D14	Conservation Areas
D31	Views and Landmarks
EP31	Areas of Special Character

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt issues (S1, SEP5, E33)
 - 2) Adjoining Conservation Area (D14)
 - 3) Area of Special Character (EP31)
 - 4) Design of proposed house (SD1, D4)
 - 5) Consultation responses
-

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Green Belt	Yes
Car Parking	Standard: See report
	Justified:
	Provided:
Site Area:	1100sqm ²
Council Interest:	None

b) Site Description

- The existing house sits on a plot slightly larger than one quarter of an acre.
- It is two storeys in height with a tiled pitched roof. The back edge of this unadopted road is marked with a 4m evergreen hedge, mainly holly.
- The proposal is to demolish the house and build a three-storey house, taking advantage of the fall in ground away from the road.
- The hedge and existing trees are to be retained.
- Uphill is a detached house of similar size and materials and downhill lies Copse Farm. This building complex and properties on the north side are within the Brookshill Drive Conservation Area and one, Bridle Cottage, is a grade II listed building. The site is outside and adjoining the conservation area.
- A section of the existing curtilage adjoining Copse Farm has been excluded from the application

c) Proposal Details

- A three storey house, with the lowest floor being below ground level when viewed from the road but visible from the rear garden.
- The garage at basement level is to be accessed by a new gently sloping gravel drive, with the garage door facing west towards the farm complex rather than into the street. The rest of the basement comprises a kitchen and dining room and cloakroom, with living and bedrooms on the ground and first floors.
- The roof is to be plain clay tiled with facing bricks to the walls.
- The building is set back behind the front wall of the neighbouring house. This leaves a 40m deep rear garden.

d) Relevant History

EAST/43804/91/FUL	Two storey side extension revised	GRANTED 27-FEB-92
P/73/04/CFU	New house	REFUSED 22-MAR-04
P/3090/05/CFU	Current application on adjoining Copse Farm for alterations and change of use of Barn to B1, extensions to farm buildings to form 2 houses and construction of 12 houses.	DECISION PENDING

e) Applicant's Statement

- We have redesigned a proposed new house, which whilst utilising the sloping site, has no increase over the existing footprint area.
- The new house respects the front and rear building lines and is only marginally taller than the existing.
- The building has a rural character more in keeping than the existing house.
- It's proportions and volume make it no larger than the existing building (above ground level) and therefore there is no loss of space and openness on the site which would adversely affect the views and skyline to the detriment of the character and appearance of the Green Belt and Area of Special Character.

	Existing	Proposed	%increase
Footprint m2	82	81.5	0%
Floor Area m2	158	242.5	53%
Area Excluding basement	158	157	0%
Volume m3	572	590	3%

f) Consultations

CAAC See in Appraisal.

Advertisement	Character of Conservation Area) Setting of Listed Building)		Expiry 30-JAN-06
Notifications	Sent 255	Replies 8	Expiry 30-JAN-06

Summary of Responses : Green belt site, larger 3 storey property, higher roof than existing, adverse effect on setting of listed building, detrimental to visual amenities due to height and bulk, iniquitous for developer to build purely for profit, reduction of frontage of plot. Elm Park Residents' Association; the site is one named in the Harrow Heritage Trust petition of 9 November 2005.

APPRAISAL

1) Green Belt

PPS2, the national planning policy statement on green belt, advises in paragraph 3.6 that 'replacement houses need not be inappropriate provided that the new dwelling is not materially larger than that which it replaces. Development plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which dwellings are acceptable.'

The HUDP follows this advice in policy EP33. 'Planning applications for development in the green belt' (other than major developed sites which are addressed in Policy EP35)'will be assessed in relation to whether:-

G) in the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings.' Para 3.122 goes on to comment that ' The replacement of existing dwellings need not be inappropriate development providing the new dwellings are not materially larger than those being replaced.'

Taking the tests of site coverage, bulk and height in turn; the site coverage of the current proposal is no larger than the existing, the bulk of the building is larger but the bulk of the building above the existing ground level is comparable to the existing. The height of the proposed exceeds the existing roof between 0.5 and 1.1 m.

The further question then arises as to whether the roof line is materially larger than the existing. This has been judged by plotting the height of the existing, that refused and that now proposed onto the same drawing. This shows that the area of building facing the street is increased. It is a matter of informed judgement as to whether this increase is material. On the basis of the submitted drawing and those previously submitted a material increase would not occur in your officers' view.

2) & 3) Conservation Area & Area of Special Character

The application has been referred to the Conservation Area Advisory Committee who comment that the proposed building represents an improvement to the locality when compared to the existing house.

4) Design

The new house is in a cottage style. The CAAC has commented that the design is an acceptable design in this location adjoining the conservation area.

5) Consultation Responses

Setting of listed building This proposal has been reduced so that the forward most part of the dwelling is now setback behind the adjoining house rather than in front as before, 12m away from the listed building. Now a distance of 26m is shown. The siting of the proposed house ensures that the setting of the listed building will not be prejudiced.

Height and Bulk The height issue has been addressed under green belt. The bulk of a building may also be described as its mass; the combined effect of height, width and depth plus the variations introduced into the elevations. The roof is articulated reflecting the step back in the main elevation on either side of the central part. The step forward and pitch roof to the porch to the neighbouring property achieves a similar effect.

Reduction of Frontage The existing frontage is some 22.5metres. This has been reduced to 14m by narrowing it on the side adjoining the farm. It is now comparable to the frontage of Bridle Cottage on the opposite side of the road. Frontages vary in this part of the street vary from 14m to 33m. The presence of the 4m hedge on the boundary with the road, the step back in the front main wall of the new house and the variety of frontage widths ensure that this does not have any adverse effect,

EPRA & petition Both the national and Harrow planning policies, as set in the adopted Unitary Development Plan, are discretionary permitting the replacement of homes in the Green Belt. Consequently there is not, in principle, an objection to this form of development. It has to be assessed on the details of the application.

CONCLUSION

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

LAND R/O 2 MAPLE AVE & 56-58 EASTCOTE, LANE, P/2035/05/CFU/SC2
SOUTH HARROW

Ward: ROXBOURNE

CONSTRUCTION OF 2 STOREY TERRACE OF 4 HOUSES, ACCESS AND PARKING

A LAMBERT for IAN J TAIT LTD

RECOMMENDATION

Plan Nos: Ordinance Survey and Drawing No's TL/0534/01 and un-numbered drawing dated

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

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 4 Highway - Closing of Access(es)
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Levels - Changes to be Approved
- 8 No machinery shall be operated on the premises before outside the hours 08.00hrs - 18/00hrs (Mon-Fri) and 09.00hrs - 13.00hrs on Saturdays, nor at any time on Sundays or Bank Holidays.
REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

- 9 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) shown on the approved plan dated Nov 2005 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 10 Parking for Occupants - Parking Spaces
- 11 PD Restriction - Classes A to D
- 12 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 13 Water - Disposal of Sewage
- 14 Water - Disposal of Surface Water
- 15 No site works in connection with the development hereby permitted shall commence before the frontage of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed and the development is ready for occupation.
REASON : in the interests of amenity and highway safety.
- 16 Completed Development - Buildings

INFORMATIVES

- 1 INFORMATIVE:
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

2 **INFORMATIVE:**

The applicant's attention is drawn to the agreement between the applicant and the Council of the formers intention to fund any movement of street furniture and any replacement of trees on site that may be incurred as a result of granting planning permission for the proposed development.

3 **INFORMATIVE:**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

T13 Parking Standards

H3 New Housing Provision - Land Identified for Housing and Vacant Sites

H4 Residential Density

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and Character of Area (SD1, D4, D10, H13)
- 2) Residential Density (SH1)
- 3) Residential Amenity (SD1, D5)
- 4) Parking and Access (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Car Parking	Standard:	8
	Justified:	8
	Provided:	8
Site Area:	624sqm	
Habitable Rooms:	12	
Density	62.5 dph	
Residential Units:	4	
Council Interest:	None	

b) Site Description

- Site comprises of a plot of land which forms the rear-most parts of the gardens of 2 Maple Avenue and 56 + 58 Eastcote Lane.
- Site is 24m deep with a 26m wide frontage to Maple Avenue

Item 2/17 : P/2035/05/CFU continued/...

- Similar development is located directly opposite the applicant site and was granted permission in 1994
- Surrounding area is predominantly residential although the site is within close proximity to South Harrow Local Centre
- Rear gardens of No.2 Maple Avenue and 56 + 58 Eastcote Lane adjoin the site to the south. Abutting the northern boundary of the applicant site is a semi detached block (No's 4 + 6 Maple Avenue)

c) Proposal Details

- Construction of 2 storey terrace of 4 houses with access off Maple Avenue and off street car parking
- 4 proposed houses would each consist of 2 upstairs bedrooms, bathroom, kitchen and lounge/dining room
- Building would consist of a pitched and hipped roof incorporating subordinate and projecting gables at the outer parts of the façade
- 8 car parking spaces would be provided – a group of 4 spaces would serve the 2 houses in the middle of the terrace while the end of terrace houses would have 2 spaces each on each side of the building
- Access to proposed spaces would be taken via 3 crossovers
- Scheme would have a density of 62.5 dwellings per ha.
- Proposed rear gardens would extend for a depth of 10m with areas ranging between 50sq m for both central terraced units and 80 sq m for both end of terrace dwellings
- Applicant has agreed to fund the relocation of an existing street lamp and the planting of new trees to compensate for the removal of existing trees on site

d) Relevant History

No relevant site planning history

Planning History – 1 Maple Avenue

LBH/31154	Outline: Four 2 storey terraced houses with parking (revised)	REFUSED 04-DEC-1986
LBH/30336	Outline: Four 2 storey terraced houses with parking	REFUSED 31-JUL-1986
LBH/39361	Outline: Two-storey block of four flats and 6 parking spaces Decision was successfully appealed by the applicant with the Planning Inspectorate granting permission on 5 th Oct 1990	REFUSED 26-SEPT-1989
LBH/42202	Two storey block of 4 flats and 6 parking spaces	GRANTED 12-APR-1991
WEST/705/93/FUL	Two storey block to provide four terraced houses with parking	REFUSED 17-FEB-1994
WEST/167/94/FUL	Two storey block to provide 4 terraced houses with parking (revised)	GRANTED 21-JUN-1994

e) Consultations

Thameswater – Sewerage Infrastructure – no objection

Notifications	Sent	Replies	Expiry
	31	13	22-SEPT-05

Response: Overdevelopment of site, noise from construction, traffic problems, parking problems, over looking and loss of privacy, stress on existing drainage system, loss of trees and natural habitat, loss of parking, loss of amenity and green spaces, poor standard of accommodation, overshadowing, loss of character and open space, decrease in property value and contravention of UDP Policy

APPRAISAL

1) Appearance and Character of Area

The overall character of the area surrounding the site is set by the gable-ended and hip roofed style of traditional inter-war residential development comprising of 2 storey semi-detached houses on Eastcote Lane and 2 storey terraced houses (groups of 4) along Maple Avenue.

The proposed application does not impact negatively on the local character of the area due to its 2 storey terraced block design of 4 dwellings similar to the existing housing stock along Maple Avenue. The proposed terrace block retains the gable ended hip roofed style of the surrounding area while the proposed materials reflect those in the area particularly in the development opposite. While there are some differences between the facades of the proposed development and the development directly opposite, the applicant scheme broadly mirrors this existing scheme particularly in terms of site location, proportion and design. This scheme was granted planning permission in 1994. Furthermore, the proposed development maintains the existing building line of the western side of Maple Avenue.

The Council is of the opinion that the siting, proportion and design of the proposed terrace block is sympathetic to the character of the surrounding area and as such would not impact negatively on either the appearance or character of this part of South Harrow.

2) Residential Density

The proposed development would be relatively high density with a density of 62.5 dwellings per ha. However its location, close to South Harrow local centre, coupled with its excellent access to services and public transport (South Harrow tube station less than 5 minutes walk away) means that the concept of a 4 dwelling terraced block development is in principle acceptable.

3) Residential Amenity

The proposed development has prompted some local residents to object to the scheme on potential loss of amenity grounds. Overlooking, loss of privacy and loss of sunlight have been cited as the main reasons for objection in amenity terms.

The applicant scheme does not propose any window openings in either of the buildings' flank walls. This would reduce any overlooking or loss of privacy issues to the adjoining No.4 Maple Avenue or the rear gardens of No.2 Maple Avenue and 56 + 58 Eastcote Lane. As the rear gardens of these dwellings form the applicant site no objections have been received from these residents. In any case the Council is of the opinion that the proposed development would efficiently utilise the northern part of their existing elongated rear gardens, which are currently between 38-50m long and, especially in the case of No.2 Maple Avenue, under utilised. The use of such areas for developing a 2 storey terrace of 4 dwellings has been somewhat established by the Councils 1994 decision to grant permission for a similar scheme, on a similar site directly opposite the applicant site.

The rear of No.2 Maple Avenue has been extended in the past and this property represents the closest dwelling to the southern side of the applicant building. A distance of 15m however, would still separate both buildings with the rear garden of No.2 Maple Avenue adjoining the front section of the proposed scheme. The rear of No's 56, 58 and 60 Eastcote Lane would be between 23-26m away from the proposed building. These distances coupled with a 1.8m high boundary fence and planting required by condition will ensure that any overlooking, loss of privacy or overshadowing issues on these properties would be minimal.

No.4 Maple Avenue represents the closest dwelling to the proposed terrace with a distance of 4.5m separating the flank walls of both buildings. The fact that no windows are proposed for either of the proposed buildings' flank walls means that any overlooking issue from such windows is eliminated.

As the proposed scheme maintains the building line, both front and rear, the potential overlooking impacts of the proposed terrace block would be no more than what is currently experienced by No.4 from its adjoining building, No.6 Maple Avenue. The distance of 4.5m between both buildings coupled with the construction of a 1.8m high boundary fence, similar in height to what is there already further reduces any negative amenity impacts. Some loss of sunlight may be experienced at the eastern most part of the garden but the vast majority of No. 4's 43m long rear garden would be unaffected.

The granting of planning permission would be conditional to the applicant adhering to certain conditions some of which are designed to minimise the impact of the development on neighbouring properties. These conditions include a restriction on the operating hours of machinery on site along with the provision of adequate boundaries. The applicant has also agreed to compensate and replace any trees that would be lost as a result of the proposed development. This offer particularly relates to existing street side trees, which would need to be removed.

Harrow Council is of the opinion that the benefit of providing accommodation on an under utilised site close to an existing designated local centre would more than compensate for any minor loss of amenity which the proposed development may cause.

4) Parking/ Highway Safety

The proposal would provide a total of 8 car parking spaces, resulting in a provision of 2 car spaces per dwelling. This more than meets the parking standard requirements of Harrow Council. All parking would also be provided off street and on site thereby lessening the schemes impact on existing street parking and highway safety. One existing parking bay however is proposed to be removed.

The Council's Highway Engineers feel that this resident parking bay outside the proposed development between No's 2 and 4 Maple Avenue may be removed as a consequence of the installation of the proposed dropped kerbs needed to access the site.

5) Consultation Responses

See report above

CONCLUSION

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

REDEVELOPMENT TO PROVIDE A DETACHED 2/3 STOREY BLOCK OF 9 FLATS,
ACCESS AND PARKING

MR R HENLEY for PRESTON BENNETT DEVELOPMENTS

RECOMMENDATION

Plan Nos: 5223/0021A 5223/PO1 5223/PO2; 1405/100 1405/10B 1405/11B 1405/12B
1405/13A

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

- 1 Time Limit on Full Permission - Three Years
- 2 Landscaping to be Approved
- 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 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.
- 4 Water Storage Works
- 5 Disabled Access - Buildings
- 6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
 - a: before the use hereby permitted is commenced
 - b: before the building(s) is/are occupied
 - c: in accordance with a timetable agreed in writing with the local planning authorityThe 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.
- 7 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.

8 Details of Cycle Storage:

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality Of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

H4 Residential Density

H7 Dwelling Mix

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (SD1 D4 D9 D10)
- 2) Neighbouring Amenity (D5) (T13)
- 3) Access and Parking (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Car Parking	Standard:	
	Justified:	See report
	Provided:	
Site Area:	0.14ha	
Habitable Rooms:	27	
No of Residential Units:	9	
Density:	257hrh 64dph	
Council Interest:	None	

b) Site Description

- Site is on the south side of London Road (A410), adjacent to Stanmore Tube Station (LUL) and public car park.
- Comprises a pair of semi detached flat fronted gable ended red brick houses. Shallow pitched roof and windows with vertical emphasis. Properties have long rear gardens. Built in the 1960's.
- To the east of the site and on the opposite side of the road to the north of the site, are sequences of detached properties.
- Site is bounded to the rear by a row of lock up garages serving smaller semi detached houses on Westbere Drive, extending southwards.
- West of the site, beyond Stanmore Underground Station, two-storey housing continues but gives way to purpose built blocks of flats on either side of London Road. They range from three-storeys in height to five storeys and more.
- The topography of the site reveals that land levels rise northwards by some 2m to the existing footpath from the back of the site and by roughly 1.4m from the western boundary to the eastern site boundary with 83 London Road.

c) Proposal Details

- Demolition of all buildings on the site
- Development of a detached two and three storey block of 9 x 2 bedroom flats
- Rear communal garden area of 301 sqm along with terraces/balconies to each unit.
- Provision of vehicular access to front and rear surface parking area, adjacent to the building making use of existing and improved width access to garage of 87 London Road.
- Separate pedestrian footpath
- Provision of 9 parking spaces including one disabled space, two spaces at the front of the site, nine at the rear.
- Lift access to all floors
- Flats, level access, lift and communal areas all designed to 'Lifetime Home' standards.
- Provision of cycle storage bay in rear garden with space for 12 bicycles.
- Provision of new hard and soft landscaping and boundary planting.
- Existing boundary fencing to be replaced by 1.8m high close boarded timber fence
- Provision of refuse bin/recycling stores located adjacent to car park on main frontage.
- Replacement of trees lost as a result of the proposal.
- *NB: The proposed lounge/integral kitchen areas count as double rooms, meaning that each unit has four habitable rooms, a total of 36.*

d) Relevant History

P/996/05/CFU	Redevelopment To Provide A Detached 2/3 Storey Block Of 10 Flats, Access And Parking	REFUSED 27-JUL-05
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e) Applicant's Statement

- Site is in a good location; close to Stanmore District Centre that has good public transport and road accessibility and good local amenities and shops.
- Existing buildings are a separate entity in the streetscene. They are sited forward of the established building line and have no architectural coherence with the rest of the properties on that side of the road that have a homogenous appearance and layout.
- Siting and design of the proposed contemporary development would create a statement building on a corner plot that is in a prominent location, providing an attractive landmark at a juncture in the road.
- Contemporary design would complement the diversity of architectural styles that characterise the locality, particularly the Art Deco style of the Kerry Avenue Conservation Area on the north side of London Road.
- Proposed siting would respect the building line of the existing properties (73-83 London Road) whereas existing properties are forward of it. Improved set back would enhance appearance of the streetscene and allow a new landscaping area to be provided and a clearer transition with the public realm.
- Siting of front and rear building lines, coupled with separation on the boundary with 83 London Road and the height and barrel shaped curved roof design will ensure that there is no loss of daylight and sunlight to that property.

- Inverse L shaped layout accords with advice given by Council Officers, makes good use of the open aspect and southern and western views to the rear of the site and maximises the distance to the boundary and the communal garden area.
- Spacious layout also allows front and rear surface car parking areas to be provided along with a large communal garden.
- Siting and layout of the building has a southerly orientation and maximises sunlight and solar gain.
- Scale, height, bulk and massing of the proposed development is consistent with the predominant built form of the locality. It is smaller in width (21.8m) than the neighbouring two properties and their garages (27.3m) to the east of the site. Height also respects that of the neighbouring houses; being 2.5 storeys (8.6m in height) on the boundary with No 83 London Road, rising to three storeys on the western boundary with the access road of LUL Stanmore Underground station car park.
- Elevational design, materials and treatment combine to reduce bulk and massing of the building by creating vertical emphasis. Recessed balconies and sections provide articulation and visual interest.
- Proposal accords with national and regional guidance, the London Plan that encourage high density, sustainable development and LBH policies on housing need.

f) Consultations

Drainage Engineers: The development should not commence until surface water attenuation/storage works have been submitted to and approved in writing by the Local Planning Authority.

London Underground Limited: The applicants had addressed LUL's concerns in the previous proposal. Therefore, no comments are made.

Conservation: Site is adjacent to Kerry Avenue Conservation Area and the Locally Listed tube station. The tube station is quite distinct from the rest of the Uxbridge Road townscape, being separated by its own formal landscaping and entrance at the front and by car parking and accesses around it. Similarly, Kerry Avenue is separated from the Uxbridge Road by landscaping and the curved form of the developments at its entrance. Smaller scale developments such as this are unlikely to intrude on its character because of the way that the existing station and conservation area are distinct from the Uxbridge Road. Therefore, provided that the flats are not much bulkier in terms of height, and maintain the existing building line, their impact on the existing conservation area and locally listed building is unlikely to be very great and thus they would preserve the character of the area.

g)

Notifications

Sent
33

Replies
4

Expiry
14-FEB-06

Summary of Response:

Overlooking and loss of privacy would result for neighbouring houses. Loss of daylight and sunlight to neighbouring house. Block of flats would be out of keeping with the character of the area. Increased traffic congestion would be generated by the proposal. Undue noise and disturbance from parking at the rear of the block and during building phase, adding to the noise caused by the improvements to Stanmore Underground Station. Harm to foundations through vibrations from construction machinery. Increase in traffic congestion.

APPRAISAL

1) Residential Character

a) Siting setting and layout

In the revised proposal the siting of the proposed block of flats has been reconfigured to overcome the harm to the residential amenity of the two neighbouring houses on the east boundary that resulted in refusal. Of particular concern was the excessive depth, height, bulk and massing of the previous proposal and the over dominant, obtrusive effect that this would have had on those houses and on the townscape of the locality.

In the revised scheme the bulk and massing of the building has been reduced, as has the overall width. In the previous scheme it was 24.2m at the front of the site, in this instance it is 21.9m. The separation on the boundary with the neighbouring house to the east of the site has increased from 3.9m to 4.2m. The height of the building has also decreased from 8.9m to 8.4m on the common boundary. The height of the proposed development is 8.6m on the eastern boundary, rising to a height of 9.8m on the western boundary adjacent to the access road of the car park at Stanmore Station. This approximately the same height to the roof ridges of the previous proposal and is roughly the same as the height of the neighbouring houses to the east.

More significant however are the changes that have been made at the rear of the site. The previous proposal had a 'T' shaped configuration, with the shorter base of the building alongside the house on the eastern boundary and the longer element running parallel to Stanmore Station on the western side of the site. The building had a broader footprint than the current proposal and an unacceptable, disproportionate relationship between buildings and spaces and would have had an overbearing effect on the neighbouring houses to the east of the site and the wider townscape of the locality. Both of these deficiencies are contrary to the advice in UDP Policy D4. It says that all development should take into account the character and landscape of the locality in which it would be built.

The proposed building has an 'L' shaped configuration in which the shorter element finishes at the rear building line with the adjoining property on the eastern boundary. It then returns to an additional narrower and longer wing that extends across the site and along the western boundary with Stanmore Station. The distance between the longer wing and the neighbouring property is 13.5m, whereas in the previous proposal it was 11m. This means that the proposed development would have a better relationship with the neighbouring properties to the east of the site and would also have a more generous ratio of space to built form, which would be more in keeping with the traditional pattern of building development in the Stanmore area. As such it is considered that the conflict with Policy D4 in terms of site, setting and layout has been overcome.

The lack of garden space that was proposed is also contrary to the advice in Policy D5. It advises that proposals should provide space around buildings that reflects the setting of neighbouring buildings. The proportion of communal garden space that is provided was sparse, a contrast to neighbouring housing. In that proposal only 136sqm were provided in total, whereas in this proposal 301 sqm of useable communal garden space would be available.

There are no protected trees on site. Most of the existing trees are near to the site boundary and are to be retained. Those that are proposed to be felled are relatively new species and would be replaced as part of the landscaping programme for the development.

b) Design and external appearance

The proposed development is a reinterpretation of the type of building that is appropriate to the site, having regard to the predominant building form of the local townscape. The immediate housing on the south side of London Road can be described as functional in its design and appearance, comprising detached two storey houses with long rear gardens. This is also true of the properties on the northern side of the road that extend eastwards. To the west of Stanmore Station, on the south side of the road this type of development gives way to more recently built flatted developments that are three and four storey in scale and have surface level or garage parking at the rear.

On the opposite side of the road is the Kerry Avenue Conservation Area, a 1930's development that is built in the International or Modern Movement idiom. It comprises two and three storey houses built in the Art Deco style of the period and the proposed development has taken the distinctive architecture of the Conservation Area as its cue. The main design features of the proposed development are a high degree of glazing to solid form, a bold frontage having white rendered walls with a sweeping curved arch from ground to second floor roof level. The proposed building has strong vertical emphasis in the elevational treatment with exposed balconies and terraces.

It is considered that the design of the proposed development is acceptable and more appropriate to the character and appearance of the immediate locality within the context of the local townscape than was the previous scheme. It featured a very square building form with a crown roof and a half hipped Dutch barn roof with projecting gables, dormer windows and dropped eave heights. The red brick and render cladding and tile hanging accentuated the massiveness of the building. The design and appearance of the proposal related poorly to surrounding development and would have had an incongruous and discordant effect upon the local townscape.

The building is much less massive, is better articulated, has more visual interest and relates better to the architectural vernacular of the locality. In this respect the proposal is consonant with the advice in Policy D4, where it advises development should respect the form, massing, composition, proportion and materials of the surrounding landscape. The palette of building materials that is proposed comprises white rendered walls, a powder coated aluminium roof and silver grey aluminium windows. Here the emphasis is on a simple, lightweight contemporary design that is striking but not imposing or obtrusive.

2) Neighbouring Residential Amenity

Of most concern is the effect that the proposal would have on the two neighbouring houses on the eastern boundary of the site, 85/83 London Road, with particular concern for the residential amenity of No 83. In the previous proposal a first floor rear bedroom would have caused overlooking and loss of privacy for the neighbouring house, contrary to the advice in Policy D5. It says that new residential development should ensure that the amenity and privacy of existing and proposed development is safeguarded.

In response to this concern in the revised submission, the window been removed. Furthermore, the reconfiguration of the site and the separation on the eastern boundary of 4.2m means that rear windows and balconies in the proposed scheme are directly south facing and would not overlook the neighbouring properties. There are no flank windows in the west facing gable wall of No 83 and correspondingly, the only window in the respective flank wall of the proposed development (serving the non habitable hall and kitchen of Flat 6) is at first floor level and is at a high angle of elevation.

As referred to in the consideration of siting, setting and layout it is concluded that with the reduction in the bulk, scale and massing of the proposal, the reconfiguration of the layout and a more carefully articulated lightweight design, the revised scheme has met satisfactorily the objections to the previous scheme in terms of the over dominant effect that it would have had on the two houses to the east of the site.

It is also concluded that the revised scheme has overcome the concern for overlooking and loss of privacy and loss of daylight and sunlight for the neighbouring house that characterised the previous proposal. The siting and design of the balconies would ensure that there are no direct views of habitable rooms in the house on the eastern boundary. The additional space that would be available around the building means that there is scope to provide screening of the property and further ensure that no loss of privacy would result for the neighbouring property. Therefore, conflict with Policy D5 would not arise.

There is a distance of 20m on the southern boundary of the site from the only property that could be affected by the proposal, 8 Westbere Avenue. The distance to the rearmost point of the back wall of the proposed development is a further 12m. It is considered that in such circumstances no loss of residential amenity could occur to that property as a result of the development.

There are no residential properties to the north and west of the site within a distance of 65m. The separation on the western boundary with LUL Stanmore Station ranges between 4.5m and 6.5m from the boundary with the station car park. This is considered adequate in terms of the living conditions of future occupiers of the proposed site and consistent with the advice in Policy D5.

3) Access and Parking

The proposed garden space has been augmented by the reduction in off street parking provision. Nine spaces (including two disabled spaces) are provided, whereas in the previous proposal a total of eleven spaces were proposed. This still meets the standards set out in Policy T13 and is in line with national guidance on the importance of reducing car borne travel in areas such as Stanmore that have good public transport accessibility.

The off street car parking arrangement that are proposed are considered to be acceptable. The provision at the front and back of the site means that there would not be a mass of parking on the main street frontage. This would be contrary to the advice in Policy D4, which stresses the need for development to have regard to the character of the local townscape. In this instance the urban context is very much spacious and open plan, reflecting the inter war character of development in the area.

4) Consultation Responses

Addressed in the report.

CONCLUSION

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

ALTERATIONS AND FIRST FLOOR REAR EXTENSION; ENLARGE ROOF AND RAISE HEIGHT, SINGLE STOREY SIDE EXTENSION

ROBIN G BENYON for LARKSWORTH INVESTMENTS LTD

RECOMMENDATION

Plan Nos: AN30, 31A, 32A, 33A, 34A, 35A, 36A, 39, 40

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

- 1 Time Limit on Full Permission – Three Years
- 2 Materials to Match
- 3 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.
- 4 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 no.AN36 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.
- 5 The development hereby approved shall not commence until a metric scale drawing detailing protective fencing for trees at the rear of the site has first been submitted to and approved by the Local Planning Authority. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

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

SD1 Quality of Design

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

EP31 Areas of Special Character

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Relationship to P/2529/04/DFU
- 2) Character of area (SD1, D4 & D5)
- 3) Amenity of neighbouring occupiers (SD1, D4 & D5)
- 4) Mount Park Estate conservation area (SD2 & D14)
- 5) Harrow-on-the-Hill area of special character (SEP5 & EP31)
- 6) Protected trees (SD1 & D10)
- 7) Other matters
- 8) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as petitions against the development have been received and the recommendation is for grant.

a) Summary

Council Interest: None

b) Site Description

- two storey detached dwelling on south-east side of Georgian Way turning head, Harrow-on-the-Hill
- this part of hill slopes steeply from east to west and south to north; existing dwelling set up slope from road with extensions to east side and front (incorporating garage) and driveway set down the slope at the front
- wall, railings and gate to front boundary
- neighbouring detached dwelling to north-east, no. 5, a 1970s gable ended dwelling also sited up from road (set further back than application dwelling) and on higher site level (retaining wall to common boundary at rear 3-4m high); facing flank wall has clear-glazed window at first floor level
- neighbouring detached dwelling to west, no. 7, also set up from road but angled in relation to application dwelling – to turn to face the cul-de-sac head – and on lower site level (1.65m approx); facing flank wall has clear glazed window at ground floor level (2.34m wide and 1.45m high, sited 0.8m above adjacent ground level and 0.95m from the adjacent rear corner) but room also served by glazed patio doors on rear (2.45m wide and 1.95m high)
- nos. 8, 9, 10, 11 & 12 sited down slope and below street level; other than no. 11 which has been recently redeveloped all neo-Georgian design with low pitch hipped roofs
- rear boundary of site abuts Brookesfield and delineates boundary of adjacent part of The Mount Park Estate conservation area (site outside)
- all within Harrow-on-the-Hill Area of Special Character; tree preservation order no. 788 protects two individual sycamore trees and a further group of three sycamore trees in the rear garden

c) Proposal Details

- single storey extension to south-west flank of existing dwelling to form double garage: 6.5m wide x 6.5m deep set back from front main corner by 6.5m; two windows in flank wall; hipped roof over to height 4.5m falling to 2.5m at the eaves
- first floor rear extension would enclose existing roof terrace between two existing rear projections; rear elevation of extension to comprise two windows and juliette balcony; ground floor bow windows to be extended up to existing first floor rear projections
- eaves level to be raised by 0.15m; roof to be enlarged by pitch increase to 35° (retaining sprocket eaves detail) and ridge height raised by 0.45m; rooflights to front
- subordinate roof elements over existing rear projections to be replaced by single roof span across the entire width of the dwelling and to the same pitch/ridge height
- a rear dormer that had been proposed is now omitted from the scheme

d) Relevant History

No. 6 Georgian Way

WEST/98/94/FUL	Single Storey Side and Front Extension;	GRANTED 26-APR-94
WEST/15/95/FUL	Single Storey Side and Front Extension (Revised)	GRANTED 22-FEB-95
WEST/1274/02/FUL	Balcony Inset in Front Roof Plane to Serve Loft Conversion	REFUSED 25-FEB-03

Reason for Refusal:

The proposed balcony would be a discordant feature in this cul-de-sac, where none of the house have such a structure; it would be detrimental to visual amenity and to the character of the street scene.

A subsequent appeal against his decision was dismissed.

P/677/03/DFU	Rooflights to Front and Rear	GRANTED 07-MAY-03
P/2529/04/DFU	Alterations to Enlarge Roof and Raise Height; Garage Extension at Side	REFUSED 21-DEC-04

Reasons for Refusal:

1. The proposed roof enlargement, by reason of its prominent siting, additional height and pitch, would appear unduly bulky and discordant when viewed from this part of Georgian Way and surrounding property, to the detriment of the visual amenity and character of the locality.

2. The proposed side extension, by reason of its siting and roof design, would detract from the spatial setting and appearance of this and the neighbouring dwellings, to the detriment of the visual amenity and character of the locality.

INFORMATIVE: The applicant is advised that a revised application including the following amendments would be likely to be more favourably considered: Omit the proposed roof extensions. Push the single storey extension back from the front wall by at least 3m and reduce the extent of eaves overhang.

No. 5 Georgian Way

P/1249/04/DFU	Replacement Detached House of Two & Three Storeys	GRANTED 09-SEPT-04
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e) Applicant's Statement

The proposal involves the reconstruction of the roof with a dormer at the rear and rooflights to the front and sides. The eaves would be raised by two brick courses to achieve 2.5m internal headroom on the first floor and the pitched altered to provide headroom to the second floor.

The proposals are the outcome of discussions and correspondence with the planning officer. As agreed the sprocketed eaves pitch would be increased from 22.5° to 25° and the main roof from 32.5° to 35°. This results in increased ridge height by 450mm also agreed.

The raising of the eaves is in keeping with other neo-Georgian houses in Georgian Way. The roof outline and overall form of the property are sympathetically retained in principle. The dormer would be sited at the rear and not visible from the road.

The garage would be sited well back from the front of the house and would thus be barely visible from Georgian Way. The roof is in pyramidal form and the elevation to the rear garden balances to give a symmetrical composition.

g) Consultations

Harrow Hill Trust: Main problem is the alterations to the roof; height of eaves raised, roof pitch increased, dormers to back and front. The whole effect would substantially increase the perceived bulk of the house.

Mount Park Residents' Association: No reply

ADVERT: Character & Appearance of a Conservation Area; Expiry : 09-FEB-06

CAAC: Objections to the design: The proposed extension is not in the conservation area but is in close proximity and as such any extension in this location will affect the character of the conservation area. There are concerns that this may set a precedent in other houses, which could potentially blight the area. There are objections over the poor quality of design. The design changes the proportions and the style of the house. It is bulky with overly projecting dormers which are not appropriate to this location.

g)

Notifications

Sent	Replies	Expiry
9	2 petitions (same head petitioner and names repeated): 1 x 10 names and 1 x 5 names	30-JAN-2005

Response: concerned that proposal follows discussion and agreement with the planning department; similar proposal refused in December 2004 and previously an appeal dismissed; proposal runs counter to appeal Inspector's findings and supplementary planning guidance; proposal fails to compliment the streetscene and should be rejected; does not respect the context or setting of this residential area contrary to Policy D4; previous objection about proximity of garage to boundary and its inaccessibility stands.

APPRAISAL

1) Relationship to P/2529/04/DFU

The first floor in-fill extension incorporating juliette balcony and bow window additions featured in the previously considered scheme but no objection to these elements was raised. Similarly the replacement of the rear subordinate roof elements by a single span roof was also previously proposed and not, in itself, considered to be unacceptable.

However the roof enlargement was, under the previous scheme, to have increased the main roof pitch to 40° and the ridge height by 0.9m. This increased pitch and height was considered to appear unduly bulky and discordant, given the prominence of the property when viewed from Georgian Way and surrounding property, to the detriment of the visual amenity and character of the locality. The subject proposal seeks to overcome this objection by reduced pitch (now 35° to main element) and a lesser increase in ridge height – of 0.45m - of which 0.15m is accounted for by an increase in eaves height to achieve improved internal headroom.

The front and side rooflights featured in the previous scheme and no objections to these were raised. As originally submitted, this application had also proposed a rear dormer; however following discussion with officers, this element has been withdrawn from the application proposal.

The side extension previously proposed was to have continued the front main wall of the dwelling to within 1m of the side boundary with no. 7 and its flank wall was to have continued rearward to a depth of 5.5m, following the angle of the irregular side boundary. It was to have had a pitched roof with eaves overhang of up to 1m beyond the extension walls on all external elevations. This extension was deemed to unacceptably detract from the spatial setting and appearance the property, to the detriment of the visual amenity and character of the locality. The subject proposal seeks to overcome this objection by siting the side extension further back in the plot and by substituting a more appropriate roof/eaves design.

2) Character of the area

In dismissing the appeal against the Council's decision to refuse permission for an inset roof balcony at the front (WEST/1274/02/FUL) the Planning Inspector concluded that:

“The appeal property is a wide fronted two storey detached house in a neo-Georgian style with a low pitched pan tiled roof. It is one of five similar houses grouped in a rough semi-circle around the turning head of the cul-de-sac, which make up the character of the streetscene in this locality. The houses are arranged on a steep hillside with the appellant's house in the most elevated position overlooking both the road and the other houses in the group, which are lower down. The house is therefore prominent and is highly visible in the context of the neighbouring houses and to anyone approaching this end of Georgian Way”.

At paragraph 6 he went on to conclude:

“...The appellant has pointed out that the adjoining house 5 Georgian Way is of a different style, however I do not agree that this one house establishes that there is a variety of house types. The houses beyond (nos. 4, 3 and 2) are of the same style and symmetrical design as the appellant’s house and others forming the group at the end of Georgian Way”.

Acknowledging the strong, consistent neo-Georgian character of development in the cul-de-sac it is noted that there are nuances in the detailed roof design of individual dwellings. Notably: nos. 7 & 9 have a traditional overhanging eaves and gutter treatment similar to the application dwelling, though they appear to have an additional brick course between the top of the first floor windows and the soffit board, and matching sprocketed roof design; nos. 8 & 10 have matching parapet walls rising above their first floor front windows and concealing the gutter treatment, with a conventional hipped roof design. No. 11 has been redeveloped to provide a replacement house, following permission granted in 2001 (WEST/298/01/FUL) and again on appeal in 2002 (WEST/31/02/FUL), with a much larger expanse of roof than any other dwelling in the cul-de-sac.

Whilst it remains important to ensure a continuity in the general neo-Georgian characteristics of the dwellings around the turning head of the cul-de-sac it is, in light of the above circumstances, considered that there is some scope for minor variation in individual instances. In the subject instance it is not considered that raising the eaves by 0.15m would, subject to matching bricks and detailing, materially harm the appearance of the property in the streetscene nor its contribution to the group. Furthermore, taking into account both the informal arrangement of the houses around the cul-de-sac and their variation in levels, it is considered that the increase in ridge height and pitch would now be sufficiently curtailed as to avoid the formation of an unduly bulky, discordant roof enlargement when viewed in the streetscene and from surrounding property. The replication of the original sprocketed roof design is considered particularly commendable.

The introduction of rooflights to the front elevation is as previously approved in 2003 and these are considered to remain acceptable.

Although the single storey side extension would now be wider than that for which permission was last sought, its siting back from the front elevation of the dwelling together with the angle of the property in relation to the cul-de-sac’s turning head would significantly reduce its presence in the streetscene. There would be a pinch point of 1.3m between the front corner of the extension and the side boundary but, significantly, substantial space in front of the garage/to the side of the original dwelling would be retained. Together with the more appropriately designed overhanging eaves/gutter detail and subject to matching materials, it is now considered that this part of the proposal would satisfactorily preserve the spatial setting and appearance of this and the neighbouring dwellings.

3) Amenity of neighbouring occupiers

The roof extensions and the side extension would all sit well within a 45° line drawn, on plan, from the adjacent rear corner of no. 7. Although the side extension would lead to a pinch point of 1.3m at its front corner distance from the irregular side boundary would increase towards the rear (to 5m at the rear corner) by reason of its parallel flank wall. It is acknowledged that the proposal does involve substantially increased roof bulk at the rear and that the re-sited garage would now sit behind the rear elevation of no. 7, the affect of which would be exacerbated by the unfavourable change in levels between the properties. Nonetheless, given siting off the boundary/within a 45° line and the orientation of the site east of no. 7, it is not considered that the development would appear unduly overbearing or that there would be any harmful loss of light to/outlook from that property's rear facing windows. The facing ground floor flank window at no. 7 is not considered to be protected, for the purposes of the Council's guidelines, and in these circumstances the effect of the proposal on light to, and outlook from, this opening would be such as to merit refusal.

Measured from the mid-point of the proposed flank windows in the single storey side extension there would be a distance of 2.8m and 5m respectively between them and the side boundary. Subject to obscure glazing, that can be controlled by condition, it is not considered that windows at these distances would lead to a degree of actual/perceived overlooking of no. 7's garden as to be detrimental to privacy amenity.

The additional roof bulk would increase the presence of the building when viewed from no. 5, but the arrangement of the dwellings around the cul-de-sac is such that the main focus of that property's garden is orientated away from the application site. With the favourable change in site levels towards the rear and the distance of 55m+ between the rear of the application dwelling and Brookesfield, neither is it considered that the roof would appear unduly bulky when viewed from that property or its garden.

The associated alterations at the rear – to enclose the existing rear terrace and to extend the rear bays – would bring first floor windows to a distance of 19m and 14m respectively from the common rear boundary with Brookesfield. Such a distance, combined with the change in levels and boundary screening, is considered sufficient to safeguard the privacy amenity of the occupiers at the rear.

4) Mount Park Estate Conservation Area

The dormer has been removed from the scheme during the course of this application to reflect the close relationship of the site with the neighbouring Mount Park Estate conservation area at the rear. With this amendment it is not considered that the proposal, as a whole, would so severely affect views into or out of the conservation area as to be of demonstrable harm to its setting. Accordingly it is considered that the proposal would preserve the character and appearance of the neighbouring conservation area.

5) Harrow-on-the-Hill Area of Special Character

Neither is it considered that the proposal would be of such significance as to cause demonstrable harm to the Harrow-on-the-Hill area of special character.

6) Protected trees

Subject to the conditions suggested it is not considered that the proposal would prejudice the health or survival of any trees on the site.

7) Other matters

Third party comments have queried the usability of the side extension as a garage. Vehicles would have to pass through a pinch point of just over 3m between the front corner of the original dwelling and the irregular side boundary with no. 7; the garage is then set 6.5m back from the pinch point – providing some manoeuvring space - and has a double width garage door to the front. It is considered, in these circumstances, that a vehicle could adequately enter and leave the garage. Even if it were not so, however, it is not considered that there is any planning interest in pursuing this question further. The property has an existing double garage and further off-street parking on the driveway; accordingly the logistics of the extension as a garage are considered to be a matter for the applicant only.

8) Consultation Responses

- concerned that proposal follows discussion and agreement with the planning department: pre-application discussion a legitimate activity without prejudice to the final decision of the local planning authority
- contrary to Policy D4: as the proposal is found to cause no harm to amenity and character there is no conflict with Policy D4 of the UDP
- precedent to other houses which could potentially blight the area: each application to be considered on its own merits
- overly projecting dormers: amended to reflect this comment
- All other matters dealt with in the main report above.

CONCLUSION

For all of 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.

REAR CONSERVATORY

ANGLIAN HOME IMPROVEMENTS for MR D BRAND

RECOMMENDATION

Plan Nos: Ordinance Survey, 099/31845 (C) Sheet 1 of 4 through 4 of 4 inclusive

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

- 1 Time Limit on Full Permission - Three Years
- 2 Completed Development - Buildings

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
SD1 Quality of Design
EP33 Development in the Green Belt
EP34 Extension to Buildings in the Green Belt
D4 Standard of Design and Layout
- 2 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 3 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
 1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, SD1, EP33, EP34)
 - 2) Residential Amenity (D4)
 - 3) Consultation Response
-

INFORMATION

a) Summary

Area of Special Character: Special Char & Adv
Green Belt: Yes
Council Interest: None

b) Site Description

- The subject site is located on the northern side of Brookshill Avenue, west of the junction with Clamp Hill;
- The building on the subject site is a two storey semi-detached dwelling;
- The dwelling has been extended after the period in which it was originally constructed;

c) Proposal Details

- Construct a rear conservatory in the space between the single storey flat roof garage and the west side boundary;
- The conservatory would have a depth of 3.5 metres, would be sited 0.8 metres from the west side boundary. The conservatory would have an eave height of 2.3 metres and ridge height of 3.1 metres.
- Proposed conservatory is slightly wider than the conservatory previously approved in June 2005

d) Relevant History

P/779/05/CFU	REAR CONSERVATORY	GRANTED 17-JUN-2005
P/1699/05/CFU	CONSERVATORY AT REAR	REFUSED 30-AUG-05

Reason for Refusal:

The proposed rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property.

e)

Notifications

Sent
2

Replies
0

Expiry
06-DEC-05

APPRAISAL

1) Green Belt Land and Area of Special Character

Although the subject site is located within the Green Belt it is highlighted that Hilltop Way does not have the typical appearance of Green Belt land due to its somewhat suburban character of two storey semi-detached dwellings. With respect of the extension of dwelling-houses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard its openness. However as highlighted above, the locality is not typical of Green Belt land. Likewise many of the dwellings within the street have had extensive additions undertaken. The subject building has been previously extended with a two storey side to rear extension.

With respect of the openness of the Green Belt it is highlighted that the proposal is to infill the space between the rear wing and side boundary with a single storey conservatory. The current application represents a slight increase of 0.5m in width from the previously approved conservatory so that the proposed extension would adjoin the existing garage to the rear of the property. This increase in width however, would not block any significant views across the property nor amount to a reduction of the openness of Green Belt land. The percentage increase for footprint for the proposed conservatory, is as follows:

	Original	Existing	% over original	proposed	% over original
Footprint (m2)	73.75	81.00	+9.8%	96.5	+30.8%

With respect of the above percentages, it is highlighted that the original dwellinghouse was quite small in size and the proposal represents a modest addition to the building. Accordingly, it is considered that the proposal would not detrimentally impact upon the openness of the Green Belt.

2) Residential Amenity

It is noted that the immediately adjoining neighbour to the west has raised no objection to the proposed conservatory. Supplementary Planning Guidance states at C.6: "*Conservatories sited within 3 metres of a boundary would normally be required to have a brick flank walls or be finished with solid panels, to avoid any overlooking or perception of overlooking*". The current application complies with this requirement with its flank wall consisting of a creased tile finish similar to what was permitted by way of a condition on the previous planning approval.

With respect of siting, as the conservatory is sited 0.8 metres from the common boundary and includes splayed corners, the depth of 3.5 metres is considered reasonable. Additionally its maximum height of 3.1 metres, with eave height of 2.3 metres is well below the average nominated height of 3.0 metres. Accordingly it is considered that the proposed conservatory would not pose any detrimental impact for any person or property.

3) Consultation Responses

See 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.

EAST END FARM, MOSS LANE, PINNER

2/21
P/2953/05/CFU/TEM
Ward: PINNER

CONVERSION OF BARNs A AND B TO FAMILY DWELLINGHOUSE WITH INTEGRAL GARAGE AND EXTERNAL ALTERATIONS

FOUNDATION ARCHITECTURE for MR & MRS B LEAVER

EAST END FARM, MOSS LANE, PINNER

2/22
P/2954/05/CLB/AB
Ward: PINNER

LISTED BUILDING CONSENT: CONVERSION OF BARNs A AND B TO SINGLE FAMILY DWELLINGHOUSE WITH INTEGRAL GARAGE AND EXTERNAL AND INTERNAL ALTERATIONS AND REPAIRS TO BARN C

FOUNDATION ARCHITECTURE for MR & MRS B LEAVER

P/2953/05/CFU

RECOMMENDATION

Plan Nos: WPloc, WP010, WP011, WP012, WP013, WP014, WP015

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to: -
 - i) occupation of the house hereby permitted shall not take place until all repairs in the schedule of repairs accompanying the application have been completed to the satisfaction in writing of the Local Planning Authority.
2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon the completion by the applicant of the aforementioned legal agreement.

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

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not be occupied until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.
REASON: To ensure a satisfactory form of development.

- 3 The demolition shall not commence before a contract for the carrying out of the works of redevelopment of the site has been made, and all the approvals required by the conditions attached to the approval have been obtained.
REASON: To safeguard the appearance of the locality.
- 4 The development hereby permitted shall not commence until there has been submitted to, and approved in writing by the local planning authority, a scheme of hard and soft landscape works which shall include proposals for the hedgerow and a maintenance plan for the future maintenance of the hedgerow boundaries. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities.
REASON: To safeguard the appearance and character of the area and to enhance the appearance of the development.
- 5 No relevant part of the works shall commence until detailed drawings to an appropriate scale, specifications or samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority in respect of the following, and works shall not be completed other than in accordance with the details so approved:
a) details of the dismantling and re-erection of the Petrol Pump and Lych Gate Shelter
b) all boundary treatments
REASON: To ensure a satisfactory form of development in the interests of the character of the Conservation Area and the setting of listed buildings.
- 6 No physical subdivision of the site shall take place without the prior written consent of the local planning authority.
REASON: In the interests of the appearance of the development and the character of the Conservation Area.
- 7 All the windows in the south elevation of Barn A (south barn) shall:
a) be of purpose made obscure glass, to the satisfaction of the local planning authority
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.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A-F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority.
REASON: To safeguard the character of the Conservation Area and the amenity of neighbouring residents
- 9 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, as recommended in the Hertfordshire Archaeological Trust Specification for Archaeological Monitoring and Recording (13.6.02), in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.
REASON: To secure the provision of archaeological works and subsequent recording of the remains in the interests of national and local heritage.

- 10 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site.
REASON: In order to safeguard the integrity of the listed building.

INFORMATIVES

- 1 INFORMATIVE:
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

- 2 INFORMATIVE:
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

- 3 INFORMATIVE:
The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

- 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:

- SD1 Quality of Design
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and
 - SH1 Housing Provision and Housing Need
 - D4 Standard of Design and Layout
 - D5 New Residential Development – Amenity Space and Privacy
 - D11 Statutorily Listed Buildings
 - D13 The Use of Statutorily Listed Buildings
 - D14 Conservation Areas
 - D15 Extensions and Alterations in Conservation Areas
 - D16 Conservation Area Priority
 - D20 Sites of Archaeological Importance – Field Evaluation
 - D21 Sites of Archaeological Importance – Land Use Management
 - D22 Sites of Archaeological Importance – Archaeological Investigation
 - T13 Parking Standards
 - T15 Servicing of New Developments
-

P/2954/05/CLB

RECOMMENDATION

Plan Nos: WPloc, 01E, 02E, 03E, 04E, 05E, 06E, 07E, 08E, 09E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, : WP05R, 06R, 10R, 11R, 12R, 13R : WP010, 011, 012, 013, 014, 015, Sketch section of glazed screen to Barn B; Schedule of Repairs

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

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Written notification of the intended start of works on site shall be sent to the local planning authority at least seven days before the works hereby approved are commenced.
REASON: In order that the local planning authority may be given the opportunity of monitoring the progress of works on site to ensure the preservation of the special interest of the building effected by the works hereby approved.
- 3 The approved works shall not be occupied or used until all the works detailed in the application have been completed in accordance with the consent unless otherwise agreed in writing by the local planning authority.
REASON: In order to safeguard the special architectural or historic appearance of the listed building.

4 The demolition hereby permitted shall not commence before a contract for the carrying out of these works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract provides.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

5 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, as recommended in the Hertfordshire Archaeological Trust Specification for Archaeological Monitoring and Recording (13.6.02), in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological works and subsequent recording of the remains in the interests of national and local heritage.

6 Suitable precautions shall be taken to secure and protect the interior features against accidental loss, damage or theft during the building work. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

7 If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

8 No relevant part of the works shall commence until detailed drawings to an appropriate scale, specifications or samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority in respect of the following, and works shall not be completed other than in accordance with the details so approved;

- a. The new roof ventilators and dormers to Barn A
- b. New internal and external doors to all barns
- c. New windows to all barns;
- d. All proposed new materials and finishes.
- e. Repairs to flint plinths
- f. Full information relating to the timber frame repairs including specific information on joints, where traditional carpentry or other methods would be used to repair them, details of any straps/ties, details of any replacement timbers and additional support mechanisms.
- g. Full information regarding the repairs to the internal finishes

- h. Details of extent in plan and section, construction, and handling of the junction between glazed and tiled areas for the valley rooflight to Barn B.
- i. New garage doors
- j. New steps to north of Barn B.
- k. All new external plumbing, pipes, flues or ventilation mechanisms

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

- 9 The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the written approval of the local planning authority must be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

INFORMATIVES

1 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

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- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D13 The Use of Statutorily Listed Buildings
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- D20 Sites of Archaeological Importance - Field Evaluation
- D21 Sites of Archaeological Importance - Land Use Management
- D22 Sites of Archaeological Importance - Archaeological Investigation
- T13 Parking Standards
- T15 Servicing of New Developments

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on the Listed Buildings, their settings and the character and appearance of the Conservation Area (SD1, SD2, D4, D11, D13, D14, D15, D16)
- 2) Archaeology and Underground Works (D20, D21, D22)
- 3) Residential Amenity (SD1, SH1, D4, D5)
- 4) Access and Parking (T13, T15)
- 5) Consultation Responses

INFORMATION

These items were deferred from the meeting of 8th February for consideration by the Committee at its next meeting.

a) Summary

UDP Key Policies: SD1, SD2, SH1, D4, D5, D11, D13, D14, D15, D16, D20, D21, D22, T13, T15

Listed Building: Grade II

Conservation Area:	PINNER EAST END FARM	
Car Parking	Standard:	2
	Justified:	See report
	Provided:	3 minimum
Site Area:	0.35ha	
Habitable Rooms:	7	
No of Residential Units:	1	
Council Interest:	None	

b) Site Description

- historic barns and ancillary structures off Moss Lane, Pinner, part of former East End Farm; referred to by applicant as barns A-F
- barns A & B and barns C, D, E listed Grade II as “East Barn” and “North Barn” respectively
- application site includes access to Moss Lane, barn yard, orchard to rear of properties in East End Way and land to ‘rear’ of barns A & B (adjacent to Moss Lane)
- site entirely within East End Farm Conservation Area; neighbouring buildings Tudor Cottage and East End House also listed Grade II; East End Farm Cottage listed Grade II*
- site surrounded by low density residential development in Moss Lane and East End Way
- premises understood to have been used for warehousing between 1960s and 1990s, varying in intensity; currently vacant

bb) Listed Building Description

- East Barn to East End Farm (applicant’s Barn C): late 16th century, timber framed, 3-bay barn with sweeping old tile roof over out-shot on west side, central wide-gabled wagon entrance, later projecting wing to south and weather-boarded. Roof construction of staggered butt-purlin and queen strut trusses
- North Barn to East End Farm (applicant’s Barn B): 18th century, timber framed, four bay barn with wagon entrance. High weather-boarded walls under steep pitched old tile roof. Roof construction of two collar and tie-beam trusses and one queen-post truss
- Barn A: listed by virtue of being attached to Barn B, an early twentieth century structure, extended to the east, of robust, agricultural style, with a long, plain tiled roof, and with quirky but considered detailing, including Crittal windows and glazed gablets
- Barn D: listed by virtue of being attached to Barn C is a courtyard infill between structures C and E. It is of little architectural merit, but is of a robust, functional, agricultural idiom which complements its setting
- Barn E: listed by virtue of being attached to Barn C & D, is a nineteenth century, brick built cattle shed. Interior fittings have been removed, but the remaining exterior brickwork is good. It forms the northern extent of what would have been a small secondary yard, or “fold enclosure”
- Barn F: unlisted but within Conservation Area – a three bay, Dutch Barn with corrugated sheet metal roofing, weather-boarded, timber framed walls to rear and sides, and brick piers to front – front now enclosed

- the Listed Buildings are set in the East End Farm Conservation Area, a rare surviving collection of agricultural buildings set around the farmyard, and adjoining the former farm residential buildings of East End House and East End Farm Cottage listed as Grade II and Grade II* respectively. The farmyard is enclosed by the assemblage, and is both the focal point of the Conservation Area and a key element in the setting of all the Listed Buildings

c) Proposal Details

Barn A

- change of use of Barn A from storage to house of 7 habitable rooms containing kitchen/breakfast room, living and dining rooms on ground-floor, 4 bedrooms on first-floor
- alterations to Barn A in connection with the change of use from storage to residential including 3 glazed roof ventilators, 1 new dormer to west elevation and 1 to east elevation, 2 new rooflights, replace existing roller shutter doors with glazing, alterations to existing doors and windows on north and west elevations.
- demolition of existing lean to on east elevation and small replacement extension

Barn B

- change of use of Barn B from storage to residential garage in connection with new adjacent house of 7 habitable rooms – details as described above
- repair of Barns B including timber frame, roof repairs, new doors
- demolition of lean-to to Barn B
- new windows and doors and rooflights to Barn B in 1950s extension in connection with the change of use from storage to house

Petrol pump feature

- demolished and rebuilt on same site but turned through ninety degrees

d) Relevant History

This site has been the subject of many planning applications over the years. Relevant decisions to these current applications are as follows:-

- **Principle of Residential Conversion**

Development Control Committee on 29th April 2003 considered a report on the principle of a conversion of the barns to residential use. The Committee resolved, inter alia:

that (1) the Committee accept that, on current advice, the only viable use for the site is one which involves an element of residential use but that any residential use should be the minimum possible and located in the least sensitive part of the site.

- The Inspector in considering appeals in 2003 also addressed this matter and it was his view that the existing storage use did not generate enough income to ensure the long term well being of the buildings. He stated that “I conclude an element of residential use is required, and would be acceptable in land use planning terms, subject to considerations of numbers and effect on the buildings and their surroundings”.

The critical point however was where that residential use was located. The Inspector took the firm view that residential was required on the *site* but that the listed barns, as the most important and historic parts of the site, should be kept free of conversion. Conversion should be restricted to the less sensitive or ancillary buildings in the group.

P/2681/04/CFU Demolition of storage buildings. Conversion of REFUSED
barn to dwellinghouse with adjacent barn as 15-NOV-05
garage; Erection of new dwellinghouse with barn
as garage, External alterations.

Reasons for Refusal:

1. The proposed new house to the north of Barn B would, by virtue of its design, form and appearance be inappropriate within the East End Farm Conservation Area and detrimental to the setting of the nearby listed buildings.
2. The proposed new house to the north of Barn B would, by virtue of its design, form and appearance, fail to respect the existing character of the Conservation Area and would appear at odds with it. It would compete visually with nearby listed buildings, to the detriment of their setting and would fail to preserve or enhance the character of the East End Farm Conservation Area.
3. The proposed pavilion building, by virtue of its flat roofed form, overtly modern appearance, size and raised floor level fail to respect the existing character of the Conservation Area and would be detrimental to the important view between Barn C and East End Farm Cottage.
4. The first floor front corner window facing No.90 Moss Lane would give rise to overlooking of the adjacent property to the detriment of residential amenity and privacy.

P/2682/04/CLB Listed Building Consent: Demolition, internal and REFUSED
external alterations in association with conversion 15-NOV-05
to dwellinghouse and use of barns as garages

Reason for Refusal:

The proposed new house and its pavilion to the north and attached to the listed Barn B would, by virtue of its design, form and appearance be detrimental to the special historic and architectural character of the listed barn and to its setting. It would also be detrimental to the setting of East End Farm Conservation Area and would affect the group of listed buildings comprising the former farm and be detrimental to their special character.

P/2683/04/CCA Conservation Area Consent: Demolition of REFUSED
storage buildings attached to and within the 15-NOV-05
curtilage of listed buildings

Reason for Refusal:

The proposed new structure to replace the existing buildings would, in the context of the overall scheme for the site, fail to preserve or enhance the character of the East End Farm Conservation Area.

- In determining the above 3 applications the Development Control Committee made the following resolution for each application:-

“The Committee agrees that the house within Barn A, as proposed within this scheme, and its associated use of Barn B for ancillary storage/garaging is acceptable subject to the provision of conditions to protect neighbouring amenity. In addition, the use of the eastern end of the Orchard for a small garden building, to be linked to the main new house is considered acceptable in principle, subject to details, as it is considered that this would allow the new house to survey and be linked to its own garden.” The phrase ‘subject to the provision of conditions to protect neighbouring amenity’ was agreed by Committee as an addition from the officer’s addendum.

e) Applicant’s Statement

The form of development proposed for Barns A/B has been subject to agreement of principles for some while and the present application, if granted, will give consent. Members will recall the application in May 2004 to restore the listed buildings which is work required and best trusted to a contractor specialising in such work. The chosen contractor currently has capacity to take on the contract. Proceeding now avoids further protected delays.

Officers are in receipt of alternative sketch ideas for the second house and are in discussion with a new representative officer at English Heritage. It is intended to submit an application based on comments made in response and in the hope that progress granting consent for the new house will allow building contracts to flow from start to finish without interruptions which unnecessarily affect neighbours.

f) Consultations

Advertisement :

Character of Conservation Area:	Expiry
Extension/Alterations of Listed Building	23-FEB-06
Environment Agency: P/2953/05/CFU	Unable to comment
P/2954/05/CLB	No comments
English Heritage: P/2953/05/CFU	No comments
P/2954/05/CLB	Do not consider that the application needs to be notified to English Heritage
Thames Water:	No objections

CAAC: The repair of Barn B is welcomed. There are concerns over the roof ventilators and as such ensuring a condition on the detail of these would be preferred. A condition stating that the ventilator should be moved away from the existing dormer would see that these were more comfortably seated within the design.

Notifications	Sent	Replies	Expiry
	142	36	30-JAN-06

Summary of Responses:

Imperative that restoration of barns secured as part of planning permission for residential, Urgent Works Notice should be served, restoration of barns B and C must be completed prior to new house in Barn A being occupied, integrity of buildings should remain unaltered, ghastly proposal, conditions to restore Barn, to require blackout blinds below the ventilators and regarding pipework etc should be imposed, overdevelopment.

APPRAISAL

- (i) A site plan is appended indicating each building referred to in this report and identifying the Orchard.

1) Impact on the Listed Buildings, their settings and the character and appearance of the Conservation Area

The Committee is advised at the outset that these proposals are identical to those found acceptable in principle by the Committee in November 2005 as referred to in the resolution made at that time.

Barn A

This structure, listed by virtue of its physical connection with Barn B, is, nevertheless, a significant component of the historic group and dates from the mid twentieth century. It encloses the southern boundary of the farmyard; and in its long, tiled roofline complements the structures and appearances of the adjoining barns; and in its robust style complements its historic working setting. Its eastern elevation too is simple and workmanlike, and complements the character of the adjoining listed buildings on their Moss Lane frontages. While having a barn type form, it already has more domestic features, such as small paned windows and a large dormer on its southern roof slope.

During the appeal of the 2002 applications, the Council did not object to the principle of its conversion to residential use, in order to fund the repair of the listed barns, and the Inspector was broadly happy with the proposals. Since then, Development Control Committee has made two clear resolutions accepting the principle of a residential use in Barn A. It is therefore suggested that this residential use is acceptable as it will allow the repair of Barn B.

The current scheme in respect of Barn A is very similar to that considered under the appeal. The current scheme differs in that there is no internal garaging, which would now be housed within Barn B. This is considered an improvement in terms of the external appearance of the dwelling.

The more contentious items in respect of this building at the appeal were the roof ventilators, roof lights and new dormers. With regard to the roof ventilators, the applicants have produced the original architect's drawings for this building which show similar roof ventilators and therefore the Council, before the appeal, accepted the principle of this form of lighting. The roof ventilators in the appeal scheme were considered larger than those in the original architect's drawings which was a concern however. In the current scheme, the roof ventilators have been reduced in length from 2.2m to 1.7m. They would have the same height and projection above the ridgeline as the appeal scheme ventilators. In any event, the Inspector stated that:

"I acknowledge the provenance of this proposal (the ventilators) and consider that within the plain, rather utilitarian structure of the building, these features would appear of interest and would not detract from the appearance of the building or the surrounding conservation area".

Given these comments, and the reduction in size of the ventilators, it is considered that objections to them are not sustainable.

In terms of rooflights, the Inspector stated that these would be relatively minor works which could be incorporated satisfactorily without harm to the building or area. In comparison with the appeal scheme, a rooflight has been relocated to position it in the corner of Barn A, so that it is in part hidden by Barn B's roof, although the rooflight on the southern elevation remains the same. Again, given the amendments and the Inspector's position, it is considered that objections to the scheme are not sustainable.

The dormers were considered acceptable in the appeal scheme in terms of appearance and these remain the same in this scheme. The concerns related to amenity issues which are addressed later in this report.

The remaining external alterations are considered acceptable, as they would not significantly change the appearance of the building. The internal alterations proposed to this building are considered acceptable because it is not particularly historic and already has a partial first floor and office space within it.

Barn B

The impressively proportioned, open interior, visible timber framed structure and wealth of historic interior finishes are vital components of the special interest of this building. On the exterior its largely unbroken weather boarded cladding and plain tile roof also assert the monumentality of the structure. The main barn dates from the late 17th/early 18th century.

There is an extension to the east, dating from the 1950s which is of no particular architectural or historic merit, but it does appropriately complement the main body of the building in terms of size, simplicity of design and construction, and character as a working building. There is also a later lean to extension on the northern elevation, which is of no historic or architectural merit.

The proposals consist of the repair of the historic barn, and its use as garaging/ancillary storage to the house in Barn A. Alterations are proposed in the later 1950s extension, in order for this to become part of the residence in Barn A.

Dealing with the repairs first, the barn is on the English Heritage register of Buildings at Risk and in poor and worsening condition. The proposed repairs are welcomed and indeed follow the recommendations of the Council's consultants as part of the research for the public inquiry in 2003. This barn is considered to be at greater risk than Barn C, as not only is water getting into the structure, but the front gable is structurally unstable. The applicants are therefore prioritising the repair of this structure, for this reason, and because the proposals to Barn A are less complex than the plans for a new house on the site of D, E and F. In order to secure the repairs, it is proposed to sign a legal agreement with the owners stating that the repairs to the historic barn must be completed before house is occupied.

In terms of the alterations, the lean to on the northern elevation is proposed to be demolished and this is considered acceptable, as it has no historic or architectural merit. In the 1950s part of the building, the scheme has been reduced from that proposed in the appealed scheme. Rather than two storeys of accommodation, the scheme now comprises just a lounge/dining room space on the ground floor. This reduces the need for additional natural light, the manifestation of which was considered unacceptable by the appeal inspector. Instead, the two existing windows are slightly enlarged and altered and a new door is proposed to be created on the northern elevation. The valley rooflight has been reduced in size too from the appeal scheme and would be hidden from view from the street in any event. The internal alterations are considered acceptable as they would not affect historic fabric.

The change of use and alterations of the 1950s part of the building would help to facilitate the much needed repairs to the historic parts of Barn B and are considered, on balance to preserve the special interest of the listed building and the character and appearance of the conservation area.

The petrol pump feature is proposed to be retained, which is considered acceptable as this is a quirky remnant of the area's industrial past. It is proposed for it to be removed and rebuilt in a similar position but turned through 90°. An acceptable siting is proposed which would not undermine the setting of the listed buildings or the character of the Conservation Area.

2) Archaeology and Underground Works

English Heritage have previously advised that the proposed works might affect below ground archaeology and have recommended that a written scheme of investigation be secured by condition. Similarly the provision of underground services to the proposed residential unit could be controlled in detail by the suggested condition. The applicants have previously submitted a useful desktop analysis of archaeology including a programme of works which would appear appropriate.

3) Residential Amenity

In terms of 96 Moss Lane to the south, the proposed house contains existing ground-floor windows which overlook the garden of that property. A condition requiring obscure glazing is suggested to obviate overlooking.

It is also suggested that a first-floor dormer facing the garden is obscurely glazed, albeit that its height above floor level would prevent direct overlooking in order to obviate the perception of a loss of privacy. A first-floor west-facing dormer is proposed some 13m from an open garden which contains the vehicular access to 'Woodpeckers'. In amenity terms this is not considered to be harmful to neighbouring privacy.

A new east-facing first-floor dormer is shown which would overlook the open area within the site next to Moss Lane, but has no impact on amenity. In all other respects it is considered that the proposal would respect neighbouring residential amenity, and provide satisfactory levels of amenity for the intended residents.

4) Access and Parking

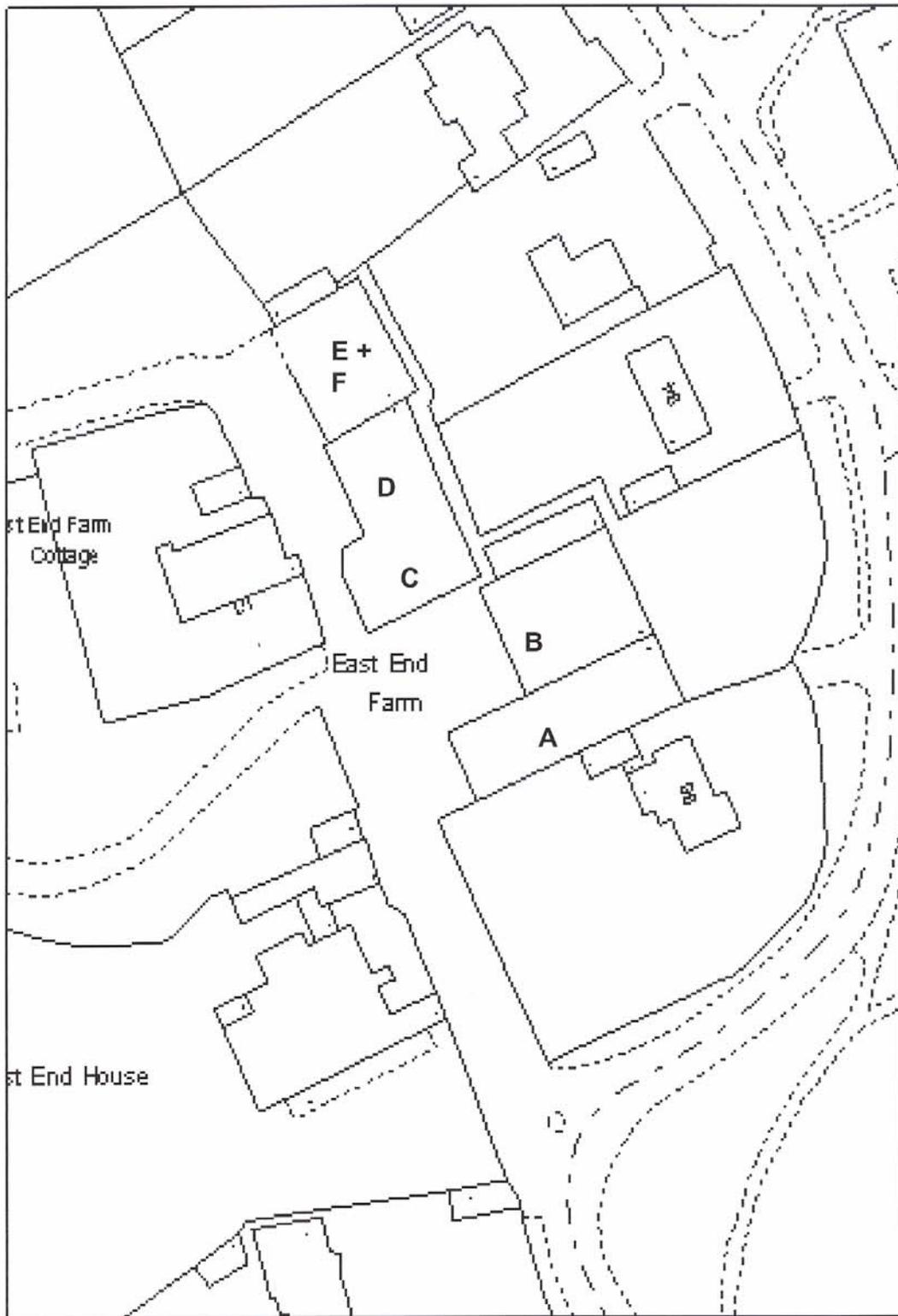
The proposed house would be provided with 2 indoor parking spaces within Barn B, with additional capacity for outdoor parking. While this provision exceeds the current maximum standard it is not considered objectionable given the layout of the site and the nature of the proposals.

5) Consultation Responses

- **restoration of barns B and C must be completed prior to new house in Barn A being occupied** - this is not recommended since there are concerns that this approach would not be fair or reasonable because the Council has previously indicated how it envisages that Barn C would be repaired in association with the house on D, E and F and changing the legal agreement would be a move away from this agreed approach. Clearly a financially viable solution for the entire site needs to be found, and it appears that this is close to realisation, and so trying to circumnavigate this could jeopardise the progress made thus far. Furthermore, the Council has the fall back position of the Urgent Works notice and the potential to serve a Repairs notice, should repairs not be forthcoming to Barn C.
- **conditions to require blackout blinds below the ventilators should be imposed** – such a condition would not comply with the requirements of Circular 11/95 as it would not be enforceable or reasonable.
- **Urgent Works Notice should be served** – the Council agreed to the service of an Urgent Works Notice last summer which means that the Council would undertake the necessary propping and shoring works and reclaim the costs from the owner. The Notice has not yet been served because discussions with the owners, and the threat of the Notice have been enough to ensure that repairs to Barn B are being undertaken at present. These are full repairs, as opposed to temporary works, and are clearly much better for the long term future of the barn. In addition, it has been difficult gaining enough quotes for the works in order to meet the Council's standard procurement requirements for the Council to proceed with employing contractors to undertake the works. The Urgent Works Notice in respect of Barn C could still be served, but it should not be necessary to serve the one in respect of Barn B, as repairs are underway.
- **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, these applications are recommended for grant.



Site plan with buildings from report indicated

CHANGE OF USE FROM NURSING HOME/ HOSTEL TO 4 SELF-CONTAINED FLATS;
CONSERVATORY TO REAR & OTHER MINOR EXTERNAL ALTERATIONS (RESIDENT
PERMIT RESTRICTED)

JOURNEAUX STUDIO LTD for MR & MRS JOURNEAUX

RECOMMENDATION

Plan Nos: See Informative below.

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

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 The east flank elevation of the conservatory hereby approved shall be fitted with solid fixed panels and shall thereafter be retained in that form.
REASON: To safeguard the privacy and amenity of neighbouring residents.
- 4 The window(s) in the west wall(s) of the proposed development shall:
 - (a) be of purpose-made obscure glass,
 - (b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.REASON: To safeguard the amenity of neighbouring residents.
- 5 Landscaping to be Approved
- 6 Noise - Insulation of Building(s) - 4
- 7 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

1 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

T13 Parking Standards

H3 New Housing Provision

H4 Residential Density

H8 Empty Homes and Property in the Borough

H9 Conversions of Houses and Other Buildings to Flats

H10 Maintenance and Improvement to Existing Housing Stock

2 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

3 INFORMATIVE:

Plan Nos: 121/01, 121/02, 121/06 rev004, 121/07 rev003, 121/08 rev001, 121/09 rev01, 121/10 rev01, 121/11 rev01, 121/12 rev001, 121/13 rev01, 121/14 rev 01.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Conversion Policy (H9, H10)

2) Impact on Character of the Area (SD1, D4, T13, H3, H8, H10)

3) Impact on Neighbouring Amenity (D4, H4, H9)

4) Parking (T13)

5) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies: SD1, D4, H3, H4, H8, H9, H10, T13

Site Area: 405m² (approx.)

Parking: See report

Council Interest: None

b) Site Description

- Semi-detached two storey property with two rear additions and habitable space in roof with dormer to rear;
- Area characterised by 2-storey semi detached house in residential use;
- Building been derelict for approximately 10 years;
- Garden area of approximately 243m²;
- Gross floor area of building 180m²;
- Large mature oak tree to rear with TPO;

c) Proposal Details

- Change of use from nursing home/hostel to four single bedroom, self-contained flats;
- Conservatory proposed to rear measuring 2.4m long, 6m wide, and 3.2m high;
- Proposal in conjunction with proposed development at 63-65 Hindes Road for conversion to 8 single bedroom self contained flats;
- Communal garden area proposed at rear to be shared with future occupants of 63-65 Hindes Road;
- Communal entrance proposed between 61 and 63 Hindes Road to communal garden area to rear;
- Velux roof light proposed to front elevation;
- Two rear additions to have even flat roof at height of 3.5m;
- New door to side on west elevation to serve as access to ground floor flat;
- New side window on west elevation at 1st floor level.

d) Relevant History

EAST/335/95/FUL	Conversion of No. 61 and 2-storey side and rear, single storey rear extensions to extend existing care home	REFUSED 21-JUL-1995 (ALLOWED ON APPEAL) (03-SEP-1996)
EAST/922/01/FUL	Redevelopment: 3-storey building with accommodation in roof to provide 24 flats with car parking, front & rear extension & basement gym	REFUSED 9-NOV-2001 (APPEAL DISMISSED) (11-OCT-2002)
EAST/629/01/FUL	Change of use from nursing home to hostel (resident permit restricted) for the homeless (class C2 to sui gene)	REFUSED 14-DEC-2001 (APPEAL ALLOWED) (24-OCT-2002)
EAST/168/02/FUL	Redevelopment: 2-storey building with accommodation in roof to provide 17 flats with 2 car parking spaces.	REFUSED 17-JAN-2003

Reason for refusal:

1. The proposed development by reason of its excessive size, bulk and width would be visually obtrusive, would be out of character with the neighbouring properties which comprise mainly 2-storey semi-detached houses, and would not respect the scale and massing of those properties. This would be to the detriment of the amenities of neighbouring residents and the character of the area, contrary to policy E45 of the adopted UDP and policies D4 and D5 of the revised deposit draft UDP.
2. The proposed development, by reason of excessive number of units, with the associated general disturbance and activity, would result in an over-intensive use and amount to over development of the site, reflected in inadequate rear amenity space provision, to the detriment of neighbouring residents and the character of the area.
3. The proposal development would not respect 45 degree sightlines from the rear of adjoining properties and due to its rearward depth would appear overbearing to the detriment of the amenities of the adjoining occupiers.
4. The proposed development would give rise to overlooking and loss of privacy due to the presence of rear balconies and a roof terrace, to the detriment of the amenities of adjoining occupiers.
5. Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Councils 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).

e) Applicant's Statement

- Proposal is to revert the building back to its original use as private dwellings. It lends itself well to conversion into four self-contained flats;
- The layout is proposed to make best use of available space;
- The tasteful renovation of the exterior will enhance the feel of this part of Hindes Road;
- Ground floor flats will be accessible to disabled persons;
- Each unit will have access to the rear garden area;
- Appropriate stacking of rooms and good internal arrangement will help avoid any future concerns with noise between units;
- Landscaping is to be of a high standard;
- We see this as a great opportunity to enhance the street and make a contribution to the housing market particularly for first time homebuyers.

f)

Notifications	Sent	Replies	Expiry
	30	3	01-MAR-06

Response: Objections to:

- i) Development would put additional pressure on parking on Hindes Road;
- ii) Development would lead to a proliferation of flats on Hindes Road;
- iii) Front of the building looks like a builders yard with work having already begun on site;
- iv) Concern with loss of protected tree to the rear of property.

APPRAISAL

1) Conversion Policy

Policy H9 undertakes to permit conversions of dwellinghouses and other buildings to flats, recognising their contribution to housing supply. However individual proposals are to be assessed against specific criteria pursuant to the protection of amenity, character and highway safety.

With regard to unit size all four proposed units appear to be of a reasonable size and make satisfactory arrangements for circulation through the building.

The layout of the proposed flats is well thought out with appropriate stacking of rooms to avoid bedrooms below living rooms of neighbouring units. With a suitable condition requiring adequate sound insulation between units it is considered that noise between flats will be minimal.

Rear garden amenity space would be roughly 240m² and is considered to be a suitable size to provide a communal area for the occupants of the four single bedroom flats.

Parking issues are discussed in more detail below but it is considered that the proposed scheme would not adversely affect the parking on Hindes Road.

2) Impact on Character of the Area

The site is located in an area characterised by semi-detached 2-storey dwellings. The proposed external alterations with the exception of a velux roof light to the front elevation and the access to the rear garden between 61 and 63 Hindes Road would not be viewable from the street. Alterations to the rear are relatively minor, are considered to improve the overall appearance of the building and would not be visible by the general public. Neither the velux roof light nor the entrance door & frame between number 61 and 63 Hindes Road are considered to have a negative effect on the appearance of the building.

The intensification in use of the site will be evident as the building has been unoccupied for 10 years. However this would be minimal, as the scheme would be car free and residential use of the site is relevant in the context of the surrounding uses on Hindes Road.

It is therefore considered that the impact of the development on the character of the surrounding area would be positive, as it would put to good use a derelict and slightly dilapidated building to good use. Further this not only utilises the boroughs existing unused housing stock but also goes some way toward meeting London wide targets for housing provision.

3) Residential Amenity

It is not considered that the development would lead to a proliferation of flats on Hindes Road. There would be no loss of a single family dwelling home with the proposed change of use as the existing use class of the building is as a nursing home/hostel. 61 Hindes Road is suitably located to good public transport links, the University of Westminster Harrow Campus and the Harrow Town centre to be more suitable for flats as opposed to a single family dwelling. Therefore concerns raised by an objector on this point are not considered to be warranted.

Neighbouring light is not considered to be an issue with the proposed development. Although a single storey conservatory is proposed to the rear of the building on the back of two existing rear extensions, the impact on neighbouring light would be minimal at best. The extension would come out 2.4m at a height of 3.2m sloping down to 2.8m in height. This would not affect light to the occupants of number 59 Hindes road as they also have a single storey rear extension that is level with the existing rear buildline from the extension at 61 Hindes Road. Therefore the conservatory would come out past the rear buildline of number 59 by 2.4m which is considered an acceptable length in the Council's supplementary planning guidance for house extensions.

Privacy is not considered to be an issue as there would be no overlooking of neighbouring gardens or habitable room windows. The new window proposed at first floor level on the west elevation would look directly at a bathroom window on the sidewall of number 63 Hindes Road. This window is obscure glazed, however in the interests of privacy the side window proposed at 61 Hindes Road can be required by condition to be obscure glazed also.

Outlook from neighbouring residential windows would not be adversely affected as a result of the proposed development.

Rear garden amenity space would be roughly 240m² and is considered to be a suitable size to provide a communal area for the occupants of the four single bedroom flats.

4) Parking

The front of the property has a vehicle cross over and paved front, which has been used in the past for off street parking. However because the area in front of the house is at most 3.9m in length it is considered to be inappropriate to allow parking there again as the average car would stick out over the public foot path by

Because the proximity of Hindes Road is close to good public transport links it is considered that a car free scheme is appropriate for this development. Further to this the Council's Highways Engineer has requested that the development should be resident permit restricted so as to not place any additional pressure on existing street parking.

5) Consultation Responses

All 3 consultation responses objected to the proposed development and have been discussed and addressed above, however the concerns raised are not considered to be warranted.

Item 2/23 : P/2985/05/CFU continued/...

Concerns with the building works are not legitimate planning concerns as this is only a temporary activity.

The TPO is not affected as a result of the proposed development.

CONCLUSION

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

CHANGE OF USE FROM NURSING HOME/HOSTEL TO 8 SELF-CONTAINED FLATS AND OTHER MINOR EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)

JOURNEAUX STUDIO LTD for MR & MRS N JOURNEAUX

RECOMMENDATION

Plan Nos: See Informative below.

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

- 1 Time Limit on Full Permission - Three Years
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 The window(s) in the east 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.
- 4 Landscaping to be Approved
- 5 Noise - Insulation of Building(s) - 4
- 6 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

1 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

T13 Parking Standards

H3 New Housing Provision

H4 Residential Density

H8 Empty Homes and Property in the Borough

H9 Conversions of Houses and Other Buildings to Flats

H10 Maintenance and Improvement to Existing Housing Stock

2 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

3 INFORMATIVE:

Plan Nos: 120/01/ 120/02, 120/06 rev004, 120/07 rev003, 120/08 rev003, 120/09, 120/10 rev01, 120/11, 120/12 rev01, 120/13 rev001, 120/14 rev 1, 120/15 rev01.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversion Policy (H9, H10)
- 2) Impact on Character of the Area (SD1, D4, T13, H3, H8, H10)
- 3) Impact on Neighbouring Amenity (D4, H4, H9)
- 4) Parking (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:	SD1, D4, H3, H4, H8, H9, H10, T13
Site Area:	765m ² (approx.)
Parking:	See report
Council Interest	None

b) Site Description

- Pair of semi-detached two storey dwellings with parking to the front;
- Area characterised by 2-storey semi detached house in residential use;
- Building been derelict for approximately 4 years;
- Garden area of approximately 459m²;
- Gross floor area of building 485m².

c) Proposal Details

- Change of use from nursing home/hostel to eight single bedroom, self-contained flats;
- Proposal in conjunction with proposed development at 61 Hindes Road for conversion to 4 single bedroom self contained flats and rear conservatory extension;
- Communal garden area proposed at rear to be shared with future occupants of 61 Hindes Road;
- Communal entrance proposed between 61 and 63 Hindes Road to communal garden area to rear;
- 2 private garden spaces proposed to two rear ground floor flats;
- 2 roof terraces provided at rear 1st floor level with screen separating the two;
- replacement windows at ground and 1st floor level to rear elevation;
- New door to ground floor east elevation to provide access to ground floor flat;
- Removal of window to ground floor west elevation.

d) Relevant History

EAST/335/95/FUL	Conversion of no.61 and 2-storey side and rear, single storey rear extensions to extend existing care home.	REFUSED 21-JUL-95 (ALLOWED ON APPEAL 03-SEP-96)
EAST/922/01/FUL	Redevelopment: 3-storey building with accommodation in roof to provide 24 flats with car parking, front & rear & basement gym	REFUSED 09-NOV-01 (APPEAL DISMISSED 11-OCT-02)
EAST/629/01/FUL	Change of use from nursing home to Hostel (resident permit restricted) for the homeless (class C2 to sui gene)	REFUSED 14-DEC-01 (ALLOWED ON APPEAL 24-OCT-02)
EAST/168/02/FUL	Redevelopment: 2-storey building with accommodation in the roof to provide 17 flats with 2 parking spaces.	REFUSED 17-JAN-03

Reason for refusal:

1. The proposed development by reason of its excessive size, bulk and width would be visually obtrusive, would be out of character with the neighbouring properties which comprise mainly 2-storey semi-detached houses, and would not respect the scale and massing of those properties. This would be to the detriment of the amenities of neighbouring residents and the character of the area, contrary to policy E45 of the adopted UDP and policies D4 and D5 of the revised deposit draft UDP.
2. The proposed development, by reason of excessive number of units, with the associated general disturbance and activity, would result in an over-intensive use and amount to over development of the site, reflected in inadequate rear amenity space provision, to the detriment of neighbouring residents and the character of the area.

Item 2/24 : P/2984/05/CFU continued/...

3. The proposal development would not respect 45 degree sightlines from the rear of adjoining properties and due to its rearward depth would appear overbearing to the detriment of the amenities of the adjoining occupiers.
4. The proposed development would give rise to overlooking and loss of privacy due to the presence of rear balconies and a roof terrace, to the detriment of the amenities of adjoining occupiers.
5. Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Councils 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).

e) Applicant's Statement

- Proposal is to revert the building back to its original use as private dwellings. It lends itself well to conversion into eight self-contained flats;
- The layout is proposed to make best use of available space;
- The tasteful renovation of the exterior will enhance the feel of this part of Hindes Road;
- Ground floor flats will be accessible to disabled persons;
- Each unit will have access to the rear garden area;
- Appropriate stacking of rooms and good internal arrangement will help avoid any future concerns with noise between units;
- Landscaping is to be of a high standard;
- We see this as a great opportunity to enhance the street and make a contribution to the housing market particularly for first time homebuyers.

f)

Notifications	Sent	Replies	Expiry
	30	2	01-FEB-06

Response: Objections to:

- i) Development would put additional pressure on parking on Hindes Road;
- ii) Development would lead to a proliferation of flats on Hindes Road;
- iii) Front of the building looks like a builders yard with work having already begun on site;
- iv) Concern with loss of protected tree to the rear of property.

APPRAISAL

1) Conversion Policy

Policy H9 undertakes to permit conversions of dwellinghouses and other buildings to flats, recognising their contribution to housing supply. However individual proposals are to be assessed against specific criteria pursuant to the protection of amenity, character and highway safety.

With regard to unit size all eight proposed units appear to be of a reasonable size and make satisfactory arrangements for circulation through the building.

The layout of the proposed flats is well thought out with appropriate stacking of rooms to avoid bedrooms below living rooms of neighbouring units. With a suitable condition requiring adequate sound insulation between units it is considered that noise between flats will be minimal.

Rear garden amenity space would be roughly 459m² and is considered to be a suitable size to provide a communal area for the occupants of the four single bedroom flats.

Parking issues are discussed in more detail below but it is considered that the proposed scheme would not adversely affect the parking on Hindes Road.

2) Impact on Character of the Area

The site is located in an area characterised by semi-detached 2-storey dwellings. The proposed external alterations are relatively minor and apart from the access to the rear garden between 61 and 63 Hindes Road, would not be viewable from the street. Alterations to the rear are relatively minor, are considered to improve the overall appearance of the building and would not be visible by the general public. Neither the replacement doors to the front nor the entrance door & frame between number 61 and 63 Hindes Road are considered to have a negative effect on the appearance of the building.

The intensification in use of the site will be evident as the building has been unoccupied for 4 years. However this would be minimal, as the scheme would be car free and residential use of the site is relevant in the context of the surrounding uses on Hindes Road.

It is therefore considered that the impact of the development on the character of the surrounding area would be positive, as it would put to good use a derelict and slightly dilapidated building to good use. Further this not only utilises the boroughs existing unused housing stock but also goes some way toward meeting London wide targets for housing provision.

3) Residential Amenity

It is not considered that the development would lead to a proliferation of flats on Hindes Road. There would be no loss of a single family dwelling home with the proposed change of use as the existing use class of the building is as a nursing home/hostel. 63-65 Hindes Road is suitably located to good public transport links, the University of Westminster Harrow Campus and the Harrow Town centre to be more suitable for flats as opposed to a single family dwelling. Therefore concerns raised by an objector on this point are not considered to be warranted.

Neighbouring light is not considered to be an issue with the proposed development. The existing buildings would not increase in volume with the development therefore no change in neighbouring light will occur.

Privacy is not considered to be a significant issue with the development. Because the garden area is communal it is not considered that overlooking from future occupants whom would have access on to the garden area is of concern. The key concerns would be overlooking onto neighbouring properties. This however would not occur with the proposal as there is adequate screening around the property boundary with trees and a high fence, also obscure glazing on new side windows can be required by a condition.

Outlook from neighbouring residential windows would not be adversely affected as a result of the proposed development.

Rear garden amenity space would be roughly 459m² and is considered to be a suitable size to provide a communal area for the occupants of the eight single bedroom flats. Of this space two private garden areas are proposed for the occupants of the two rear ground floor units 63B and 65B. The private garden area for 63B would be 44.8m² and the garden area for 65B would be 64m² leaving the communal garden area to be 350m². The private garden areas would be separated by 1.1m high fence.

4) Parking

The front of the property has a vehicle cross over and paved front, which has been used in the past for off street parking. However because the area in front of the house is at most 3.9m in length it is considered to be inappropriate to allow parking there again as the average car would stick out over the public foot path by

Because the proximity of Hindes Road is close to good public transport links it is considered that a car free scheme is appropriate for this development. Further to this the Council's Highways Engineer has requested that the development should be resident permit restricted so as to not place any additional pressure on existing street parking.

5) Consultation Responses

Both consultation responses objected to the proposed development and have been discussed and addressed above, however the concerns raised are not considered to be warranted.

Concerns with the building works are not legitimate planning concerns as this is only a temporary activity.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

6 & 8 LANGLAND CRESCENT, STANMORE

3/01

P/2869/05/DFU/JW

Ward: QUEENSBURY

SINGLE STOREY REAR EXTENSION TO BOTH HOUSES

K H HIRANI for N H HIRANI & K K HIRANI

RECOMMENDATION

Plan Nos: See informative below:

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

- 1 The proposed single storey rear extension would further increase the size of No.8 Langland Crescent, resulting in an overdevelopment of the property together with the already large and visually obtrusive extensions which have already been developed, to the detriment of the character and appearance of the area and neighbouring residential amenities.

INFORMATIVES

- 1 INFORMATIVE:
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development – Amenity Space and Privacy
 - 2 INFORMATIVE:
Plan Nos:
6-8LLC/NOV/05/01 (Revision 1), 05/02 (Revision 2), 05/03, 05/04 (Revision 3), 05/05 (Revision 3)
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Residential Amenities and the character of the locality (SD1, D4, D5)
 - 2) Consultation Responses
-

INFORMATION

This application is reported to the Committee as one petition objecting to the development has been received. This application was deferred from the meeting of 8th February 2006 at the officer's request for further consideration of the proposal.

a) Summary

Council Interest: None

b) Site Description

- Site to southern side of Llangland Crescent, on corner plot adjacent to the entrance to the spur road.
- Site occupied by a pair of semi-detached dwellings (numbers 6 and 8).
- Number 8 has existing end gable and large rear dormer window. These were constructed after a Certificate of Lawfulness was obtained.
- Number 6, immediately adjacent to the corner has no rearward extension.
- Number 10, adjacent property to the west is built 2m further forwards than the application properties
- Number 10 has a single storey rear extension 3.6m in depth.
- The land slopes gently downwards towards the rear of the properties.

c) Proposal Details

- Construction of a single storey rear extension:
 - 3-metre depth from the main rear wall of both properties.
 - Width of 12.3 metres across the rear of both properties.
 - Height of 3.2 metres calculated at the mid point of the pitched roof
 - No flank windows proposed

d) Relevant History

6 Llangland Crescent

P/2427/05/DFU	Single storey rear extension	GRANTED 18-NOV-2005
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8 Llangland Crescent

P/949/05/DFU	Conversion of house into two self-contained flats; single storey rear extension	REFUSED 15-MAR-2005
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Reasons for Refusal:

1: The proposed conversion is out of character in a road of single-family dwellings and will give rise to a loss of residential amenity to the neighbouring properties and the surrounding area.

2: The proposed single storey rear extension will further increase the size of the property, resulting in an overdevelopment of the property together with the already large and visually obtrusive extensions which have already been developed.

Appeal lodged

6 & 8 Langland Crescent

P/128/05/DFU

First floor, single & 2 storey side & rear REFUSED extensions; front porch; rear dormer; conversion 11-MAR-2005 to 5 flats with parking at front

Reasons for Refusal:

1: The proposed conversion would result in an over-intensive use of the property which, by reason of associated disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and be out of character in the locality.

2: Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the neighbouring highway(s) and the amenity of neighbouring residents.

3: The proposed development, by reason of inappropriate internal design and layout and inappropriate vertical stacking between the units, would not provide a satisfactory form of accommodation, to the detriment of the residential amenities of the future occupiers of the proposed units.

4: The proposed rear dormer window by reason of its size, siting and design would have an unsatisfactory relationship with the existing dormer window and the proposed two-storey rear extension, resulting in an unacceptably cluttered appearance, to the detriment of the character of the application properties and the established character of the locality.

5: The proposed communal garden does not provide an adequate form of amenity space taking into account the nature of the development and the established character of the locality.

6: The proposal does not make adequate provision for disabled access to the ground floor units.

7: The proposal does not adequately provide for the storage of waste for the proposed development.

e)

Notifications	Sent	Replies	Expiry
	3	1 + Petition (173 signatures)	27-DEC-2005

Summary of Responses: Look of the entrance to the Crescent will deteriorate; Conversion will change the character of the area; Depth of the extensions will block sunlight; Rear elevation is a gross mismatch to the character of the area; Development is not in keeping with the existing residential format of the area; Extension may breach restrictive covenants; Development will be disproportionate alongside other houses; Could set precedent for further developments; Scaffolding has been present for over one and a half years.

APPRAISAL

1) Impact on Residential Amenities and Character of the Locality

The depth of this proposal of 3m beyond the rear main wall of the properties pays due regard to the recommended relevant SPG. Due to the sloping nature of the application site, the proposal will measure 3.5m high where the pitched roof adjoins the house and 2.9m in height at the roof eaves, with the height at midpoint of the pitch calculated to be 3.2m. SPG guidance states that a height of 3m is acceptable where such structures abut residential boundaries. Given, however, this proposals distance 2m from the residential boundary and 4m from adjacent property No.10 Langland Crescent, the height of 3.2m would normally be acceptable.

However, while taken in abstract the proportions of the development appear not to break any SPG guidelines, the particular site circumstances of this application must be taken into account.

The subject properties are located at a prominent position on a corner plot adjacent to the entrance to the spur road, which combined with the sloping nature of the site gives the houses an extremely dominant visual impact on Langland Crescent. With this and the previous extensions to No.8 taken into account, the cumulative impact that would arise from the additional proposed extensions to No.8 would result in an overdevelopment of that property that would have a detrimental impact of the character and appearance of the locality. In addition, the additional bulk would be overbearing in relation to the neighbouring residents and exacerbate the impact of the existing additions to the property, to the detriment of their visual and residential amenities.

The proposed rear extension to No.6 is as previously approved in November 2005 and is not objected to.

2) Consultation Responses

- **Could set precedent for further developments:** Each application is considered separately on its own merits.
- **Scaffolding has been present for over one and a half years:** Not material to the planning decision
- **Extension may breach restrictive covenants:** Not a material planning consideration
- **Other issues discussed in report**

CONCLUSION

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

GOLDEN SIP, 496 - 500 NORTHOLT ROAD, SOUTH HARROW P/2979/05/DVA/KMS

Ward: ROXETH

VARIATION OF CONDITION 5 OF PLANNING PERMISSION ON APPEAL T/APP/M5450/A/95/261745/P7 (RELATING TO 496 NORTHOLT RD) TO PERMIT OPENING 08:00HRS TO 01:30HRS SUNDAY TO THURSDAY AND 08:00HRS TO 02:30 HRS FRIDAY TO SATURDAY

G M SIMISTER for S S MUKHAL

RECOMMENDATION

Plan Nos: GSL/1

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

- 1 The proposed variation of condition to allow extended opening hours would give rise to additional noise, activity and disturbance at unsocial hours detrimental to the residential amenity of neighbouring occupiers.

INFORMATIVES

- 1 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 2 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design
T13 Parking Standards
EM25 Food, Drink and Late Night Uses
- 3 **INFORMATIVE:**
The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
 1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,and that work falls within the scope of the Act.
Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Act 2003
 - 2) Residential Amenity (EM25)
 - 3) Parking and Highway Safety (T13)
 - 4) Consultation Responses
-

INFORMATION

Details of these applications are reported to the Committee at the request of a Nominated Member and because the applications to vary conditions imposed on previous planning consents raise substantial amenity issues.

a) Summary

Council Interest: None

b) Site Description

- 2-storey terraced building to north west of Northolt Road
- separated from Northolt Road by service road
- ground floor in pub/restaurant (A4) use with residential apartments above
- 3 other food and drink uses within vicinity (2, 4 and 6 Alexandra Parade) subject to conditions restricting opening hours

c) Proposal Details

- It is proposed to vary the conditions of previous planning consents to allow extended opening hours from 08:00-01:30hrs Sunday-Thursday, and from 08:00-02:30 Friday and Saturday
- P/2979/05/DVA: Condition 5 of planning permission T/APP/M5450/A/95/261745/P7 would be varied
- P/2980/05/DVA: Condition 6 of planning permission T/APP/M5450/A/99/1024045/P9 would be varied
- P/2981/05/DVA Condition 7 of P/1864/04/CFU would be varied

d) Relevant History

496: WEST/590/94/FUL	Change of use: A1 to A3 on ground floor, new shop front and single storey rear extension	REFUSED 28-NOV-1994
496: WEST/617/95/FUL	Change of use: A1 to A3 on ground floor, new shop front and single storey rear extension	REFUSED 28-NOV-1994 APPEAL ALLOWED
498: WEST/684/98/FUL	Change of use: Retail to private members club, single storey rear extension and extension to platform, door in rear	REFUSED 08-DEC-1998

Item 3/02 : P/2979/05/DVA continued/...

498: WEST/211/99/FUL	Change of use: Retail to private members club, single storey rear extension with entrance platform and new shopfront	REFUSED 10-MAY-1999 APPEAL ALLOWED)
500: P/1864/04/CFU	Change of use: A1-A3 on ground floor, single storey rear extension, new shopfront	GRANTED 14-OCT-2004
496-502:	Construction of 2 nd floor to provide 5 flats	GRANTED 18-MAR-2005

e)

Notifications

Sent
16

Replies
1

Expiry
28-DEC-05

Response: concerned with noise and disturbance, enlargement of premises, parking, original permission was for private members club

APPRAISAL

1) Licensing Act 2003

The proposal if granted would extend the permitted hours to 8:00am to 1:30am Sundays to Thursdays and 8:00am to 2:30am on Fridays and Saturdays and was intended to bring the hours allowed by planning into line with those allowed under the Licensing Act 2003. However, subsequent to receipt of the planning application, the Premises License has been granted for hours of 8:00am-12:30am Sundays to Thursdays and 8:00am to 1:00am on Fridays and Saturdays.

Notwithstanding the above, the remit of the licensing panel is restricted to the 4 licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the affect of increased noise and disturbance on private amenity, for example of neighbouring residents which is a material planning consideration.

2) Residential Amenity

Policy EM25 of the adopted Harrow Unitary Development Plan requires that the Council seeks to ensure that proposals for food, drink and any late night uses do not have a harmful affect on residential amenity. The policy requires, inter-alia, that the location of the premises, the proximity of residential properties, and hours of operation be taken into account when assessing applications for such uses. In this case, the site is situated in a non-designated commercial parade on a busy main road, but has residential apartments on its upper floor (with an outstanding permission for further apartments on a proposed 3rd storey). It is therefore considered that whilst operating the premises until 11:30pm may be acceptable, an extension beyond this time would be likely to give rise to additional noise, activity and disturbance at unsocial hours and would therefore be detrimental to the amenities of occupiers of neighbouring residential properties, the entrances to which are either immediately adjacent to (496a) or towards the centre of (498a and 500a) the restaurant/bar's frontage.

In respect of this resulting in differing hours being permitted under planning and licensing controls, this situation was anticipated by the Inspector at the time of the appeal against the refusal of planning application WEST/617/95/FUL who reasoned that although opening hours were also subject to licensing controls, these controls could be relaxed in future and that a planning condition restricting hours of operation was necessary in view of the residential accommodation on upper floors in the vicinity. The maintenance of the current restrictions on hours in regard to late night opening would also be consistent with other late night operations in the vicinity, namely the take-out restaurants at nos. 2, 4 and 6 Alexandra Parade, all of which have conditions requiring closure by 11:30pm. Indeed, it is considered that were the late night restrictions on the application property to be relaxed, it might be difficult for the Council to resist applications for similar relaxations of the restrictions on the take-outs.

3) Parking and Highway Safety

It is not considered that the proposed extended opening hours would have a significant impact in terms of traffic and parking in the vicinity, as most other businesses in the locality do not operate late at night. It is therefore likely that any additional parking demand could be catered for by the existing on-street parking provision in the service roads to the front of the site.

4) Consultation Responses

- Enlargement of premises: the present application relates only to the proposed opening hours. Any proposals to enlarge the premises would require a further planning application
- Original permission was for private members club: within same use class as bar (currently A4) and restriction to single use within use class considered unreasonable by Inspector (see WEST/617/95/FUL)
- Other matters: dealt with 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 refusal.

203 MARSH RD, PINNER

3/03

P/3031/05/DVA/OH

Ward: PINNER SOUTH

VARIATION OF CONDITION 1 OF PLANNING PERMISSION ON APPEAL T/APP/M5450/A/97/287434/P7 TO PERMIT OPENING 12:00 TO 00:00 HOURS MON - THU; 12:00 TO 01:00 HOURS FRIDAYS AND SATURDAYS AND 13:00 TO 00:00 HOURS ON SUNDAYS

TURGAY OGRETICI

RECOMMENDATION

Plan Nos: site plan

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

- 1 The proposed variation of condition to allow extended opening hours would give rise to additional noise, activity and disturbance at unsocial hours detrimental to the residential amenity of neighbouring occupiers.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design
T13 Parking Standards
EM25 Food, Drink and Late Night Uses

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Act 2003
 - 2) Residential Amenity (EM25)
 - 3) Highway Safety/Parking (T13)
 - 4) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee in accordance with category 14 of the scheme of delegation agreed 7-SEPT-2004.

a) Summary

Council Interest: None

b) Site Description

- Three storey mid terrace property located on the western side of Marsh Road, ground floor of premises is a hot-food take away, with two floors of residential above
- The premises lie within a parade of eight other commercial units within the secondary frontage of Pinner District Centre
- To the rear of the premises is a service road beyond which lies semi-detached dwellings on West End Avenue

c) Proposal Details

- Permission is sought to vary a condition, which was imposed when planning permission (WEST/346/97/VAR) was allowed on appeal (T/APP/M5450/A/97/287434/P7). The condition restricted the hours of opening and stated: -

“The use hereby permitted shall not be open to customers outside the following times:
10.30 to 23.30, Mondays to Saturdays;
10.30 to 22.30, Sundays.”

- Permission is therefore sought to replace the condition with: -

“The use hereby permitted shall not be open to customers outside the following times:
12.00 to 00.00, Mondays to Thursdays
12.00 to 01.00, Fridays and Saturdays
13.00 to 00.00, Sundays.”

d) Relevant History

WEST/494/95/FUL	Change of use: Class A1 to A3 (retail to take-away) on ground floor	GRANTED 21-NOV-95
WEST/346/97/VAR	Variation of condition 5 of planning permission WEST/494/95/FUL to extend opening hours from 10.30 to 23.30 Monday - Saturday & 10.30 to 22.30 on Sundays	REFUSED 17-OCT-97 ALLOWED on appeal (REF: 2485) 07-APR-98

e)

Notifications	Sent	Replies	Expiry
	20	5	28-FEB-2006

Summary of Responses: public nuisance, noise disturbance, litter in front gardens, “sleeping hours” would be infringed upon by a further 30 minutes Monday to Thursday and 90 minutes Friday to Sunday, detrimental to those living nearby, unsocial behaviour, smells, applicant not adhering to licensing conditions, applicant lied about a number of issues to the licensing panel

APPRAISAL

1) Licensing Act 2003

This application seeks to vary condition 1 of planning permission T/APP/M5450/A/97/287434/P7 to allow for extended opening hours of the existing take-away. These hours are currently limited to 10.30 to 23.30 (Monday - Saturday) and 10.30 to 22.30 on Sunday. The proposal seeks to extend the permitted hours to 12.00 to 00.00 (Monday – Thursday); 12.00 to 01.00 (Friday and Saturday) and 13.00 – 00.00 on Sunday. This is intended to bring the hours allowed under the Licensing Act 2003, although the premises license has been granted to open only until 00.30 on Fridays and Saturdays not until 01.00 as requested.

Notwithstanding the above, the remit of the licensing panel is restricted to the four licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the effect of increased noise and disturbance on private amenity, for example of neighbouring residents, which is a material planning consideration.

2) Residential Amenity

Policy EM25 of the adopted Harrow Unitary Development Plan requires that the Council seeks to ensure that proposals for food, drink and any late night uses do not have a harmful affect on residential amenity. The policy requires, inter alia, the location of the premises, the proximity of residential properties, and hours of operation be taken into account when assessing applications for such uses.

It is considered that extending the opening hours of the takeaway would be likely to cause unreasonable disturbance to the nearby residents, especially the occupiers of the flats above. It is considered that extending the hours to that proposed, compared to the current closing time would inevitably attract more patrons of the surrounding public houses to the “Pinner Kebabs” restaurant, causing undue disturbance to the residents above at an unsocial hour. This view is supported by policy EM25 whereby it states “Applications will be assessed on their merits, but where premises are close to residential properties... they will be particularly scrutinised... Where it is probable that unreasonable residential disturbance will occur from pedestrian or vehicular activity as a result of the use, either inside or outside the building, permission is unlikely to be granted.” There are no other examples of restaurants/takeaways within the vicinity of the site with late opening hours to the extent proposed.

3) Highway Safety/Parking

It is considered that the proposed extended opening hours would not have a significant impact in terms of traffic and parking in the vicinity. It is likely that any additional parking demand could be catered for by the existing on street parking provision in the service road to the front of the property.

4) Consultation Responses

- Noise disturbance, “sleeping hours” would be infringed upon by a further 30 minutes Monday to Thursday and 90 minutes Friday to Sunday, detrimental to those living nearby – issues dealt with in the report above
- Litter in front gardens, smells – these issues relate primarily to the existence of the use itself, for which planning permission already exists, rather than the issue of acceptable hours of use, these issues fall outside of the planning remit and are a matter for Environmental Health
- Public nuisance unsocial behaviour, applicant not adhering to licensing conditions, applicant lied about a number of issues to the licensing panel – matter for the Licensing Authority

CONCLUSION

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

BROOMHILL, MOUNT PARK ROAD, HARROW ON THE HILL P/2989/05/DCO/SW2

Ward: HARROW ON THE HILL

RETENTION OF GATES (WITH ALTERATIONS) TO NORTH SITE BOUNDARY FRONTING MOUNT PARK ROAD

THE BELL CORNWELL PARTNERSHIP for ELIZABETH SMITH

RECOMMENDATION

Plan Nos: BCP.2C, BCP.3C

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

- 1 The proposed gates, by reason of an unsatisfactory appearance and asymmetrical design, would create a negative visual impact and would detract from the Character and appearance of Mount Park Conservation Area.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS

- 1) Impact on the character or appearance of the conservation area
 - 2) Amenity of neighbouring occupiers
 - 3) Consultation Responses
-

INFORMATION

Application has been sent to committee at the officers discretion

a) Summary

Conservation Area: Mount Park
Council Interest: None

b) Site Description

- Detached dwelling incorporating a former stable block arranged around a court yard that is locally listed
- Located on the corner where Mount Park Road splits
- The site is an "L" shaped plot
- The site lies within the Mount Park Estate Conservation Area

c) Proposal Details

- The proposal is for the retention of gates (with alterations) to North site boundary fronting Mount Park Road.

d) Relevant History

APP/M5450/C/05/2001477	Appeal against enforcement notice for failure to comply with condition 8 of Planning Permission ref: WEST/844/00/CON	Appeal Allowed
WEST/844/00/CON	Conversion of stable block to provide additional accommodation for house. Retention of single storey extension and patio, provision of new driveway and other alterations	GRANT 15-JAN-2001
WEST/969/00/CAC	Conservation Area Consent: Demolition of Brick Wall	GRANT 9-NOV-2000
ENF/625/03/P	Breach of condition re: Fencing and incorrect material for hard standing	UNDER INVESTIGATION

e) Applicant's Statement

- Following the Inspectors decision it was clear that the key issue related to the height and solidity of the gates and the need to provide views to the tree belt beyond. These issues have been fully addressed by the proposal.
- The proposed alterations to the gates will result in a significant change to the impact of the gates on the character and appearance of the Conservation Area. The proposed changes will not harm the Conservation area and indeed will enhance it by allowing views of the countryside beyond the client's private garden.
- Officers have sought to achieve further amendments to the gates to make them symmetrical and change the nature of the boarding on the solid part of the gates. However, this would not be possible without the complete removal and replacement of the existing gates. In any event, the Inspector made no comment about the colour, materials or nature of the boarding of the gates in his decision letter. There have been extensive renovation to the house and grounds. As part of that work they were required to keep the driveway to a limited width and run adjacent to the fence at the front of the site to ensure that it did not interfere with the garden area. It was this requirement that led to the gates being designed in this asymmetrical fashion. This was the only way to allow the client to enter the site and follow the driveway.

- We have chosen to approach the gates now proposed as we believe this represents the best way forward for the site. The proposed objectives achieve all the objectives sought by the council and the Inspector.
- Invite the council to accept the proposal.
- Mount Park Conservation Area is characterised by a variety of properties and boundary treatments. This type of proposal is therefore not considered alien to the area and provides a wholly acceptable solution for the site that will cause no harm to the visual amenity of the conservation area.

f) Consultations

Advertisement : Character of Conservation Area : Expiry: 19-JAN-06

CAAC:

First comments (16 January 06): The distant views are of importance, and as such dropping the height of the gate would be acceptable whilst still maintaining these views. A more rustic style would be preferred to suit the character of the area without the prison type effect of the current plans.

Second comments (20 February 06): No objections to revisions

Notifications	Sent	Replies	Expiry
	5	0	09-JAN-06

APPRAISAL

This application follows the appeal to the Secretary of State against an enforcement notice for failure to comply with Condition No. 8 of planning permission (Ref: WEST/844/00/CON) which was granted on 15th January 2001. The appeal was allowed, the enforcement notice quashed and planning permission was granted without complying with Condition 8 but subject to 2 further conditions. These conditions were:

- The boundary fence on the western spur of Mount Park Road shall be removed in the event of the landscaping planted in the verge in front of it dying or being removed and that the removal of fencing shall take place within 4 weeks of such an event occurring. The landscaping shall not be cut back but shall be allowed to mature, unless the Council give written consent to do otherwise.*
- The gates on the western spur of Mount Park Road shall be removed within 3 months of the date of this decision.*

1) Impact on the character or appearance of the conservation area

The proposal details a 1m high solid panel fence with a further 0.4m of railings above. Following the above appeal the inspector suggested that a reduction in height of the gates to enable a view of the distant tree belt, and it is this distant view that the Conservation Area Policy Statement seeks to protect. The shorter railings allow a clear and unobstructed view over the top of the gates towards the tree belt. The overall height of the gates creates visual interest within the street scene by providing a clear change in height between the fence and gate.

The latest revised design, with its rounded end posts and chunky proportions, has a simple and rustic appearance that is more acceptable than any previous effort seen so far. The overall design appears as awkward due to the lack of symmetry of the gates and for this reason is not considered to preserve or enhance the conservation area.

The final revised design has failed to address the problem of an asymmetrical appearance, with the two gates of uneven lengths. This asymmetry is exacerbated by the use of thick end posts where the two gates meet. The unbalanced design looks awkward and contrived and would not sit well within the street scene to the detriment of the conservation area. The uneven design solution that has been pursued by the applicant/agent is because of the impact symmetrical gates would have on driveway access. Throughout the negotiations the issue of symmetry has been an important factor when considering how the gates will sit within the street scene. The reason why the gates are not symmetrical is due to the position of the driveway that swings around to run parallel with the fence. There may be scope to widen the driveway to overcome this issue and it is not felt that uneven gates should be approved purely for the reason of access.

In addition to the problem of asymmetry, there are concerns of the overall design and detailing of the proposed revised gates. The gates would be constructed from the existing featheredge panelling, currently in place on site and replicated in the adjoining fence. The new framework and railings would be constructed of wood to match the existing panelling and fencing. This design is crude and primitive and gives an unsympathetic and unfinished appearance. The inspector felt that the fencing had a plain and utilitarian appearance that was only acceptable provided that the planting was maintained in front to disguise it. It is not possible to place planting in front of the gates so the crude and primitive appearance of the featheredge panelling would remain clearly visible to the detriment of the character of the street scene and the wider conservation area. The lack of detailing on the posts and railings, such as recessed edges, gives a bulky and severe appearance that would exacerbate the overall poor design.

The Inspector conditioned the removal of the gates within 3 months of the date of the decision due to their stark appearance. Throughout the negotiations the applicant/agent has sought to retain and alter the gates notwithstanding the recommendations of the Council and the requirements of the Inspector. It is not considered that the revised design adequately overcomes the Inspector's view that the gates have a stark appearance because elements of the existing gates remain. The retention of and alterations to the gates is therefore considered unacceptable, by reason of negative visual impact on the Mount Park Conservation Area.

It is noted that the use of timber is an appropriate material for the construction of the gates. It has been recommended to the agent that timber tongue and groove is used as an alternative to the featheredge timber boarding.

2) Amenity of neighbouring occupiers

The boundaries to which this application relates is not directly opposite the frontage of any residential property. It is not considered that the replacement fence and railings would have any detrimental impact on the outlook of the occupiers of the nearest residential accommodation.

3) Consultation Responses

None

CONCLUSION

Due to the asymmetrical design and negative visual impact on the Mount Park Conservation Area the retention of the gates with alterations is considered unacceptable and is therefore recommended for refusal.

7 THE AVENUE, HATCH END

3/05

P/18/06/CFU/DC3

Ward: HATCH END

3 STOREY BUILDING TO PROVIDE 7 FLATS AND 2 STOREY BUILDING AT REAR TO PROVIDE 2 FLATS

APCAR SMITH PLANNING for WESTHOLT MANAGEMENT LTD

RECOMMENDATION

Plan Nos: 5477/1, 5477/2

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

- 1 Refusal - Residential - Number of Units
- 2 The proposed development, in particular the rear extension to the front block, by reason of excessive bulk and rearward projection, would be unduly obtrusive with inadequate amenity space around the buildings and would be detrimental to the visual and residential amenities of neighbouring properties.
- 3 Refusal - Parking in Rear Garden
- 4 Refusal - Residential - Inadequate Rear Garden Depth

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision:
SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development
T13 Parking Standards
H4 Residential Density
H18 Accessible Homes

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Character of the Area (SD1, D4, D5)
 - 2) Impact on Neighbouring Amenity (H4, H18, T13)
 - 3) Parking (T13)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies: SD1, D4, D5, T13, H4, H18

Item 3/05 : P/18/06/CFU continued/...

Parking:	Required:	13 (max)
	Provided:	12
Density:	233 hrph	
	77 dph	
Site Area:	1159m ² (approx.)	
Council Interest:	None	

b) Site Description

- Western side of The Avenue;
- Cleared brown field site, formally occupied by large 2-storey detached house with accommodation in roof;
- Surrounding uses are residential, with a mixture of flats and semi detached two-storey houses;
- 3-storey block of flats, Avon Court, to north with vehicular access to parking and garages in rear garden along side northern boundary of site;
- Euston main railway line at back of site;
- Overall fall in level of roughly 2m from front to rear of land.

c) Proposal Details

- Build new 3 storey building to provide 7 self contained flats with basement parking also new 2 storey detached building to rear to provide 2 self contained flats;
- 3-storey block at front with raised ground floor level to permit vehicle access beneath building adjacent to Avon Court;
- 2 floors of accommodation to eaves level, third floor in roof lit by front and rear dormer windows;
- block would contain 5x2 bedroom flats and 2x1 bedroom flats;
- brick and tile hung elevations, tiled mansard roof with pitch above, three front dormer windows and 4 rear dormer windows above roof eaves;
- single storey rear extension coming out 7m past predominant rear buildline of front block;
- basement parking to contain 5 spaces;
- 2 storey block to rear on similar alignment to 5 Braeside Close providing 2x2 bedroom flats;
- brick/tile hung elevations, tiled roof;
- access continues past front block to provide 5 parking spaces directly behind rear extension of front block, 2 spaces to the side of rear block and turning space.

d) Relevant History

WEST/82/00/OUT	Outline permission: detached 3-storey building to provide 8 flats with garages and associated parking areas at the rear.	REFUSED 24-Jul-2000
P/631/03/CFU	Redevelopment: 2/3 storey and 2-storey buildings to provide 7 flats with parking.	GRANTED 16-Oct-2003
P/722/04/DFU	Single & 2-storey extension to side and rear (over basement extension at rear) single storey side & front extensions, front & side dormers.	REFUSED 10-May-2004

Item 3/05 : P/18/06/CFU continued/...

e) Applicant's Statement

- The proposed development has been assessed in the context of the site and surroundings, planning history, Government advice and planning policies;
- The proposed development complies with Government advice and the policies of The London Plan in terms of making effective use of this site which is located close to good public transport and Hatch End Town Centre;
- It is considered that the proposals comply with the detailed policies and standards of the Local Authority's UDP;
- For these reasons it is hoped that the Local Authority will recognise the benefits of the proposals and grant planning permission accordingly.

f)

Notifications	Sent	Replies	Expiry
	59	8	22-FEB-2006

Response:

- i) Development out of context with surrounding buildings and would have an adverse effect on the street scene;
- ii) More noise disturbance from additional traffic to the site;
- iii) More pressure on existing infrastructure in the area, in particular the sewage system;
- iv) Development will destroy and clear all trees on the site;
- v) Loss of privacy for neighbouring properties;
- vi) Loss of light;
- vii) Overcrowding a small site will create adverse effects on neighbouring amenities.

One letter of support was received.

APPRAISAL

1) Impact on Character of the Area

This part of The Avenue is characterised by several blocks of flats and the precedence for such a development on this site has already set with the approval of planning application P/631/03/CFU, although this particular scheme is a more intensive proposed development of the site.

In terms of appearance, the proposed height of the front block is comparable in height with the buildings on each side, and would provide a satisfactory visual relationship with those properties.

The proposed roof treatment with front dormer windows can be accepted in this location which comprises buildings of individual design and appearance, and basement car parking has been provided at Caroline Court on the opposite side of the road.

The 2-storey height of the rear block equates to the adjacent house in Braeside Close, and albeit with a separate form of access, would continue the row of buildings adjacent to the railway line.

The scale of the proposal in terms of habitable rooms per hectare falls within the stipulated range.

There is concern with the addition of the single-storey rear extension to the front block. Although this would not be viewable from the street it is considered that the infilling of amenity space is considered to be over development of the site and therefore have an adverse effect on the character of the surrounding area.

2) Residential Amenity

The key difference with this proposal and the approved scheme from 2004 (planning reference P/631/03/CFU) is the single rear addition/extension to the front block that would provide 2 additional flats. The effect of the extension is of concern on several fronts.

Firstly the extension would take up 93.7m² of area that was amenity/garden space in the approved scheme. This is considered a significant and unacceptable loss of amenity area for a development of this size. The total size of garden area would be approximately 62m² which is considered inadequate for a 16-bedroom development. The small landscaped garden area (10.5m²) to the front of the development is not considered to provide adequate privacy to be considered a suitable amenity space.

The second effect of the extension is the 2 additional car parking spaces for the 2 new units, having 1 less space at basement level under the front block and increasing the size of the rear open car parking area. This not only further decreases the overall size of the amenity/garden area but also creates additional traffic movements and noise disturbance for neighbouring residents to an unacceptable level.

The third effect the extension would have is on neighbouring amenity, in particular outlook and to a lesser degree light. The proposed extension would extend rearwards by 7.1m at a height of 2.6m above ground floor level. The building would be contrary to Councils 45° horizontal code when taken from 3 separate neighbouring properties, namely 5 Braeside Close, Avon Court, and 5c The Avenue. The outlook from these properties would be adversely affected as a result and a noticeable loss in afternoon sunlight to the rear garden area of 5c The Avenue.

The proposal is considered to be inappropriate as it gives the impression of a development, which is attempting to cram too much onto too small a site. With the single storey rear addition to the front block accommodating 2 additional units the overall impact of the development is excessive and is considered to be over intensive use of the site.

Other alterations to the approved scheme from 2004 are relatively minor and include additional windows to the lower ground floor on the front, rear and south-east elevations to accommodate the additional 2 units. The new windows are not considered to have an adverse effect on the overall appearance of the development or neighbouring amenity.

3) Parking

The proposed parking spaces provided meet the standards set out in the Harrow Unitary Development Plan 2004. However as discussed above the area of amenity lost with additional parking spaces and associated disturbance with traffic movements, it is considered that the parking in the proposed development would have an adverse effect on neighbouring amenity.

4) Consultation Responses

All relevant consultation responses to the proposed development have been addressed above. The one letter of support failed to elaborate on reasons as to why they supported the scheme.

Concern raised regarding the loss of trees does not appear to be relevant as the site in its current state is completely cleared with only modest plantings around the boundary. No tree protection orders exist on this site.

Privacy is not considered to be an issue with the proposed development as the precedence already exists for the two blocks. The addition at lower ground floor level of the single storey rear extension to the front block and additional windows would not affect privacy of neighbouring residents.

Infrastructure is not relevant in the context of this application being recommended for refusal.

CONCLUSION

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

LAND OPPOSITE 88 EASTCOTE ROAD, PINNER

5/01

P/209/06/CDT

Ward: (13) PINNER SOUTH

ERECTION OF 12M TELECOM MAST IN FORM OF TELEGRAPH POLE WITH CABINET AT GROUND LEVEL

MASON D TELECOM for ORANGE PCS LTD

RECOMMENDATION 1:

Plan Nos: Drawing No's GLN7948 01 A + 02 A and un-numbered photograph

PRIOR APPROVAL of details of siting and appearance IS NOT required, subject to the following informatives:

- 1 Standard Informative 28 - Telecommunications Development 1
- 2 Standard Informative 29 - Telecommunications Development 2

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
 - 2) Character of Area and Visual / Residential Amenity (S1, D4, D26)_
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Green Belt	No
Conservation Area:	No
Council Interest:	None

b) Site Description

- West side of Eastcote Road directly opposite its junction with Lyncroft Avenue
- Site currently used as a maintained highways pavement and verge.
- Triangular shaped green area with mature trees located behind the site
- Surrounding area is primarily residential
- Site already accommodates 2 telecommunication masts and 4 associated equipment cabinets

c) Proposal Details

- Erection of a new 12m dummy telegraph pole with antennae hidden within the top section of the pole with associated cabinet at ground level
- Cabinet to be sited 1m south of the pole and would measure 1.45m x 0.65m x 1.25m

Item 5/01 : P/209/06/CDT continued/...

- Telegraph pole would be finished in wood effect and the cabinet would be painted ivory green

d) Relevant History

WEST/683/01/DTE	Determination 12.5m mast with Antennae and equipment cabinet	REFUSED 04-SEP-01 APPEAL ALLOWED 30-JUL-02
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Reasons for Refusal:

1. The proposed development would result in an unacceptable impact on the visual and residential amenities of neighbouring residential occupiers, and the character of the locality

P/2895/04/CDT	Provision of 12m high monopole with shrouded tri-sector antennae with 3 equipment cabinets	GRANTED 09-DEC-04
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e) Applicant's Statement

- there is an operational need for the development
- alternative sites have been looked at but the applicant site represents the most suitable option
- the proposal complies with ICNIRP guidelines

f) Consultations

Notifications	Sent 8	Replies awaited	Expiry 14-MAR-06
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Summary of Responses:

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual / Residential Amenity

The proposed mast and cabinet backs onto a public open space containing a dense mix of trees and other vegetation. Such a space would provide an adequate backdrop for the proposed works and would serve as a mitigating visual measure. The siting of the proposed mast 25m from the nearest existing masts would not, in the Council's opinion, represent a proliferation of equipment while the previous permitted masts establish the suitability of the site for accommodating such works.

Although the surrounding area is primarily residential, the mast and cabinet would be sited 30-35m from the nearest residential dwelling. The siting of the proposed pole would have little visual impact on either the character of the area or the amenity of residents. The proposed masts dummy telegraph pole design and timber finish and the proposed ivory green cabinet would match other existing street furniture and would sit comfortably within the sites backdrop. Accordingly, the application is recommended for approval.

3) Consultation Responses

No responses as of date of this report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

Prior approval of details of siting and appearance is not required.

LAND AT JUNCTION OF ST. THOMAS DRIVE AND UXBRIDGE ROAD, HATCH END

P/350/06/CDT

Ward: (06) HATCH END

ERECTION OF 12M TELECOM MAST IN FORM OF TELEGRAPH POLE WITH EQUIPMENT CABINET AT GROUND LEVEL

MASON D TELECOM

RECOMMENDATION 1:

PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:

Plan Nos: Drawing No's GLN7950 01A + 02A and un-numbered photograph

REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the surrounding locality.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
 - 2) Character of Area and Visual / Residential Amenity (S1, D4, D26)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Green Belt	No
Conservation Area:	No
Council Interest:	None

b) Site Description

- Eastern corner of St. Thomas's Drive junction with Uxbridge Road
- Site currently used as a maintained highways pavement and verge
- Triangular shaped piece of publicly owned grassed highways land to the rear of the site
- Surrounding area is primarily residential

c) Proposal Details

- Installation of new 12m dummy telegraph pole with antennae hidden within the top section of the pole and associated cabinet at ground level
- Cabinet would be sited 1m south west of the pole and would measure 1.45m x 0.65m x 1.25m
- Telegraph pole would be finished in wood effect and cabinet would be painted ivory green

d) Relevant History

- None

e) Applicant's Statement

- there is an operational need for the development
- alternative sites have been looked at but the applicant site represents the most suitable option
- the proposal complies with ICNIRP guidelines

f) Consultations

Notifications	Sent	Replies	Expiry
	33	awaited	14-MAR-2006

Summary of Responses:

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual / Residential Amenity

The proposed siting beside a busy road and east of a prominent junction would be very noticeable. This coupled with the dimensions of the mast and cabin would invariably make the scheme visually obtrusive. Furthermore, it is not considered that the grassed highways land and trees behind the site would provide a suitable backdrop for a 12m mast especially as the trees are of a deciduous nature.

The proposed mast would be sited over 30m away from the residential properties on the Northern side of Uxbridge Road while the works would be sited 50m or more from other nearby residential dwellings to the east and south of the site. Due to the significant distance to these properties it is not considered that the proposed mast and associated equipment cabins would be detrimental to residential amenity.

In summary, it is considered that the proposal would be unacceptable in terms of size, appearance and prominent siting and would thus be detrimental to the character of the area and the appearance of the streetscene in general.

3) Consultation Responses

No responses as of date of this report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

Prior approval of details of siting and appearance is required and this application is recommended for refusal.

LAND AT MARSH ROAD, PINNER

5/03

P/294/06/CDT

Ward: (12) PINNER SOUTH

ERECTION OF 12M TELECOM MAST IN FORM OF TELEGRAPH POLE AND 1 EQUIPMENT CABINET AT GROUND LEVEL

MASON D TELECOM for ORANGE PCS LTD

RECOMMENDATION 1:

PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:

Plan Nos: Drawing No's GLN7951 01A + 02A and 2 un-numbered photographs

REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the visual amenity of the surrounding locality.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
 - 2) Character of Area and Visual / Residential Amenity (S1, D4, D26)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Green Belt	No
Conservation Area:	No
Council Interest:	None

b) Site Description

- East side of Marsh Road on bridge over railway line
- Site currently used as a maintained highways pavement and verge
- Network Rail land with some growth to the rear of the site
- Surrounding area is primarily residential

c) Proposal Details

- Installation of new 12m dummy telegraph pole with antennae hidden within the top section of the pole and associated cabinet at ground level
- Cabinet would be sited 4.5m north of the pole and would measure 1.45m x 0.65m x 1.25m
- Telegraph pole would be finished in wood effect and cabinet would be painted ivory green

d) Relevant History

- None

e) Applicant's Statement

- there is an operational need for the development
- alternative sites have been looked at but the applicant site represents the most suitable option
- the proposal complies with ICNIRP guidelines

f) Consultations

Notifications	Sent	Replies	Expiry
	8	awaited	14-MAR-2006

Summary of Responses:

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual / Residential Amenity

The scale and location of the proposal, at a prominent site, is such that the works would have a negative visual impact on both the character of the area and the amenity of nearby residents. The land to the rear of the site, while containing some growth, would not provide an adequate backdrop to the proposed works especially during the winter period, as the trees are of a deciduous nature. Furthermore, the rising of Marsh Road to bridge the railway line beneath, would increase the prominence of the works within the surrounding residential area. Accordingly, the application is recommended for refusal

3) Consultation Responses

No responses as of date of this report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

Prior approval of details of siting and appearance is required and this application is recommended for approval.

**LAND OPPOSITE GREENHILL SERVICE STATION, P/208/06/CDT
PINNER**

Ward: (13) PINNER SOUTH

ERECTION OF 12.5M HIGH TELECOM 'SLIMLINE' COLUMN AND EQUIPMENT
CABINET AT GROUND LEVEL

WALDON TELECOM LTD for O2

RECOMMENDATION 1:

PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:

Plan Nos: Drawing No's P/36571B/GEN/050 + 051

REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal, by reason of excessive size, unsatisfactory siting and proximity to existing telecommunication equipment would give rise to a proliferation of such equipment to the detriment of the amenity of local residents and the visual amenity of the surrounding locality.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
 - 2) Character of Area and Visual / Residential Amenity (S1, D4, D26)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Green Belt	No
Conservation Area:	No
Council Interest:	None

b) Site Description

- West side of Marsh Road just outside the Esso Petrol Station
- Site currently used as a maintained highways pavement and verge between both of the petrol stations access points

Item 5/04 : P/208/06/CDT continued/...

- Surrounding area is mixed use. Residential properties over ground floor commercial premises located to the North East of the site while detached dwellings are located to the east and south east
- Pinner Library directly opposite with office properties located north and south of the site

c) Proposal Details

- Installation of a 12.5m slimline column and with associated cabinet at ground level
- Cabinet to be sited directly south east of the column and would measure 1.402m x 0.79m x 1.3m
- Telecommunication column would be made of galvanised steel and the cabinet would be grey in colour

d) Relevant History

- None

e) Applicant's Statement

- there is an operational need for the development
- alternative sites have been looked at but the applicant site represents the most suitable option
- the proposal complies with ICNIRP guidelines

f) Consultations

Notifications	Sent	Replies	Expiry
	8	awaited	14-MAR-2006

Summary of Responses:

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual / Residential Amenity

The scale and location of the proposal, at a prominent site, is such that the works would have a negative visual impact on both the character of the area and the amenity of nearby residents. The existing petrol station would not provide a suitable backdrop to the proposed 12.5m column and coupled with its siting, along the main road through Pinner, the proposed works would be unduly prominent. The column would also be 2m higher than the existing T-mobile structure, located 15.5m away beside the flank wall of the petrol station. The addition of another mast and equipment cabinet would represent a proliferation of such equipment at a prominent site. Accordingly the application is recommended for refusal.

3) Consultation Responses

No responses as of date of this report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

Prior approval of details of siting and appearance is required and this application is recommended for refusal.