



**DEVELOPMENT CONTROL  
COMMITTEE**

**WEDNESDAY 15 MARCH 2006**

**ADDENDUM**

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**LONDON BOROUGH OF HARROW**

**ADDENDUM**

**DEVELOPMENT CONTROL COMMITTEE**

**WEDNESDAY 15<sup>TH</sup> MARCH 2006**

**Section 1**

**1/01 RECOMMENDATION**

Amend Conditions 2, 3, 9, 14, 15, 16, 18:  
delete reference to commencement of development and insert "within 14 days of the date of the permission hereby granted.....etc.

Amend Conditions 4, 5, 13, 20, 21, 22:  
Delete reference to commencement of development and insert "Before the development hereby permitted is occupied is.... Etc.

Add Informative:

INFORMATIVE:

The applicant is advised that works carried out in advance of a valid planning permission and without complying with the relevant conditions may render the development unlawful.

**1/02 RECOMMENDATION**

Amend Condition 11 to read:

Development shall not begin until surface water drainage works have been carried out in accordance with details to submitted to and approved in writing by the Local Planning Authority. Prior to submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDs) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPG25, and the results of the assessment shall be provided to the Local Planning Authority with the details. Where SuDs scheme is to be implemented, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- b) specify the responsibilities of each party for the implementation of the SuDs scheme, together with a timetable for that implementation; and

c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that adequate and sustainable drainage facilities are provided and to prevent the risk of flooding.

Two additional letters raising the following objections:

RAF Air Training Corps training premises are adjacent to proposed development site. Its training activities are largely outdoor and take place two evenings a week. The nature of the activities, ball games and band practice for example, generate noise. Future occupiers of the proposed development should be made aware of this. No steps could be taken that would mitigate against such noise. No suitable noise attention apparatus has been found and the activities could not be conducted indoors.

High density housing in the area will be extended by the development; existing traffic conditions will worsen; there is particular concern for ingress/egress at the site; undue increase in pressure on local infrastructure eg: Hospitals, Doctors Surgeries, Dentists.

Harrow Council's Housing Enabling Team are satisfied with the affordable housing proposals.

**1/03 a) Summary:**

Density: 145 dph

**1/04 a) Summary:**

Car Parking: 16 dwellings; 13 parking spaces provided; none specifically allocated for disable parking

**1/05 RECOMMENDATION**

Amend Plan Nos: TRI/110 to 116 inclusive,  
TRI/120, 121A, 122, 123C, 124A, 125, 126, 127

**1/07 DEFER** at officer's request for further consideration of impact on setting of nearby Listed Buildings.

1/08

**a) Summary:**

Delete references to Area of Special Character and Green Belt.

Appraisal - Current office vacancy rate in location is 5.1%

**Section 2**

2/03

Amend application address to:  
3 West Drive Gardens

Amend Plan Nos. as follows

2537/LP-01, SP001G, P001F, P002F, P003F, P004F, P005F, P006F,  
P007F, SP002/Dims B

**d) Relevant History**

EAST/1244/02/OUT	Outline:Detached House and Garage	GRANTED 16-DEC-02
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Additional notifications - 1 reply received:

**Summary of Responses:** application site address and drawing numbers incorrect, traffic reasons for refusal in relation to 2 proposed houses at No.7 relies upon provision of additional house at No.3 even though that house may never be built, views to Nature Conservation Area and Area Of Special Character at rear of application site would be seriously and detrimentally affected, loss of view is a material planning consideration.

**Comment on Responses:**

- application site address and drawing numbers amended
- traffic refusal in relation to No.7 did not rely on provision of additional house at No.3, it was a material consideration which was taken into account
- it is normally accepted that there is no 'private right to a view' although harm to the rear outlook is a material planning consideration. There is little doubt however that loss of a view from a public vantage point is a material planning consideration.

2/04

Change CAAC comments to as follows:

'Object in principle to use of Sandtoft Tiles throughout the borough as a pitch lower than 20 degrees but not historically correct for clay tiles.  
Development is out of character, do not need windows to basement – an

alternative could be pavement rooflights; odd design of windows. Over development if previously granted extension and current proposals are built together.

(Concerns of the CAAC have been largely overcome by the revised plans)

**2/05** Additional letter of objection reiterating previous grounds of objection and raising additional grounds; destruction of 1930's street character; overloading of infrastructure; loss of views of trees in Canons park; impact on art deco house at entrance to park; precedent for development of adjacent block

**2/08** Amend description of development to Listed Building Consent 'RETENTION OF TWO ROOFLIGHTS.....'

**2/12 e) Consultations**

Harrow on the Hill Trust: Not notified.

**2/13** Add Condition:

Before the development hereby permitted is commenced and not withstanding details on drawing 13B detailed drawings of the rear dormer at a minimum scale 1:50 shall be submitted to and agreed by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall thereafter be retained.

**2/18** 1. The disposition of off street parking should be four spaces on the London Road frontage, including 2 disabled spaces and 5 spaces in the rear car parking area, not "9 car parking spaces including one disabled space, 2 spaces at the front of the site, nine at the rear" as stated in Item 6 of the details of the proposal section of the report.

2. Reasons for Refusal for the previous proposal (Ref: P/996/05/CFU) that the Committee resolved to agree in view of the fact that applicants had appealed against non-determination of the proposal before it could be reported to the meeting of the Development Control Committee in July 2005:

1. The proposed development, by reason of its excessive size, bulk and massing would be visually obtrusive, out of keeping with the character of the neighbouring properties which comprise two storey detached houses, and would not respect the scale, massing and type of housing in this

location, to the detriment of the neighbouring residents and the character of the area.

2. The proposed development, by reason of excessive site coverage by building and hardsurfaced vehicular access and parking areas, and inadequate amenity space, would represent overdevelopment of the site to the detriment of the character of the area.

**2/19** Amend description of development to include rear dormer so that now reads 'ENLARGE ROOF, REAR DORMER AND RAISE HEIGHT'.

**2/21** Amend Plan Nos as follows:

WP10c, WP010, WP011, WP12, WP013, WP014, WP015, WP05R, WP06R, WP10R, WP11R, WP12R, WP13R, Schedule of Repairs.

- i) Amend head of term of Legal Agreement as follows:  
'occupation of the house hereby permitted shall not take place until all repairs to Barn B as details in the schedule of repairs (ref 309.8.0405.tc.01) accompanying the application have been completed to the satisfaction in writing of the Local Planning Authority'.

**2/22** Delete 'AND REPAIRS TO BARN C' from Description of Development.

**2/21 - 2/22** Amend the following to read:

bb) **Listed Building Description**

- "East Barn to East End Farm (applicant's Barn B):  
late 17<sup>th</sup> century/early 18<sup>th</sup> century.....etc"
- "North Barn to East End Farm (applicant's Barn C):  
late 16<sup>th</sup> century.....etc"

**2/23** Add to plan numbers:

121/03  
121/04  
121/05

New Plan numbers:

121/01 rev 01 - Existing Site Plan  
121/02 rev 01 – Proposed Site Plan

To replace Plan numbers:

121/01 – Existing Site Plan  
121/02 - Proposed Site Plan

## **APPRAISAL**

### **4) Parking**

add to end of first paragraph “half a metre”.

Add new paragraph:

Amended plans received show the proposed development as car free, therefore concerns raised by objectors on parking are no longer warranted.

Add the following Condition:

7. The development hereby permitted shall be carried out in accordance with the approved plans and, for the avoidance of doubt, no off street parking shall be permitted at any time at the front of the property.

**2/24**

Add to plan numbers:

121/03  
121/04  
121/05

New Plan numbers:

120/01 rev 01  
120/02 rev 01  
120/07 rev 04  
120/15 rev 02  
120/16 rev 03  
120/14 rev 02

Following are superseded:

120/01  
120/02  
120/07 rev 003  
120/15 rev 01  
120/16 rev 02  
120/14 rev 01

## **APPRAISAL**

### **4) Parking**

add to end of first paragraph "half a metre".

Add new paragraph:

Amended plans show the proposed development as car-free, therefore parking concerns raised by objectors are no longer warranted.

Add the following Condition:

7. The development hereby permitted shall be carried out in accordance with the approved plans and, for the avoidance of doubt, no off-street parking shall be permitted at any time at the front of the property.  
REASON: to safeguard the appearance of the property and in the interest of highway safety.

**3/04**

### **RECOMMENDATION:**

Reasons for Refusal:

1. The proposed development, by reason of excessive number of units, size of building and hardsurfaced parking areas, with associated disturbance and general activity, would result in an over-intensive use and amount to an overdevelopment of this site to the detriment of neighbouring residents and the character of the area.
2. The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in the relation to the neighbouring residential properties, and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and the character of the area.
3. The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the HUDP and the detriment of the character of the area.

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**DEVELOPMENT CONTROL COMMITTEE – 15 MARCH 2006**

**AGENDA ITEM 10**

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON  
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who have advised that they would wish to reply)
<b>Item 1/03</b> Edgware Football Club, Burnt Oak Broadway, Edgware	Mr Hayeem	Mr Ryzner
<b>Item 2/03</b> Site adjoining 3 West Drive Gardens, Harrow	Mr Dewan	
<b>Item 2/05</b> 21-40 Canons Park Close, Donnefield Avenue, Edgware	Mr Hayeem	
<b>Item 2/14</b> 4 Aylwards Rise, Stanmore	Mr Derman	
<b>Item 2/19</b> 6 Georgian Way, Harrow	Mr Gunne-Jones	
<b>Items 2/21 and 2/22</b> East End Farm, Moss Lane, Pinner	Mr Owen	

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