



**DEVELOPMENT MANAGEMENT  
COMMITTEE**

**WEDNESDAY 23 JANUARY 2008**

**ADDENDUM**

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**HARROW COUNCIL**

**ADDENDUM**

**DEVELOPMENT MANAGEMENT COMMITTEE**

**WEDNESDAY 23 JANUARY 2008**

**Section 2**

**2/02 RECOMMENDATION**

Revised Plans received: drawing nos. A300/ A and A301/ A to supersede drawing nos. A300 and A301.

Amend Condition 7 – second sentence to read: “...The space shall be allocated for use by the occupants of the ground floor flat (Flat A) only and shall be used for no other purpose, etc, etc...”

**2/04** Amend Development Description to read:  
SINGLE AND TWO-STOREY EXTENSION FRONTING EASTCOTE LANE AND EXTERNAL ALTERATIONS TO PROVIDE POST 16 (SIXTH FORM) EDUCATIONAL FACILITIES

Amend to read

**f) Consultations:  
Notifications**

Sent:	Replies	Expiry: 27-DEC-07
45	0	

**Summary of Response:**

N/A

Revisions to previous application include minor layout alterations to overcome reason 2 of previous refusal

**2/05** Amend to read  
**f) Consultations:  
Notifications**

2<sup>nd</sup> Notification

Sent:	Replies:	Expiry: 03-DEC-07
69	3	

**d) Relevant History - Add**

Appeal application P/265/05/CFU, refused for the following reasons:

1. The proposed development, by reason of its excessive size, bulk and siting, would be visually obtrusive and out of context with the prevailing pattern of development in the area which is characterised by two storey dwellings, to the detriment of the visual amenities of neighbouring residents and the character and appearance of the area.
2. The proposed development, by reason of excessive density and site coverage by building, would result in an over-intensive use of the site which, by reason of associated disturbance and activity, would amount to an overdevelopment to the detriment of neighbouring residential amenity.
3. The proposed development, by reason of its height and siting would lead to overlooking of the rear garden space of the adjoining property at 184 Harrow View, resulting in an unreasonable loss of privacy and amenity to its occupiers.
4. The proposed development, by reason of its scale, bulk and proximity to the rear elevations of the dwellings fronting Harrow View, would be overbearing in appearance to the detriment of the outlook and visual amenity of the neighbouring occupiers.
5. The proposed car parking area would result in a wide, continuous crossing that would be likely to give rise to conditions prejudicial to safety and the free flow of pedestrians and vehicular traffic on the adjoining highway.

**2/07 b) Site Description Add**

- Harrow Talking Newspaper occupies portable building in south west corner of site

**f) Consultations:**

**Stanmore Society:** No response received

**Notifications** amend to read

Sent:	Replies:	Expiry: 21-NOV-07
340	4 plus petition (28 sigs)	

**Summary of Response:**

Extension too long; Council should sell or lease buildings for use as care or nursing home; increased crime rate; loss of Harrow Talking Newspaper as a result of development proposals for site; Talking Newspaper should continue as long as Lodge is used for present purpose

**3) Consultation Responses: Add**

- Loss of Harrow Talking Newspaper as a result of development proposals for site, Talking Newspaper should continue as long as Lodge is used for present purpose – continued occupation of part of the site by the

**2/08** Application WITHDRAWN by applicant

**2/09** Defer at officer's request for further discussion with applicant on the requirements of the condition.

**2/10** Defer at officer's request for further discussion with applicant on the requirements of the condition.

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**FORMER GOVERNMENT OFFICES SITE,  
HONEYPOT LANE, STANMORE HA7 1BB**

**Item: 2/11  
P/4014/07/DDP/DT2**  
Ward      CANONS

DETAILS OF TREE AND HEDGEROW SURVEY REQUIRED BY CONDITION 7  
OF PLANNING PERMISSION REF: P/2317/06/CFU

**Applicant:** BERKLEY URBAN RENAISSANCE LTD  
**Agent:** TURLEY ASSOCIATES  
**Statutory Expiry Date:** 23-JAN-08

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### **RECOMMENDATION**

Plan Nos: PLAN NO TF/TS/D558 (TREE SURVEY) PLAN NO D1575L.001 (TREE  
REMOVAL AND PROTECTION PLAN) ARBORICULTURE SURVEY  
REV 01

**GRANT** permission for the development described in the application

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### **MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)**

- 1) Trees and New Development
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

### **INFORMATION**

This application is being reported to Committee at a Nominated Members request.

#### **a) Summary**

Statutory Return Type: Minor Development, all other  
Site Area: 6.2ha  
Habitable Rooms: 2325  
Density: 128 dpha 381 hrpha  
Car Parking: Standard: 1135 (maximum)  
Justified: 740  
Provided: 740 (65%)  
Council Interest: None

#### **b) Site Description**

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whit church Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whit church Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook.

Beyond the brook are two modest housing areas, Bramble Close and Amber House

- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

**c) Proposal Details**

- Approval is sought for details of Tree and Hedgerow Survey required by condition 7 of the planning permission which states:  
No works or development shall take place until a survey has been carried out of all existing trees and hedgerows on or overhanging the land, indicating which are to be retained and which are to be removed, and details of the retained trees and hedgerows and measures to be taken for their protection during the course of the development have been submitted to and approved in writing by the local planning authority.

**d) Relevant History**

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application.	REFUSE 04-MAY-07
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

**e) Applicant Statement**

- The trees are not protected by a TPO. The three Oaks on the western boundary of the site are assessed as category B in accordance with British Standard 5837 (2005) and this only because they are a group and have some amenity value. These trees are to be retained
- Behind the line of oaks is a 9m high embankment that has a lot of trees and dense ground vegetation. The tree cover consists of mainly Oak, Ash and White Poplar trees that are in good condition

**f) Consultations:**

The Council's Arboricultural officer has advised that subject to a number of precautions that should be taken in the treatment of dead trees and trees that are to be retained, the scheme is acceptable.

**APPRAISAL**

**1) Trees and New Development**

The existing trees that are adjacent to the site have amenity value in that they provide screening for adjoining residential properties. They are those that lie parallel to Edgware Brook (Groups G1, G2, G3, G4, G5, and T1 and T2) on the western side of the site and those that are on the boundary of rear gardens of houses on Whitchurch Lane (G6 Group) along the northern site boundary.

The Tree Removal and Protection Plan that has been submitted has been discussed on site with the Councils Arboriculture officer and after careful consideration he has advised that, subject to a number of practical precautionary measures the Plan is satisfactory.

It is concluded therefore that that the proposed survey complies with HUDP Policy D10 and with arboricultural best practice.

**2) S17 Crime & Disorder Act**

The proposed details of phasing does not affect the security of the site

**3) 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.

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