



DEVELOPMENT CONTROL COMMITTEE

THURSDAY 5 OCTOBER 2006

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT CONTROL COMMITTEE

APPLICATIONS

5TH OCTOBER 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

SECTION 5 - PRIOR APPROVAL APPLICATIONS

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

Harrow Unitary Development Plan, adopted 30th July 2004

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

DEVELOPMENT CONTROL COMMITTEE

5TH OCTOBER 2006

INDEX

					Page No.
1/01	CLEMENTINE CHURCHILL HOSPITAL, SUDBURY HILL ALTERATIONS TO UNDERCROFT, CHANGE OF USE FROM CAR PARK TO HOSPITAL, CONSTRUCTION OF MULTI-DECKED CAR PARK, ALTERATIONS TO ACCESS ROUTES AND LANDSCAPING	HARROW ON THE HILL	P/1995/06/CFU/ADK	GRANT	1
1/02	26 & 28 MANOR ROAD, HARROW CONSTRUCTION OF BLOCK OF TEN FLATS WITH LANDSCAPING AND CAR PARKING (RESIDENT PERMIT RESTRICTED)	GREENHILL	P/2123/06/CFU/ADK	GRANT	11
1/03	PINNER PARK FARM, GEORGE V AVE, PINNER USE OF PART OF SITE AND A BUILDING FOR STORAGE, OFFICE, PARKING AND WORKSHOP IN ASSOCIATION WITH OPERATION	HEADSTONE NORTH	P/2136/05/CFU/SC2	GRANT	17
1/04	RAEBARN HOUSE, 86-100 NORTHOLT RD, SOUTH HARROW REDEVELOPMENT TO PROVIDE PART 4/8/10 STOREY BUILDING TO COMPRISE 150 FLATS AND OFFICES, CAR PARKING AND ACCESS (DUPLICATE)	ROXBOURNE	P/2065/05/CFU/DT2	REFUSE	26
1/05	RAEBARN HOUSE, 86-100 NORTHOLT ROAD, SOUTH	ROXBOURNE	P/2471/06/CFU/DT1	GRANT	32

	HARROW				
	REDEVELOPMENT TO PROVIDE 150 RESIDENTIAL UNITS AND 834 SQUARE METRES OF COMMERCIAL FLOORSPACE				
2/01	SHERBOURNE HOUSE, 23- 25 NORTHOLT ROAD	HARROW ON THE HILL	P/2423/06/CDT/OH	GRANT	45
	INSTALLATION OF 6 TELECOMMUNICATION POLE MOUNTED ANTENNAS ON ROOF OF THE BUILDING AND 4 ANCILLARY EQUIPMENT CABINETS OF GROUND AND ROOF LEVEL (56 DAY NOTICE)				
2/02	10 COLLEGE CLOSE, HARROW	HARROW WEALD	P/2046/06/DFU/GL	GRANT	50
	SINGLE STOREY REAR EXTENSION				

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01

**CLEMENTINE CHURCHILL HOSPITAL, P/1995/06/CFU/ADK
SUDBURY HILL**

Ward HARROW ON THE HILL

ALTERATIONS TO UNDERCROFT, CHANGE OF USE FROM CAR PARK TO HOSPITAL, CONSTRUCTION OF MULTI-DECKED CAR PARK, ALTERATIONS TO ACCESS ROUTES AND LANDSCAPING

Applicant: BMI HEALTHCARE
Agent: NAI FULLER PEISER

RECOMMENDATION

Plan Nos: 01; 533.05/PL/01, 533.05/PL/02, 533.05/PL/03, 533.05/PL04, 33.05/PL/05, 533.05/PL/06, 533.05/PL/07, 533.05/PL/08, 533.05/PL/09, 533.05/PL10, 533.05/PL/11, LA01, LA02

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) the definition of a building envelope around the existing and proposed development on the site beyond which no further development will be permitted;
 - ii) implementation of a Travel Plan, including a minibus service.
2. A formal Decision Notice, subject to the planning conditions noted below, will be issued only upon completion by the applicant of the aforementioned Legal Agreement.

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 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.

3 The number of bedspaces available shall not exceed X to be confirmed.

REASON: In the interest of highway safety.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule 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 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 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 in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

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

SEM3 Proposals for New Employment Generating Development

SEP5 Structural Features

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

EP7 Renewable Energy

EP8 Energy Conservation and Efficiency

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings

EP26 Habitat Creation and Enhancement

EP28 Conserving and Enhancing Biodiversity

EP29 Tree Masses and Spines

EP31 Areas of Special Character

EP44 Metropolitan Open Land

EP45 Additional Building on Metropolitan Open Land

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

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:

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) Development on Metropolitan Open Land, Area of Special Character and Conservation Areas (SEP5, SEP6, SD1, SD2, EP31, EP44, EP45)
- 2) Standard of Design and Layout (D4, D5, SD1, EP34)
- 3) Parking Standards (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development Other
Site Area:	10.7 ha gross
Area of Special Character:	Harrow on the Hill
Conservation Area:	Sudbury Hill
Car Parking:	Standard: 1 space per 10 bedrooms
	Justified: 316

WEST/125/01/FUL	Provision of 69 space temporary car park with access for 2-year period.	GRANT 05-JUL-01
WEST/71/00/FUL	Part 1/2/3 storey extension with undercroft parking to provide additional consulting rooms, patient bedrooms, theatre rooms, support facilities and admin accommodation, with plant at roof level, alterations to access and additional parking with landscaping.	GRANTED 03-JAN-01 Subject to S106 Agreement
WEST/454/96/REN	Renewal of planning permission LBH/40321 for extensions, access road, parking and landscaping works.	GRANT 18-DEC-96
LBH//40321	Part 2/3 storey extension to hospital to provide out-patient & admin facilities & additional patient bedrooms at 1 st and 2 nd floors with parking and plant rooms at ground level, provision of access road with additional surface parking & landscaping works, part single & part 2 storey extension to farm house cottage	GRANT 26-JUL-91

e) Applicant Statement

- None

f) Consultations:

- **Engineering Services** : requested that storm water run off be attenuated
- **CAAC** : No response to date.

Advertisement: | Character of Conservation Area | Expiry: 16-AUG-06

Notifications:

Sent: 51 Replies: 0 Expiry: 16-AUG-06

Summary of Responses:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding

APPRAISAL

1) Development on Metropolitan Open Land, Area of Special Character and Conservation Areas

Metropolitan Open Land

The application site lies within Metropolitan Open Land, Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character. UDP policies EP44 and EP45 contain a presumption against inappropriate development which is harmful to Metropolitan Open Land. These policies require that development is controlled within Metropolitan Open Land to ensure that the land remains primarily open and free from building development and the existing environmental character is maintained or enhanced. Additional building will only be permitted where it can be demonstrated that it is essential for the proper functioning of the permitted land use and would not have an adverse impact on the character of the area.

The proposed development entails alterations to the undercroft of the existing building and the erection of a multi-deck car park (3 storeys).

UDP Policy EP45 requires that the applicants need to demonstrate the need for the proposed development in the MOL. The applicants submitted information indicating the deficiency in IVF services in the borough. At present there is no full service IVF clinic in the public or private sectors and the majority of referrals are directed to central London clinics. The proposed IVF clinic would offer a full range of treatments to both private and NHS patients and would be within the 30 minutes drive time band. It is considered that the submitted information contains sufficient evidence to justify the proposed development.

With regard to the impact on the openness of the MOL it is not considered that the alterations to the undercroft area would have any impact. This would however lead to the displacement of 50 existing car parking spaces. In order to retain and return some of MOL, a multi deck car park is being proposed and the re-organisation of existing car parking facilities. It is proposed to remove the car park to the north west of the site, the crescent shaped car park close to the hospital entrance, the car park to the north east and the exit road to the east of the hospital. The proposed multi deck car park would be situated near the southeast boundary of the site and would be located on an area largely used for parking. The proposed multi deck car park and more efficient access layout would result in the return of 334 square metres of MOL compared to the existing situation.

Conservation Area and Area of Special Character

The application site lies within Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character. The area is characterised by open landscapes with limited housing that helps to protect the sense of openness.

The application site comprises of the main hospital building which was built in 1980 and extended in 1986/7. There are also two separate buildings, Twin Willows and Farm Cottage on the site which provide additional hospital accommodation.

It is not considered that the proposed development would have an adverse effect on the character and appearance of the Conservation Area or the Area of Special Character. The proposed multi deck car park involves the erection of another building on the site but the location in the southeast corner of the site means that much of the structure is screened from view or set against the backdrop of trees and the existing building. Furthermore its location takes advantage of the sloping nature of the sloping nature of the land to ensure that it would not be detrimental to visual amenity.

2) Standard of Design and Layout

The main issues are the appearance of the proposed development (design considerations) and the effects on the character and appearance of the area. New development should respect the character and landscape of the locality within which it is to be built and should have a satisfactory relationship with adjoining buildings.

Undercroft and Entrance Lobby

The proposal entails the conversion of the undercroft to provide an IVF clinic, Endoscopy suite, Pathology Laboratory, consulting rooms, patient bedrooms, support facilities, storage area and administration room. Externally the proposed fenestration would follow the main grid of the upper floors and it is considered that the appearance of the converted undercroft respects the main building in terms of design and appearance.

A single storey entrance lobby is proposed to the eastern elevation of the building. Externally the extension would be finished in brickwork to match the existing building and would be constructed with a flat roof. The lobby extension is considered to be in keeping with the appearance of the main building.

Multi-deck Car Park

The proposed multi-deck car park would be located in the southeastern corner of the site and would be located in such a way as to minimise visual impact. The proposed building would measure approximately 5.87m above the lowest ground level and approximately 4.37 metres above the highest adjacent ground level. The structure has been designed to be in keeping with the rectilinear lines of the main hospital building. Although the building is of a more recent design, it would be complementary to the character and appearance of the main hospital building.

3) Amenity

Residential properties are located to the east and west of the application site. The properties located to the east of the site are very well screened by mature and extensive landscaping and therefore it is not considered that there would be any impact on their amenity.

The properties to the west would have views of the multi-deck car park but it is considered that the sloping nature of the land means that the car park will appear set down in the landscape and would therefore not appear prominent. Any visual impact from this perspective need to be offset against the benefits gained from the removal of the car park to the west of the site and the central crescent car park that would be returned to MOL. Soft landscaping and new tree planting would offer further visual improvement.

4) Highway Issues and Parking

Planning permission (Ref: WEST/71/00/FUL) was granted in 2001 for and extension to enlarge the gross floor area of the hospital building by 4,220 sq metre to 12,455 sq metres (51% increase) and an increase in the number of beds from 111 to 157 (27% increase). This scheme involved the provision of 289 on-site car parking spaces with the planning permission stipulating that this number had to be reduced to 269 during 2006 which means there would be an increase of only 31 (13%) over the previous level of provision.

The proposed development would result in the employment of 19 additional staff members and 23 patients at any time. The gross floor area of the buildings would increase by 2,182 sq metres to 14,637 sq metres. The application entails the reconfiguration of the existing car park layout and the provision of a multi-deck car park with an increase of on-site parking to 304 spaces.

The table below sets out the gross floor area and level of parking provision of the original (pre-2000) hospital, the existing development with the approved 2001 (West/7100/) extension and the proposed development.

	Original (pre-2001)	Existing with approved extension (2001)	Proposed Extension
Gross Floor Area (m²)	8,235	12,455 + 4,220 (51%)	14,637 +2,182 (18%)
Parking Spaces	238	269 +31 (13%)	304 +35 (13%)
Gross Floor Area (m²) per space	34.6	46.3	48.1

The above table illustrates that the ratio of floorspace to parking spaces has increased with each subsequent approval of extensions to the hospital building whilst the level of parking provision relative to the size of the building has effectively decreased.

In the light of the above it is considered that the level of parking provision is acceptable.

5) Trees

All trees on site are protected by virtue of the Sudbury Hill Conservation Area designation. The site has been subsequently re-surveyed to create a distinct Tree Preservation Order: TPO No. 828. Due to pending development, TPO 828 was served and will be confirmed – subject to the consideration of objections - after 19th September 2006.

Five existing tpo'd trees will be lost within the footprint of the development. It is intended that under the terms of the order these will be replaced by native species. The remaining 100 tpo'd trees are to remain.

6) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- 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.

26 & 28 MANOR ROAD, HARROW

**Item: 1/02
P/2123/06/CFU/ADK**

Ward GREENHILL
CONSTRUCTION OF BLOCK OF TEN FLATS WITH LANDSCAPING AND CAR
PARKING (RESIDENT PERMIT RESTRICTED)

Applicant: PRESTON BENNETT PLANNING

RECOMMENDATION

Plan Nos: 06/3063/1, 06/3063/2, 06/3063/3, 1 x Planning, Design & Access
Statement

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

1 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.

2 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.

3 The development hereby permitted shall be begun before the expiration of three
years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country
Planning Act 1990.

4 The access carriageway shall be constructed to base course in accordance with
the specification and levels agreed before works commence on the building(s)
hereby permitted, and the carriageway and footways completed before any building
is occupied in accordance with details to be submitted to, and approved by, the local
planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

5 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

6 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

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:

- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H4 Residential Density
- H5 Affordable Housing
- H7 Dwelling Mix
- S1 The Form of Development & Pattern of Land Use
- EP20 Use of Previously-Developed Land
- EP21 Vacant and Disused Land and Buildings
- EP25 Noise
- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and Development
- EP29 Tree Masses and Spines
- EP30 Tree Preservation Orders and New Planting

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-etter.en>

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.

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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>

5 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Land Use (SH1, H11)
- 2) Provision of housing and density (H3, H4, H7)
- 3) Standard of Design and Layout (D4)
- 4) New Residential Development - Amenity Space and Privacy (D5)
- 5) Parking Standards (T13)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Dwellings
Density: 330 hrpa 10 dph
Car Parking: Standard: 12.8 max
Justified: 11
Provided: 11
Council Interest: None

b) Site Description

- The application site is located on the south side of Manor Road and is currently occupied by a detached dwelling that has been converted into two flats.
- The surrounding area is characterised by double storey terraced, semi-detached, detached dwellings and modest blocks of flats.
- Fern Court, a two-storey block of flats adjoins the site to the northeast.
- Manor Road House adjoins the site to the southwest and contains a two-storey block of flats with accommodation in the roof space with 10 garages located to the rear.
- The properties located opposite the application site are two storey semi-detached dwellings.

c) Proposal Details

- Demolition of the existing residential property.
- Redevelopment to provide two-storey block of flats with accommodation in roof space comprising of 10 flats (7 x 1 bed and 3 x 2 bed) with 11 car parking spaces.

d) Relevant History

- None

e) Applicant Statement

- A full planning, design and access Statement has been submitted, justifying the proposed development.

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
20	3	22-AUG-06

Summary of Response:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; overdevelopment of site;

APPRAISAL

1) Land Use

The application site is currently in residential use with a dwelling on the ground floor and another on the first floor. The application proposes the demolition of this building and the construction of a two-storey block of flats containing 10 units. As there would not be a loss in the number of residential dwellings, the proposal is considered to be in accordance with the requirements of UDP policy SD1 that seeks to prevent the loss of residential dwellings.

2) Provision of housing and density

Housing:

The proposal includes the provision of 7 x 1 bed and 3 x 2 bed units. Council policies require the provision of a mix of dwelling sizes to reflect Boroughwide housing needs. The proposal is considered to be in accordance with Policies SH1, SH2, H7 and H9 which also seek to meet the housing needs of single people and smaller households.

Density:

The proposed development would be relatively high density with a density of 330 habitable rooms per ha. However, its location to Harrow and Kenton centre, coupled with good access to services and public transport (Harrow-on-the-Hill tube station within walking distance and a number of buses services on Manor Road leading to Wealdstone Rail Station) this is considered to be acceptable.

3) Standard of Design and Layout

The main issues are the appearance of the proposed development (design considerations) and the effects on the character and appearance of the area. New development should respect the character and landscape of the locality within which it is to be built and should have a satisfactory relationship with adjoining buildings.

The application site is located along part of Manor Road characterized by 2 to 3 storey blocks of flats and semi-detached and detached properties. The proposed two storey block is to be centred on the site and will follow the existing building line of this part of Manor Road. This would allow for the retention of the hedge along the front boundary and the provision of a disabled car parking space. The existing access driveway to the south west of the site will be extended to provide access to the 10 car parking spaces to the rear of the building. This access road would run adjacent to the existing access road to the garages to the rear of Manor Road House. The second existing driveway would be closed.

The surrounding properties reflect a variety of designs and styles. The contemporary style of the proposed building is therefore considered acceptable in this context. The proposal would also be of similar height and footprint as neighbouring developments along Manor Road and would have gables on the front elevation which is a characteristic of surrounding properties.

The building would also have a traditional brick/render finish and tiled roof with window heights and proportions that would be in keeping with the surrounding and neighbouring properties. As such it is considered that the proposed development is acceptable in terms of design, appearance, scale and bulk and would preserve the character and appearance of the surrounding area.

4) New Residential Development - Amenity Space and Privacy

New residential development should be designed to ensure adequate privacy and residential amenity for new and existing housing. The proposed development has been designed in such a way as to prevent overlooking of habitable room windows and to provide substantial amenity space for future residents.

Fern Court, a two storey residential block adjoins the application site to the northeast. The proposed building would be set in between 1 to 1.5 metres from the side boundary with Fern Court. This is considered to be an improvement as the current building is built up to the boundary with Fern Court. No habitable windows are proposed in the flank elevation to Fern Court and as such no overlooking will occur. The proposed building would only project approximately 1.4 metres beyond the rear elevation of Fern Court and therefore it is not considered the proposal would give rise to loss of light to this property.

Manor Road House, a two-storey block of flats with accommodation in the roof space adjoins the site to the southwest. An access road runs along the boundary with the application site providing access to the garages to the rear. There would be a separation distance of approximately 4.0 metres between the flank wall of Manor Road House and the flank wall of the application site. The proposed building would project approximately 2.6 metres beyond the rear elevation of Manor Road House. It is therefore not considered that the proposed development would have an adverse effect on the amenity of residents of Manor Road House in terms of loss of daylight/sunlight, privacy or outlook.

5) Parking Standards

- Applying the maximum parking standard 12.8 spaces could be required. Given the accessibility to public transport, 11 spaces are acceptable.

6) Consultation Responses

- None

CONCLUSION

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

**PINNER PARK FARM, GEORGE V AVE, P/2136/05/CFU/SC2
PINNER**

Ward HEADSTONE NORTH
USE OF PART OF SITE AND A BUILDING FOR STORAGE, OFFICE, PARKING
AND WORKSHOP IN ASSOCIATION WITH OPERATION

Applicant: HALL & SONS

Agent: MICHAEL BURROUGHS ASSOCIATES

RECOMMENDATION

Plan Nos: Site Plan, un-numbered floor plan and aerial photograph

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 3 months (or such period as the Council may determine) or the date of the Committee Decision on this allocation relating to:-
 - (i) The completion of an agreed list of remedial works to Pinner Park Farm. The agreed remedial works consists of the following:
 - Removal of tipping and general earth works around existing trees to the south and west of the main farmyard and removal of tipping and earth works around field entrances to the southwest and northeast of the main farmyard so as to restore to previous level form. This material, once removed, must not be tipped elsewhere on the farm
 - Reinststate the original track adjoining the eastern boundary of the main farmyard to its traditional rural form by removing all additional material that has been placed on the tracks so that the track does not exceed 4m in width
 - Contain all machinery, equipment and materials associated with the use proposed within the confines of the application site at all times
 - Fully screen the existing pre-cast concrete retaining wall surrounding the applicant site from the public road
 - All remedial works to be identified on plan of a scale not less than 1/500
 - All remedial works to be completed to the Local Planning Authority's satisfaction within 3 months of the date of the execution of the agreement

A formal decision notice 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 for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Within 3 months of the date of this permission a scheme of landscaping shall be submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule 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.

3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 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 and C in Part 6 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area of acknowledged importance by restricting the amount of site coverage metallised surfaces and mineral working.

5 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

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:

- SEP6 Green Belt
- SD1 Quality of Design
- EP24 Air Quality
- EP25 Noise
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP36 Agriculture
- EP37 Re-Use of Existing Buildings in the Green Belt
- D4 Standard of Design and Layout
- T6 The Transport Impact of Development Proposals

2 INFORMATIVE:

Conditions 4 and 5 apply to the whole hereditament in which the applicant holds an interest.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Policy Context
- 2)** Green Belt Land
- 3)** Archaeology
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use
Green Belt
Site Area: 5125 sq. m.
Building - 720 sq. m.
Site of Nature Conservation Importance
Archaeological Priority Area/Scheduled Ancient Monument
Council Interest: Freeholder

b) Site Description

- Site forms part of the Pinner Park Farm complex, east of George V Avenue
- Farm is accessed via a driveway off George V Avenue.

- Main farmhouse and out buildings located north of the access driveway, application site situated south of this driveway
- Building is two storeys in height formerly used for agricultural purposes and currently used as the headquarters of a civil engineering works specialising in highways
- An approx 2m high pre-cast concrete sectioned retaining wall surrounds the application building and yard
- Terrace of three 2-storey houses adjoins the site to the north; farm house and out buildings situated north-west of the site while open farm land surrounds the site on the remaining sides
- The whole farm is leased to Hall & Sons Ltd and in turn, this company is controlled by O'Hara Bros (Surfacing) Ltd

c) Proposal Details

- Retention of the existing use of the building for storage, office and a workshop in association with a civil engineering operation
- Whole site formerly used for agricultural purposes; the great majority of the farm remains in agricultural use
- Curtilage around the building would be used for the storage of machinery, equipment and materials relating to the existing civil engineering firm.
- Offices are located at the western section of the building, storage facilities and workshop take up the remainder of the building

d) Relevant History

LBH/2256/1	Erection of 3 terraced houses for farm workers	GRANTED 25-JAN-71
LBH/2256/2	Change of use of 2 semi-detached houses from residential to office, laboratory & messing facilities in connection with dairy farm	GRANTED 27-JAN-78

e) Applicant Statement

- Dairy use of Pinner Park Farm buildings ceased some years ago. Agricultural use of the farm continues except for the application site.
- The re-use of the land and buildings for employment purposes would be entirely consistent with PPS2 policy supporting the re-use of redundant agricultural buildings.
- Proposed site is about 100m from George V Avenue and is well screened from the road
- When the farm was in active use its principal use was as a dairy that served a wide area, which had a very high level of traffic generation and employed about 100 people in various activities at its peak.
- The site has a current HGV operating licence for 18 heavy vehicles.

f) Consultations:

- **English Heritage** : no comment

Advertisement:	Development affecting setting of listed building	Expiry: 08-DEC-05
	Departure from Development Plan	24-AUG-06

Notifications:

Sent:	Replies:	Expiry:
1	4	29-NOV-05

Summary of Response:

Use proposed is inappropriate and harmful to the Green Belt and contrary to the Council's UDP.

APPRAISAL

1) Policy Context

The applicant site lies within the Green Belt and within the Pinner Park farm complex. In recent years its main agricultural practice has reduced, and the use and activity subject of the current planning application, as a highway contractors depot with offices, storage of materials/machinery and engineering works has been introduced. The retention of this use, within a large agricultural complex, is sought and its impact on the Green Belt forms the basis of this report.

PPS2, regarding the re-use of buildings, indicates that with suitable safeguards, the reuse of buildings should not prejudice the openness of the Green Belt since the buildings are already there. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in Green Belts. The alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction.

The re-use of buildings inside a Green Belt is considered acceptable providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hard-standing, car parking, boundary walling or fencing
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings.

It should not normally be necessary to consider whether the building is no longer needed for an agricultural use or other purposes. Guidance suggests that the fact that the building is not redundant in its present use is not by itself sufficient grounds for refusing permission for a proposed new use.

The Harrow Council Unitary Development Plan 2004 has several policies, which are relevant to the type of development subject of this report.

Policy **SEP6** states that the Council will identify appropriate uses on land designated as an Area of Special Character, Green Belt or Metropolitan Open Land. In considering development proposals in these areas, the Council will ensure that such developments have no significant adverse impact on the integrity, character, appearance, amenity and nature conservation value of the site and surrounding area, or on public access and enjoyment of the countryside.

Policy **EP33** says that Planning Applications for development in the Green Belt will be assessed in relation to whether:

- (a) the proposal is appropriate to its Green Belt location
- (b) the proposal is well designed in relation to the size and shape of the site and in particular, whether sufficient space exists within the site and its surroundings;
- (c) the proposal retains the openness and character of the Green Belt;
- (d) existing trees and natural features are retained, and a high standard of landscaping could be achieved
- (e) any proposed structure would conflict with the purposes and the proper functioning of the Green Belt;
- (f) any aspect of the proposal would have an adverse visual impact on the skyline and adjacent areas; and
- (g) in the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings

Harrow Policy **EP36** encourages the retention of existing farmland in the Green Belt in order to protect the rural character and features which have evolved over a number of years. Development will only be allowed if it can be shown to the satisfaction of the Council that:

- (a) other significant Green Belt advantages such as improved landscaping and public access will result;
- (b) it will be developed in conjunction with an appropriate Green Belt use; (c) it will not result in the loss of good agricultural land; and
- (c) other criteria for development in the Green Belt as set out in Policies EP32 and EP33 are met.

The Council will seek to ensure that improvements to the appearance and character of the land, and its value for nature conservation will be secured by the implementation of appropriate land management.

The policy further states that agricultural land should be retained in such a way that the visual quality and character of the land is not diminished and the distinctive rural character is retained even if a change to another acceptable Green Belt use is proposed.

Policy **EP37** states that the Council will consider applications for planning permission for the re-use of existing buildings in the Green Belt by reference to the criteria set out under Policy EP34 and the following additional criteria:

- (a) whether any of the buildings have been erected under the General Permitted Development Order within four years prior to the application;
- (b) whether the proposed use has a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it
- (c) whether the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
- (d) whether there is a need to withdraw Permitted Development Rights for any subsequent development.

The re-use of buildings within the countryside, including Green Belt areas may in some circumstances be acceptable. PPS2 and UDP Policy EP37 reflect a clear attitude that such development is only acceptable subject to provisos, in particular the question of whether or not the new use has a materially greater impact than the present use on the openness of the Green Belt.

With regard to the current application, the use of the application building has prevented the building from lying vacant and succumbing to dereliction and vandalism. The building has been re-fitted with offices but this is not contentious as it has little impact on the character of the Green Belt. The existing use is accommodated in a part of the farm, which is somewhat detached from the main farm compound.

The proposed use also represents a form of diversification for the occupier, as mentioned in PPS2, which is necessary especially when taking into account the current state of the agricultural sector. It is not considered that the use accommodated in this former agricultural building as having a detrimental impact on the remainder of Pinner Park Farm or the Green Belt due to its detached location and the farms previous use.

Pinner Park Farm had a previous intensive dairy farming use, which accounted for the movement of a large number of heavy goods vehicles both to and from the main farmyard and cattle across King George V Avenue. While this use has ceased it did the movements it generated is relevant when dealing with the proposed current use. One of the main criteria at both national and local level in determining the appropriateness of a Green Belt Use is whether the proposed use would have a materially greater impact on the openness of the Green Belt than the present/previous use. In this case, the previous number of heavy goods vehicles movements compared to the current use suggests that the vehicle impact is now reduced.

2) Green Belt Land and Area of Special Character

The application building was previously used for agricultural purposes and formed part of the Pinner Park Farm Complex. The Council, as landowner, acknowledges the current economic difficulties associated with the agricultural sector, which has seen great difficulty in farmers earning a viable income from farming alone, as was done in the past, and accepts the applicants need to diversify.

An intensive dairy farm use was in operation before the current company took control of Hall & Sons Ltd. The intensity of this dairy farming was such that a large number of heavy goods vehicles were using the farms access routes at regular intervals. In this regard, the movement of machinery associated with the application site's current use represents a lesser impact than its previous use as a dairy farm.

Once the dairy farming ceased, a number of small industrial firms began to operate from Pinner Park Farm. This had a negative impact on the character and visual amenity of both Pinner Park Farm and the Green Belt. Furthermore, the operation of these small industrial units came at the expense of the farm's traditional agricultural practices. The current controlling company has carried out improvements to the main farmyard and out buildings and has increased the agricultural use of the property. The application building has undergone alterations in recent times, including the installation of offices. These offices, however, are within the existing building and do not create an additional visual impact on the Green Belt.

Over the past two years, parts of the main farmyard and some of the outhouses were used for the storage of highway signs, traffic cones, stored/tipped material including stone, pavings, rubble, asphalt grit and other building material. Heavy-duty road-works machinery was found throughout the main farmyard. The storage of these machinery and materials within the main yard and out-houses of Pinner Park Farm appeared alien within the context of the agricultural use of the land and the previous dairy use. Following representations these activities have ceased.

Further recent times, a considerable amount of tipping/excavation and general earth movement has taken place in open areas around the surrounding land, particularly at field entrances. The improvement of access tracks around the farm has also had a detrimental affect on the character of the farm and must be rectified if the property is to retain its rural/agricultural character.

Planning permission, conditional to the applicant entering into a binding legal agreement, will include a list of remedial works to be carried out throughout Pinner Park Farm. Amongst the list of remedial works is a condition confining all materials, machinery and equipment associated with the civil engineering use to be stored within the applicant site at all times. This prevention of overspill would mean the use would not conflict with the main agricultural use of Pinner Park Farm while safeguarding its operation and appearance.

The remedial works required by the S106 agreement will also reinstate these tracks, prevent any future tipping/excavation works while removing any earth movement works that has been carried out previously and require the screening of an existing approx 2m high precast concrete sectioned retaining wall around the applicant building and yard.

3) Archaeology

The whole of Pinner Park Farm is an archaeological priority area and some distance from the application site are four areas scheduled as an ancient monuments. The removal of agricultural permitted development rights will give protection to the whole area including the schedule monument.

4) 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.

Item: 1/04

**RAEBARN HOUSE, 86-100 NORTHOLT P/2065/05/CFU/DT2
RD, SOUTH HARROW**

Ward ROXBOURNE

REDEVELOPMENT TO PROVIDE PART4/8/10 STOREY BUILDING TO
COMPROSE 150 FLATS AND OFFICES, CAR PARKING AND ACCESS
(DUPLICATE)

Applicant: ST JAMES GROUP LTD

Agent: BENNETT URBAN PLANNING

RECOMMENDATION

Plan Nos: A9127/F/0001a, A9127/F/0001, A9127/D0001, A9127/D/0100,
A9127/D/0101, A9127/D/0102, A9127/D/0103, A9127/D/0104,
A/9127/D/0105, A9127/D/0106, A9127/D/0107, A/9127/D/0108,
A/9127/D/0109, A/9127/D/01010, A/9127/D/0200, A9127/D/0201,
A9127/D/0202, A/9127/D/0203, A/9127/D/0210, A/9127/D/0211,
A/9127/D0250, A9127/D0251, A/9127/D0500, A9127/D0501

Had the applicant not appealed against non-determination, the application would have been **REFUSED** for the following reason(s):

- 1 The proposed development by reason of excessive height, scale, bulk and massing would be an obtrusive and incongruous feature in the streetscene of the locality that would be out of keeping with the appearance and character of the area.
- 2 The proposed development by reason of excessive height, scale, bulk, massing and siting would result in unacceptable overlooking and loss of privacy to residents of neighbouring properties.
- 3 The proposal is an unacceptable overdevelopment that by reason of excessive site coverage by buildings and lack of amenity space would be an inappropriate form of residential development resulting in poor living conditions for future occupiers.

INFORMATIVES

INFORMATIVE:

SUMMARY OF REASONS FOR REFUSAL OF PLANNING PERMISSION:
The decision to refuse 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
H 5	Affordable Housing
H6	Affordable Housing Target
H7	Dwelling Mix
T13	Parking Standards
EM14	Land and \buildings in Business, Industrial and Warehousing Use - Designated Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (S1, SD1, D4, D9, D10, EP8, EP20, H5, H6, H7)
- 2) Residential Amenity (SD, 1 D4, D5, H4, H7, EP22)
- 3) Loss of Employment (EM14)
- 4) Parking & Highway Considerations (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development
Site Area:	0.48ha
Density:	717hrph, 312 dph
Car Parking:	Standard: 150 (max)
	Justified: Yes
	Provided: 76
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) Proposal Details

- Redevelopment to provide part 4 /8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)

d) Relevant History

P/41/06/CFU	Redevelopment to provide part four- to part eight-storey building to comprise 150 flats, 1740 sqm of commercial floor space, access and parking	REFUSED 15-MAR-05 NOW AT APPEAL
P/2064/05/CFU	Redevelopment to provide part 4 /8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)	WITHDRAWN 15-DEC-05

e) Applicant 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.

f) Consultations:

- **Engineering Services** : Advice is given on the need for details of surface water attenuation/storage works to be provided before the development commences, to prevent the risk of flooding.
- **Thames Water** : similar comment
- **English Heritage (Archaeology Section)** : Site is not in an Archaeological Priority Area, although it is in the centre of the medieval settlement of Roxeth and it is known that three of thirteen tenements built in the high medieval period surrounded the site and a moated manor lay to its northwest. Archaeological remains may therefore be affected by the proposal, depending on the level of modern truncation.
It is recommended therefore that although no further work needs to be undertaken prior to determination, a condition requiring that a programme of archaeological work be undertaken in accordance with a written scheme of investigation in accordance with English Heritage guidelines to be discharged by the LPA before the development commences.

Advertisement: | Major Development | Expiry: 20-OCT-05

Notifications:

Sent:	Replies:	Expiry:
435	18	06-OCT-05

Summary of Response:

The adjacent RAF Air Training Cadet Unit that is adjacent to the site has weekly band practice and sports activities that would cause noise and disturbance to future occupiers.

APPRAISAL

1) Residential Character

The design and appearance of the proposed block of flats is unacceptable. The overall scale, bulk, mass and massing of the building is considered to be too great. The architectural form of the building, with its broad, horizontal emphasis is squat and lacks articulation. The slab that terminates the building at eighth and ninth storey level and is set back from the main frontage accentuates this effect, as does the blocky, angular design of the balconies that predominate on the widest, southern elevation of the building and at the upper section level.

As such, the proposal is contrary to the advice in Policy D4. It advises that a high standard of design and layout is expected in all development proposals. The proposal fails to achieve this, as it would result in a building that would be out of proportion to the scale of existing residential development in the locality, which, with the exception of Templar House, a converted seven storey former office building on the northern boundary of the site, are predominantly low rise.

2) Residential Amenity

The disproportionate scale, bulk and massing of the proposed development would also have a harmful effect on the living standards of neighbours. The residents of Osmond Close in particular would suffer in this respect. These buildings are a series of bungalows and two and three storey apartment blocks to the north west of the site. They are only some 20m from the site and they would suffer overlooking and loss of privacy from proposed living rooms in the northern rear elevation of the proposed building.

As such therefore, the proposal would be contrary to Policy D5 of the HUDP. It stresses that residential development should maintain adequate separation between buildings to protect the privacy and amenity of existing and proposed new adjoining dwellings and should ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

Furthermore, apart from residual, narrow strips of greenery on the margins of the site and around the car parking areas, no private usable amenity space would be provided for the development. Again, this would be out of keeping with the traditional pattern of residential development in the locality and in the borough as a whole, where the ratio of amenity space and soft landscaping to hard surfacing and buildings is normally quite generous. This aspect of the proposal would also be contrary to the advice in Policy D4. It advises that residential development should have regard to the character and landscape of the locality in which it is to be built. The proposal would also fail to comply with the advice in Policy D5. It states that new residential development should provide amenity space that is a usable amenity area for occupiers of the development and also provides visual amenity.

3) Loss of Employment

The proposal would result in the loss of 5664 sqm of gross internal office space. The site is designated in the HUDP as a Business Use Area. Policy EM13 advises that the loss of business and light industrial uses (B1 Use Class) will be resisted. However, the survey of the South Harrow Office market carried out by the applicants is conclusive. It shows that the local market is in decline. Indeed, only 60% of the existing floor space is actively occupied as offices. The survey draws similar conclusions as an earlier survey carried out by Chesterton's for the Council in 2002. (HELS – Harrow Employment Land Study). This study found that South Harrow was losing its attractiveness as an office location, rental values were lagging behind those of other locations and there was a large amount of vacant floor space (some 4,000 sqm). In any event, the proposal would still provide a limited amount of B1 floor space (2,836 sqm).

As such therefore, the proposal would not be in conflict with the objective of Policy EM13, in the light of the reappraisals that have taken place. 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.

4) Parking & Highway Considerations

The layout and provision of parking, taken within the context of the Green Travel Plan that the applicants would prefer 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 and the PTAL rating of 3.

5) Affordable Housing

The Housing Enabling Manager has assessed the Development Control Toolkit that the applicants provided. The analysis indicates that the proposed level of affordable housing is acceptable. It would result in 45 units out of 150 provided as affordable housing (30% by units and 35% by habitable rooms). Five of the affordable flats would be for rental, the remainder would be shared ownership tenure. This would be in line with HUDP Policy H5.

6) Consultation Responses

- None.

CONCLUSION

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

Item: 1/05

RAEBARN HOUSE, 86-100 NORTHOLT ROAD, SOUTH HARROW P/2471/06/CFU/DT1

Ward ROXBOURNE

REDEVELOPMENT TO PROVIDE 150 RESIDENTIAL UNITS AND 834 SQUARE METRES OF COMMERCIAL FLOORSPACE

Agent: BENNETT URBAN PLANNING

RECOMMENDATION:

Plan Nos: A9451/D/3/001/P1 A9451/D/3/100/P1 A9451/D/3/101/P1/P1
A9451/D/3/102/P1 A9451/D/3/103/P1 A9451/D/3/104/P1
A9451/D/3/105/P1 A9451/D/3/106/P1 A9451/D/3/107/P1
A9451/D/3/108/P1 A9451/D/3/109/P1 A9451/D/3/200/P1
A9451/D/3/201/P1 A9451/D/3/202/P1 A9451/D/3/203/P1
A9451/D/3/210/P1 A9451/D/3/211/P1 A9451/D/3/205/P1

INFORM the applicant that:

The proposal is acceptable subject to:

- 1) 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 Travel Plan (to include the management of an on site car club) prior to occupation.
 - iii) The payment to the Council of a sum of £10,000 prior to completion of the deed for the provision of improved children's and youth 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;

- 2) A formal Decision Notice, subject to the planning conditions noted below, will be issued only upon completion by the applicant of the aforementioned Legal Agreement.

RECOMMENDATION

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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. 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.

3 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.

4 The development hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

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:

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.

6 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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 authority

The development shall be carried out 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.

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 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.

10 Notwithstanding the information shown on the approved plan ref no. A9451/D3 100/P1 details of a secondary door to the ground floor entrance on the northwest elevation overlooking the car parking area shall be submitted to and approved in writing by the Local Planning Authority before the first taxable occupation of the development hereby approved. The Details shall be provided as approved and retained thereafter.

REASON: To provide active surveillance of the adjacent car parking area and in the interests of the safety and security of future occupiers of the site.

11 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have 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: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

12 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

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:

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

SD1 Quality of Design

EP25 Noise

H4 Residential Density

H7 Dwelling Mix

EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

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:

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>

5 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (EP22, EP25, D4, D9, D10)
- 2) Residential Amenity (SD1, EP25, D4, D5, H4, H7)
- 3) Loss of Employment (EM15)
- 4) Parking & Highway Considerations (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development Other

Site Area: 0.48 ha

36

Habitable Rooms:	348	
Density:	725 hrph	313 dph
Car Parking:	Standard:	00 (maximum)
	Justified:	00
	Provided:	75
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.
- Electricity sub station and shrubs on northern boundary, southern boundary is formed by 2.5m high wall, beyond which is the kiosk of the petrol filling station and the Waitrose store car park. Eastern and western boundaries are largely open with trees and shrub planting, with a retaining wall and railings on the Northolt Road frontage, adjacent to the public footpath..
- Land levels slope gently away from Northolt Road eastwards.

c) Proposal Details

- Redevelopment to provide an eight storey block of one, two and three storey flats extending to a part ninth storey tower stepping down gradually to three storeys towards the rear (west side) of the building.
- Existing gross floor area is 8,500 sqm, proposed gross floor area is 12,960 sqm, including 834 sqm of office floor space.
- 33% of the units to be affordable housing:

Item 1/05 : P/2471/06/CFU continued/...

P/2465/05/CFU	Redevelopment to provide part 4 /part 8 /part 10 storey building to comprise 150 flats, offices, car parking and offices	CURRENT
P/41/06/CFU	Redevelopment to provide part four to part eight storey building to comprise 150 flats, 1740 sqm of commercial floor space, access and parking.	REFUSED 15-MAR-06 APPEAL CURRENT

Reasons for Refusal:

1. The proposal represents an overdevelopment of the site by reason of excessive density to the detriment of the amenities of future occupiers of the properties and the infrastructure and amenities of the roads and properties in the surrounding areas.
2. The parking provision is inadequate, affording less than half a space per dwelling, to the detriment of the residential amenities of the properties in the surrounding area, resulting in overspill car parking in the roads within walking distance of the site.
3. The proposal offers no amenity space, to the detriment of the residential amenities of the future occupiers of the future occupiers of the residential properties.
4. The poor design and appearance of the proposal will be visually obtrusive in the streetscene by reason of the mass, bulk and scale of the development when viewed from Northolt Road and surrounding areas.
5. The proposal does not sufficiently take into account the character and landscape of the locality and does not achieve a satisfactory relationship with the adjoining buildings and spaces, giving rise to a loss of residential amenity to the occupiers of Osmond Close.

e) Applicant Statement

- Proposed building is now predominantly eight storeys
- Building steps down to the west to avoid harmful impact on neighbouring properties.
- Same number of units proposed with an adjusted mix to include 33% affordable housing.
- Reduced commercial element to reflect the previously assessed viability of the location as set out in the office market assessment, the policy history and the applicant's own experience of letting the building since acquisition in 2004.
- S106 planning obligations negotiated to include a CPZ (Controlled Parking Zone) and recreational facilities for the community.
- Current 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.
- As with the previous proposal, building form involves re-establishing a building frontage that is parallel to the road. The substantive height of the building is at 24m, the same height as the previous building, although the height of the tower increases the height by an additional 4.5m at roof level. The building then breaks down from this apex on Northolt Road to three storeys towards the western boundary. 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.

f) Consultations:

- **Engineering Services:** no response
- **Thames Water:** similar comment
- **Environment Agency:** no response
- **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'
- **Housing Implementation:** Housing Needs evidence that has been gathered clearly shows the overwhelming need for large family housing for rent. The 5 x 3 bed social rented properties are retained in the revised proposal, with the addition of a 1-bed wheelchair rental property for which there is a confirmed need in the borough. It is recognised that this site is not ideally appropriate for family or intermediate housing at the social rented end of the spectrum so further rental provision is not required.

Advertisement:	Major development – General Notification (Section 65)	Expiry: 27-SEPT-06
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Notifications:

Sent: 436	Replies: See Addendum	Expiry: 27-SEPT-06
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Summary of Responses:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding

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.

Siting and Setting

The configuration of the building layout remains 'U' shaped. The main frontage is still on Northolt Road and respects that general building line. The proposed development now however has a more recognisable focal point, because the main entrance stands proud of the building and constitutes a landmark when viewed from the south and east of the site. The building occupies the same footprint as before, but the main orientation is generally east west and avoids a northerly aspect.

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.

The building envelope is defined by a two story pilaster base of regular bays in self coloured render, surmounted by four storeys of facing brickwork, finishing with a part ninth storey at the southern end of the site in the form of a tower, corresponding in form and materials to the base of the building. Fenestration is designed to be rhythmic and to give vertical emphasis to the building. Roof levels are set back at 3rd to 7th storey to provide large, communal landscaped roof terraces. Each balustrade line is set back from the edge of the building to prevent overlooking of Osmond Close.

It is considered that the revised design and appearance of the proposed development, drawing on a more traditional vernacular, in contrast to the more innovative approach of the previous scheme, 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.

Neighbouring Residential Amenity

The orientation 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 Close, is to prevent overlooking and loss of privacy and to ensure that adequate outlook is maintained, both 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 scale of the building steps down gradually to three storeys towards the northwestern boundary, a storey lower than in the previous proposal, the overall impact on the sunlight and daylight conditions of Osmond Close would be insignificant. In conclusion, this element of the proposal would not be in conflict with the advice in Policy D5.

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.

Parking and Highway Considerations

The layout and provision of parking, taken within the context of the Green Travel Plan would be consonant with the standards set out in Policy T13. The use of the existing access is considered to be satisfactory. The parking provision for the residential units equates to 0.46 spaces per dwelling, which is favourable in comparison with recently approved developments, notably at Templar House, just to the north of the application site, where the ratio is 0.34 spaces per dwelling.

The number of parking spaces is considered to be adequate, given the proximity of the site to public transport and a London Plan PTAL (Public Transport Accessibility Level) rating of 4 (Good). Previously it was Level3, but it has been enhanced as a result of the increase in bus service frequencies arising from changes brought about by TFL (Transport For London) bus strategy for London.

The Travel Plan recommends that the existing South Harrow CPZ (Controlled Parking Zone) be extended. A contribution from the developer is included to resource the monitoring of possible overspill parking in the area.

Following consultation with neighbours, the Travel Plan also proposes a Car Club as a further means of reducing over reliance on car borne travel. Car Clubs have become a familiar feature of travel in Europe since the 1990,s. Research shows that one car club vehicle replaces between four and five privately owned vehicles, whilst also giving non-car owners access to a car.

The applicants have submitted a further Transport Statement. This included a parking survey that found, on the basis of studies carried out during specific times of the day and at night that there is spare capacity on surrounding roads in the area for on street parking.

Furthermore, a trip generation assessment of the existing and proposed developments, carried out as part of the study, found that the proposed scheme would generate significantly less car driver trips than the existing use of the building, a difference of over 60% less during peak periods.

It is concluded, taking account of all of these factors, along with the obligations set out in the S106 Agreement, namely the Green Travel Plan (that includes the provision of 104 secure cycle spaces and five motor cycle spaces) and the Car Club, satisfactorily meets the advice in Policy T13, Council Transport Policy and national transport policy in general, where the emphasis is on sustainable travel and transport modes that seeks to achieve restraint on car use.

2) Consultation Responses

- None

CONCLUSION

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

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SHERBOURNE HOUSE, 23-25 NORTHOLT ROAD **Item: 2/01**
P/2423/06/CDT/OH

Ward HARROW ON THE HILL
INSTALLATION OF 6 TELECOMMUNICATION POLE MOUNTED ANTENNAE ON ROOF OF THE BUILDING AND 4 ANCILLARY EQUIPMENT CABINETS OF GROUND AND ROOF LEVEL (56 DAY NOTICE)

Applicant: T-MOBILE
Agent: STAPPARD HOWES

RECOMMENDATION

Plan Nos: 1015/459/001, 002A, 003A, coverage plots (41645m 41646 & 41647) and supporting statement by Stappard Howes (Agents ref: 1015/459/MB; T-MOBILE ref 60893)

GRANT permission for the development described in the application subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 If, after the implementation of this permission, the antenna and the associated ancillary development are no longer required, the antenna, cabinet and associated installations shall be removed from the site and the buildings/land restored to its former condition.

REASON: To safeguard the visual amenity 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:

S1 The Form of Development and Pattern of Land Use

SD1 Quality of Design

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

D4 Standard of Design and Layout

D14 Conservation Areas

D24 Telecommunications Development

2 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) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area and Visual / Residential Amenity (S1, SD1, SD2, D4, D14, D24)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Adjacent to Roxeth Hill Conservation Area
Council Interest: None

b) Site Description

- Site is located on the south eastern side of Northolt Road and is occupied by a four storey building with a flat roof to a height of 14.55 metres at parapet level, premises in office use (Class A2), the rear of the site is occupied by a car park
- Plant room located on top of the roof of the building, overall height of 17.5 metres from ground level and set back from the Northolt Road frontage by approximately 11 metres
- Currently there are six pole mounted antennae on the plant room and a dish along with associated ancillary equipment located behind cladding at roof level
- Pole located on the plant room
- Other equipment located at roof level includes a satellite dish and A/C units
- The Roxeth Hill Conservation Area boundary is located 30 metres away to the north west
- The Timber Carriage P.H is located immediately adjacent to the northeast. This building is empty and awaiting redevelopment
- Three/four storey block of residential flats located immediately adjacent to the south west
- Surrounding area is mixed commercial and residential

c) Proposal Details

- Installation of a of six pole-mounted antennae located on the roof of the building
- The three pole-mounts located on the plant room of the building, which is set back from the frontage

- Four associated cabinets are proposed – three are located at roof level and are sited at the rear behind the brick parapet of the roof; the fourth cabinet is sited at ground level and is located adjacent to the north eastern flank and is set back from the frontage by 12 metres
- Other ancillary equipment includes a power route cable, a cable tray and access ladders all located at roof level

d) Relevant History

WEST/704/96/DTD	Determination: 6 sectored and 2 dish antennae with associated equipment cabinets	PERMISSION NOT REQ. 28-NOV-96
WEST/751/00/FUL	Provision of 6 replacement antennae, one new dish, one replacement dish and one 3m high pole and equipment cabin on roof	REFUSED 30-OCT-00 DISMISSED on Appeal

Reason for Refusal:

1. The proposal represents overdevelopment which would be visually obtrusive and would have a detrimental impact on the character of the area.

WEST/933/01/FUL	3 replacement antennas, 1 additional dish, removal of 3 equipment cabins and provision of 10 additional equipment cabins	GRANTED 15-FEB-02
WEST/733/02/FUL	Hand railing around part of roof	GRANTED 09-SEPT-02

e) Applicant Statement

- There is an operational need for the development; this site is required in order to maintain T-Mobiles service in this part of north west London as the exiting site providing service to the area (Raebarn House) is to be removed as part of the proposals for redevelopment
- Alternative sites have been looked at but the applicant site represents the most suitable option
- There is a requirement to place a new base station as close as practicable to the existing site (Raebarn House)
- The proposal complies with ICNIRP guidelines

f) Consultations:

- **CAAC:** awaited
- **John Lyon School:** awaited

Advertisement: | Character of Conservation Area | Expiry: 27-SEP-06

Notifications:

Sent: 39	Replies: To be reported in addendum	Expiry: 27-SEP-06
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Summary of Response:

To be reported in addendum

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regard to the current capacity and coverage. With regard to 2G-network coverage, they state that once the site at Raebarn House has been removed, much of the South Harrow area will be below the required level in building and commercial level. In addition to this, due to the high level of usage of mobile phones in the vicinity, the surrounding sites would suffer from congestion and customers will not be able to access the network. The 3G plots show that there will be parts of this area that will have no coverage at all.

The applicant submits that the coverage plots clearly show that this site will act as an adequate replacement for Raebarn House, which is sited on the opposite side of Northolt Road.

3) Character and Appearance of Conservation Area and Visual / Residential Amenity

Policy D24 of the Harrow Unitary Development Plan (2004) sets out the main criteria to be assessed when considering proposals to erect telecommunications equipment. It is considered that an appeal decision relating to this site, which was dismissed, is also a material consideration. In determining the appeal in relation to the refusal of WEST/751/00/FUL the Inspector noted that: -

“The appeal proposal would result in additional development on the roof that would be much closer to the front of the building... in this case, the objection is not to the use of the roof for additional upgraded equipment, only to the precise positioning of that equipment and particularly the cabin, which does not, as far as I am aware, have any special siting needs. I accept that there is limited scope available to the appellant company in respect of siting and design. Nonetheless, I am not satisfied from what I saw on my site inspection that the cabin would be well related to the existing plant on the roof.”

In terms of the subsequent proposal (WEST/993/01/FUL) the applicants responded positively to the comments of the Inspector and sited all of the equipment on the central and rear elements of the roof, and this application was granted.

The current scheme proposes to install antenna that would be sited at roof level and attached to the central plant room on the property. The installation would be adjacent to existing equipment such as other telecommunications antenna, air conditioning units and a pole. The plant room is set well back from the main front wall of the building. Most of the proposed development would be sited behind the existing equipment on the roof, which would serve to mitigate the potential visual harm of the proposal. It is also considered that the position of the plant room, set back from the frontage would ensure that the proposed installation would be unobtrusive.

The proposed cabinet at ground floor level is sited 12 metres back from the highway and is located adjacent to the flank walls of Sherbourne House and the property at 27-29 Northolt Road. It is considered that this location, set back from the frontage would ensure that the proposed cabinet is inconspicuous in appearance.

The proposed development would be sited over the building, which already has existing telecommunications installations. The proposal would therefore comply with Government guidelines by sharing an existing site thus obviating the need to use other sites.

A condition has been suggested to ensure that the equipment is removed and the land reinstated to its current condition, in the event that the installation is no longer required.

Subject to this condition, it is considered that the proposal would have no material impact on the appearance of the property and visual amenity of the area.

As a result of the above, it is considered that the proposed installation would not have a material impact on the character and appearance of the Roxeth Hill Conservation Area. It is also considered that the location of the application site, some 30 metres from the boundary of the Conservation Area, buffered by the Timber Carriage PH site serves to mitigate any material impact on the character and appearance of this Conservation Area.

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Awaited

CONCLUSION

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

10 COLLEGE CLOSE, HARROW

**Item: 2/02
P/2046/06/DFU/GL**

SINGLE STOREY REAR EXTENSION

Ward HARROW WEALD

Applicant: M F CONNOLLY

RECOMMENDATION

Plan Nos: Site Plan; MFC/103E; MFC/104F; MFC/105B

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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 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.

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 treatment

The 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 roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

The decision to grant planning 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

2 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.

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)** Quality of Design (SD1)
- 2)** Standard of Design and Layout (D4)
- 3)** Amenity Space and Privacy (New Residential Development) (D5)
- 4)** Supplementary Planning Guidance: Householder Extensions
- 5)** Consultation Responses

INFORMATION

This application is reported to the Committee as the applicant's spouse works for Harrow Council.

a) Summary

Statutory Return Type: Householder
Site Area: 390m²
Council Interest: None

b) Site Description

- Two-storey detached dwelling set back 7m from rear line of footway on southern side of College Close
- Adjacent and adjoining properties have no rear extension
- Property has an existing single-storey rear extension which is 2.9m deep and 3.1m wide on the boundary with No. 8 College Close
- Property has a rear garden approximately 28m deep

c) Proposal Details

- Single-storey rear extension 2.9m deep by 5.65m wide with flat roof at 3m to link to existing single-storey rear extension.

d) Relevant History

P/2376/04/DFU	Single storey rear extension	GRANTED 13-JAN-05
EAST/447/98/FUL	Single storey front side and rear extension	GRANTED 16-JUL-98

e) Applicant Statement

- Expressed annoyance at having to make fresh application to amend previously approved scheme

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry: 13-SEP-06
2	0	

APPRAISAL

1) Supplementary Planning Guidance: Householder Extensions

Single-storey Rear Extensions

A similar single-storey rear extension was granted planning permission on 13 January 2005. The difference between the two is that the current proposal has a flat roof, while the approved scheme has a hipped pitch roof. So, the principle of the rear extension is established.

The proposal is for a single-storey rear extension that would link to the existing rear extension and span the remaining width of the house. The extension would project 2.9m from the rear building line of the original and of the adjoining semi-detached dwelling.

The SPG states that a single-storey rearward projection, adjacent to a boundary, of up to 3 metres beyond the rear main wall of adjacent semi-detached houses would normally be acceptable. The proposed extension conforms to this guidance.

The proposed extension would have a flat roof at a finished height of 3m above ground level at the western flank boundary and 3.35m above ground level at the eastern flank boundary. The site has a slope with falls from west to east and from north to south. The SPG recommends that the height of single-storey rear extensions should be minimised, but also allows for site-specific circumstances to be taken into consideration. The proposed roof is a continuation of the existing extension roof. The additional height at the eastern flank boundary with No. 12 College Close is considered acceptable as this neighbouring property has the same internal floor levels and has a built-up rear patio area to accommodate the lower ground level. The extension's height at the boundary flank is the same of that of the previously approved scheme (P/2376/04/DFU).

The proposed extension would be glazed with a pair of patio doors and a single window at rear. The window on the existing extension will be converted to French doors. The fenestration is considered acceptable as the windows would be rear facing and there would no issues of overlooking.

A dome roof-light, 1.3m in diameter, and with the centre located at the mid-depth of the extension and 2.8m from the boundary with No. 12 College Close is also proposed. This roof-light is considered acceptable, as its position would not give rise to issues of overlooking of, or from, neighbouring properties.

2) Amenity Space and Privacy

The application site is considered large enough to accommodate the proposed development without any adverse impact on rear amenity space.

For the reasons noted in the previous section, it is considered that the extension will have no negative effect on the privacy of either the adjoining or the adjacent dwellings.

3) Consultation Responses

- None

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.