



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 5 DECEMBER 2007

PLANNING APPLICATIONS RECEIVED

STRATEGIC PLANNING/DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

WEDNESDAY 5TH DECEMBER 2007

PLANNING APPLICATIONS RECEIVED

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

STRATEGIC PLANNING/DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 5TH DECEMBER 2007

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SECTION 1 – MAJOR APPLICATIONS

226-228 AND 278-300 EVERTON COURT
HONEYPOT LANE, STANMORE

Item: 1/01
P/3310/07/CFU/DT1

Ward QUEENSBURY

EXTENSIONS AT FIRST FLOOR LEVEL TO PROVIDE 10 X 2 BEDROOM SELF-CONTAINED FLATS TO EXISTING BUILDING

Applicant: Henry Homes Plc
Agent: PHD Chartered Town Planners
Statutory Expiry Date: 04-JAN-08

RECOMMENDATION

Plan Nos: 27997/01A, 2799/02, 2799/03

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 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.

4 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.

5 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme (<http://www.securedbydesign.com/guides/index.aspx>), and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development 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 amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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:

London Plan:

- 3A.2 Borough Housing Targets
- 3A.4 Housing Choice
- 4B.1 Design Principles For a Compact City
- 4A.9 Providing Renewable Energy

Harrow Unitary Development Plan:

- EP20 Use of Previously-Developed Land
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the

Item 1/01: P/3310/07/CFU continued...

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 addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) New Residential Development - Amenity Space and Privacy (D5)
- 3) Parking and Access (T13)
- 4) Accessibility (Accessible Homes SPD London Plan Policy 3A.4)
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Dwellings
Site Area: 0.33 ha
Council Interest: None

b) Site Description

- Site originally comprised three linked blocks of flats built in terraces, the longest of which is a three storey central core. The two outer terraces are two storeys in height. Two infill developments, each of three flats were granted in 2004, along with two earlier permissions for two storey extensions to provide two flats at either end of the building. These additions mean that the site is now a continuous block of 58 dwellings
- The site is 22m deep and is 150m wide. The flats have short rear gardens but do not have any off street parking provision. Bin storage is on the front boundary of the site. The front building line is set back by 4m from the footpath to the service road adjacent to Honeypot Lane
- Surrounding development is predominantly residential, although there are two storey maisonettes immediately to the north east of the site on Everton Drive
- The central three storey section of the building has a gently pitched roof. The two outer wings have flat roofs
- The property is built in red brick and has tile hanging around the top hung windows

c) Proposal Details

- Permission is sought for extensions at first floor to provide 10 x 2 bed flats in two blocks, four at the north eastern end of the building and six at the south western end of the building

d) Relevant History

P/2589/04/DFU	Three storey building to provide three self contained flats	GRANT 03-NOV-04
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e) Applicant Statement

- The scheme would respect the existing articulation of the building, which is broken up into separate facades. The tile hanging on the existing parapet walls will be continued in the proposed extension
- The context, scale and massing of the building has been taken into account and the proposed extensions would be subordinate to the central core
- Proposed dwellings would be dual aspect and would have balconies to provide additional amenity for residents
- It is proposed to enhance the frontage of the building with new tree planting and landscaping
- Site is in an area of good public transport accessibility. Queensbury London Underground station is only 500m from the site, which is in a Local Centre. The site accords with Harrow UDP and Government Guidance (PPG13) on the need to discourage car use where good public transport and services is available
- Enhanced refuse storage and recycling facilities will be provided and high

values of insulation will be provided

- Condensing boilers will be installed to the new flats

f) Consultations:

Environment Agency: Proposal has a low environmental risk. No response will therefore be made.

Advertisement: | Major Development | Expiry: 01-NOV-07

Notifications:

Sent: 82 Replies: 8 Expiry: 04-NOV-07

Summary of Response:

Addition of 10 more dwellings would result in unacceptable noise nuisance for existing owners. On street parking would worsen. Basic services such as refuse collection and water supply and sewage disposal will suffer. Air quality will decline, particularly during construction phase.

APPRAISAL

1) Standard of Design and Layout

The extension would be a seamless transition in the scale, bulk, massing and elevational treatment of the building. The increased height that is proposed at the respective ends of the building would not be obtrusive and would still be in keeping with the domestic scale of development in the locality.

A communal satellite dish is to be installed to the roof to enhance the appearance of the building.

As such, the proposal complies with the advice in HUDP Policy D45 on the need to respect the context scale and character of development in the area.

2) New Residential Development - Amenity Space and Privacy

In the pre application scheme a total of twelve flats were proposed. However, there was concern at the impact on the two storey block of maisonettes at the northern end of the site (55a-d Everton Drive), a building that is in the splayed corner of Everton Drive. It was considered that the extension at this point would have an overbearing and visually intrusive effect on the existing maisonettes and would cause unacceptable overlooking and loss of privacy to them. This property is sited forward of the building line of the rest of the properties in the road and has a different configuration, as it faces westwards rather than south westwards.

Two of the proposed flats were therefore removed from the application and it is concluded that in the scheme that has been submitted, the maisonettes would not suffer loss of residential amenity.

3) Parking and Access

It is recognised that as the site cannot provide either car parking or cycle parking provision, the lack of such facilities is mitigated by the presence of the service road in front of the building, which helps to deter parking on Honeypot

Lane itself and by the fact that the site is in an area that is well served by local public transport.

4) Accessibility

As the proposal is a second floor addition to a development that does not have a communal lift, the proposal would be exempt from compliance with Lifetime Homes Standards.

5) S17 Crime & Disorder Act

In recognition of the need to restrict opportunities for crime and the standards set by the Government's Safer Places Agenda, the applicants have stated in their Design and Access Statement that they propose to provide audio and visual controls, fire alarm systems in stairwells and pas 24 hour doors in the new dwellings. Furthermore, the continued provision of rear garden access to flats dwellers within each section of the rear garden will continue.

6) Consultation Responses:

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

- Addressed in report

CONCLUSION

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

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**35 WEST DRIVE, HARROW
HA3 6TX**

**Item: 2/01
P/3406/07/DFU/JK**

Ward HARROW WEALD

RETENTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS;
RETENTION OF CONVERSION OF GARAGE TO HABITABLE ROOM; ROOF
ALTERATIONS TO FORM FRONT AND REAR DORMER

Applicant: Basic Focus

Agent: Home Plans

Statutory Expiry Date: 11-DEC-07

RECOMMENDATION

Plan Nos: 1312/0; 1D; 2B; Design Statement

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or 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:

London Plan: 4B.1

Supplementary Planning Guidance: Extensions A Householders Guide) (2003)

National Policy: PPS1

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate

Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Conservation Area (SPG, D4, D5, D14, D15, 4B.1, PPS1)
- 2) Residential Amenity (SPG, D5, 4B.1, PPS1)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development
Conservation Area: West Drive Conservation Area
Council Interest: None

b) Site Description

- The property is a bungalow located on the north side of West Drive on a corner plot and is also bound to the south and east by Lakeland Close
- The dwelling is set 25 metres from the highway at the front and 12 metres from the highway to the rear (Lakeland Close)
- The north side of West Drive in this area are bungalows that retain a hipped roof
- It is a feature of many of the surrounding properties to have front dormers
- The site is located in the West Drive Conservation Area

c) Proposal Details

Retention of single storey front extension

- Retention of single storey front extension 'in-filling' the space between the existing garage and front bedroom; it would project forward of the original front wall of the house by 1.65 metres
- The existing roof is extended over the front extension; which includes a window to the front elevation
- The front porch projects forward 0.9 of a metre and extends for a width of 2.85 metres
- The porch extension has a flat roof; the porch has a door and glazing to the front and flank elevations

Retention of single storey rear extensions

- The kitchen area projects 2.0 metres from the main rear wall along the southern boundary and extends for a width of 5.0 metres and steps back in to adjoin the original rear wall
- The existing roof is extended to provide a hipped roof over the kitchen extension
- There is a window in the rear elevation; the existing flank window has been replaced with a door
- Another rear extension adjoins the kitchen extension to the north (bay window); it projects 0.8 of a metre from the main rear wall and extends for a width of 4.3 metres

Retention of conversion of garage to habitable room

- Alterations to front elevation and conversion of garage to habitable room
- Removal of the existing garage door and replacement with window in front elevation
- Removal of existing flank window

Proposed roof alterations and front dormers

- Two small dormer windows are proposed to the front roof slope
- They would be sited between 1.25 and 1.5 metres from the edge of the roof and 1.5 metres up from the eaves measured externally along the roof slope
- The dormers would be a width of approximately 1.4 metres each and would have a pitched roof
- One dormer window is proposed to the rear roof slope
- It would be sited 1.0 metre from the edge of the roof and 1.7 metres up from the eaves measured externally along the roof slope
- The dormer would be a width of approximately 4.6 metres and would have a flat roof
- A velux roof light is proposed to the northern flank roof slope

Revisions to Previous Application:

Following the previous decision (P/2317/07/DFU) the following amendments have been made:

- Additional single storey rear extension to the kitchen area on the southern side of the house

d) Relevant History

P/2317/07/DFU Single storey front and rear extensions; WITHDRAWN
roof alterations to form front and rear
dormers

e) Applicant Statement

- Proposed extensions are small in scale
- Properties have been extended in the loft to the front side and rear of the property
- The proposed extensions follow a similar form in the massing of the proposed extensions
- Retention of existing gardens as existing
- Materials will match the existing house
- Vehicular and pedestrian access
- Secure bin storage area would be provided to accommodate refuse and recycling facilities
- Enlargement of the existing driveway to provide extra parking areas
- Existing access is to be retained as principle access
- Hard and soft landscaping would provide clearly defined routes for pedestrian movement
- Low energy lighting would be provided to external circulation areas to illuminate the areas immediately around the building to facilitate easy access

f) Consultations:

Conservation Area Advisory Committee: No comments received.

Advertisement: | Character of Conservation Area | Expiry: 22-NOV-07

Notifications:

Sent: 20 Replies: 3 Expiry: 19-NOV-07

Summary of Response:

Object to dormers; considered overbearing and obtrusive to houses in Lakeland Close; development will not protect or enhance the natural environment; will not make a positive contribution to the character of the site and surrounding locality; will not respect existing pattern of development as constructed in rear amenity space; will not protect privacy and amenity of adjacent properties; work would significantly change Conservation Area.

APPRAISAL

1) Quality of Design and Conservation Area

The proposed front dormers are kept to a minimum size to ensure that there is no undue harm to the character of the area. In terms of its situation, the front dormers comply with the requirements of the SPG. It is noted that there are a number of front dormers on other dwellings within the surrounding area (notably No. 34 and 34A and No 39). Front dormers are considered an established part of the street scene and it is not considered to create harm to

West Drive Conservation Area.

The proposed rear dormer would comply with the requirements of the Householder SPG and is considered to be visually contained within the roof slope. There are no major objections to the rear dormer, although two smaller pitched roof dormers would be preferable. It is therefore considered that the proposed rear dormer would not create any undue harm to the character or appearance of West Drive Conservation Area.

The extensions to the dwelling are a minimal addition to the property and it is considered that a sufficient rear garden space has been maintained. There are no objections to the single storey front and rear extensions with the regard to the Conservation Area. It is considered the front and rear extensions do not create any undue harm to the character or appearance of West Drive Conservation Area.

2) Residential Amenity

The property is a detached bungalow that is sited away from the boundaries. The proposed extensions to the dwelling are a minimal addition to the property and are located away from the residential boundary. The extensions are not considered to create undue harm to the neighbouring residents.

The property benefits from a substantial front garden that results in the proposed front dormer being located a significant distance from the residential occupiers on the opposite side of West Drive. This distance is considered to overcome any possible overlooking implications.

The proposed rear dormer would be sited 11 metres from the rear boundary and a total of 25 metres from the protected windows of the nearest residential dwelling. This distance is considered sufficient to mitigate any possible overlooking of neighbouring occupiers.

4) S17 Crime & Disorder Act

The existing and proposed extensions are not considered to create harm to the safety and security of the area.

5) Consultation Responses:

The matters raised are dealt with in the report above.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

**STONEGROVE AND SPUR ROAD
ESTATES, EDGWARE
HA8 8BT**

**Item: 4/01
P/3366/07/CNA/RP1**

Ward Adjoining borough

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 937 NEW RESIDENTIAL UNITS, COMMUNITY HALL, CHURCH AND CHURCH HALL WITH NEW ACCESS OFF SPUR ROAD AND REOPENING ACCESS OFF STONEGROVE

Applicant: London Borough of Barnet
Statutory Expiry Date: 06-DEC-07

RECOMMENDATION

Plan Nos: N/A

INFORM the London Borough of Barnet that Harrow Council objects to this application having an unacceptable impact on the Borough of Harrow for the following reasons:

- 1 The proposed access road to the development from Stonegrove will have an adverse effect on highway safety and prejudice the free flow of traffic on this London Distributor Road contrary to HUDP policy T 15 and national planning guidance(PPG 13) .
- 2 The proposed six and four storey blocks facing Stonegrove are out of character with the location and do not respond to their local context contrary to HUDP Policy D4 and national planning guidance (PPS 1).

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Transport impact of Developments (T6)
- 2) Standard of Design and layout (D4)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

In addition to Barnet consulting Harrow as the adjoining planning authority, notice has been served on the Council, by the agent, in respect of land ownership. This has been referred to Estates. Also, Barnet has directly notified several hundred Harrow residents of the planning application.

a) Summary

Statutory Return Type: Consultation by adjoining Council
Site Area: 11.55 ha
Habitable Rooms: 937
Density: 81 dpha
Council Interest: Part owner of highway land

b) Site Description

- Irregular-shaped site on the east side of Stonegrove
- Currently occupied by 603 dwellings , school and facilities with all access via Green lane and A 41 roundabout

c) Proposal Details

- In a number of phases to demolish all buildings within the site
- Redevelop in phases to provide 937 residential units and community and church facilities as described above
- The application is a hybrid; a full application is made for phase 1 with phases 2 and 3 being in outline with layout and access being ‘unreserved’ ie part of the application
- Access is to be taken from the Spur Road/A 41 roundabout via Green Lane and limited access from Spur Road both wholly within Barnet and access from Stonegrove almost opposite the existing junction of Stonegrove/Pangbourne Road

- Proposed accommodation:

Size	Affordable	Market	Total
1 bed flat	103	141	244
2 bed flat	244	184	408
3 bed flat	27	85	112
3 bed hse	36	60	96
4 bed hse	0	74	74
5 bed hse	3	0	3
Totals	417	520	937

d) Relevant History

Previous application made for 1355 units in 2004. Barnet Council resolved to grant permission subject to a S 106 agreement which was never completed and so the permission has not been issued.

e) Applicant Statement

- The application is made by Barratt Homes. They have an agreement with Barnet Council to underwrite any compulsory purchase agreement so that leasehold interests may be acquired to enable the development
- A full suite of supporting documents has been supplied by the applicant to Barnet Council

f) Consultations:

None

Notifications:

Sent:
937

Replies:
To be advised

Expiry: 21-NOV-07

Summary of Response:

To be advised

APPRAISAL

1) Transport Impact

The existing access from the existing estate to Stonegrove has been gated and is for emergency access only. Opening this or a new junction to serve the main access route through the new development will cause a significant number of right turn movements almost at the same point as Pangbourne Drive meets Stonegrove. This can only decrease highway safety and lead to an increase in disturbance and general activity with an increase in traffic movements.

2) Standard of design and layout

That part of the existing estate which faces Stonegrove is four storeys in height with pitched roofs. These buildings stand at 45 degrees to the back edge of the highway and are set back. This gives an open aspect which with the resultant separation from the houses on the west (Harrow) side of Stonegrove minimises the conflict which would otherwise occur with the meeting of two separate character areas. The proposed buildings remove the open aspect being parallel to the road and stand closer to the highway. Consequently the two areas of different character will collide rather than gently meet across Stonegrove.

3) S17 Crime & Disorder Act

The proposed development is intended to reduce and minimise the opportunities for crime and disorder.

4) Consultation Responses:

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

- To be advised

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above it is recommended that objections be made.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

**LAND O/S MOSQUE, 20 - 34 STATION
ROAD, HARROW
HA1 2SQ**

**Item: 5/01
P/3490/07/DDT/GL**

Ward MARLBOROUGH

PRIOR APPROVAL FOR SITING AND APPEARANCE; REPLACEMENT
TELEPHONE KIOSK

Applicant: Martin McNamara
Statutory Expiry Date: 17-DEC-07

RECOMMENDATION

PRIOR APPROVAL of details of siting and appearance IS required

Plan Nos: Site Plan; 0045 Sheet 005; 0045 Sheet 006 Rev A; 0045 Sheet 007;
0045 Sheet 008; 0045 Sheet 009

PRIOR APPROVAL of details of siting and appearance for the development described in the application and submitted plans is granted 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 kiosk is no longer required, it shall be removed from the site and the 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 London Plan and-or 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:

- ST3 London-Wide Highway Network
- D4 Standard of Design and Layout
- D24 Telecommunications Development
- D29 Street Furniture
- T6 The Transport Impact of Development Proposals
- T9 Walking

2 INFORMATIVE:

The applicant is advised that this decision relates only to the planning requirements imposed by the Town and Country Planning (General Permitted Development) Order 1995.

3 INFORMATIVE:

The applicant is advised that a notification to the local highway authority will be required under the New Roads and Street Works Act 1991 for opening the highway (footway) for installation and any associated ductwork.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (D4, D29)
- 2) Telecommunications Development (D24)
- 3) Highways Considerations (ST3, T6, T9)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to Committee at the request of the Committee.

a) Summary

Statutory Return Type: Not Categorised
Council Interest: Development on Public Highway

b) Site Description

- Application site is a public footway outside the Mosque currently under construction at 20-34 Station Road, Harrow approximately 15m south of junction with Rosslyn Crescent
- Site is currently occupied by two public telephone kiosks
- Station Road is a London Distributor Road

c) Proposal Details

- Installation of interactive telephone kiosk (prior approval of siting and appearance)

Revisions to Previous Application:

Following the previous decision (P/2189/07/DDT) the following amendments have been made:

- Details of appearance provided

d) Relevant History

P/1234/07/DAD	Internally illuminated advertisement panel on rear of replacement public telephone kiosk	GRANT 28-JUN-2007
P/2189/07/DDT	Prior approval for siting and appearance; replacement telephone kiosk	REFUSE 24-AUG-2007

Reason for Refusal:

Insufficient information has been submitted in relation to the siting and appearance of the proposal, and in the absence of such information, the proposal would be visually intrusive and harmful to the character of the streetscene contrary to Policies SD1, D4 and D24 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- Proposal would replace existing enclosed kiosk with an open unit allowing greater accessibility in a contemporary and attractive design. Site is an established payphone location.

f) Consultations:

Access Officer: To be reported

Highways Engineers: To be reported

Notifications:

Sent:

7

Replies:

To be reported to
Committee

Expiry: 21-NOV-07

Summary of Response:

To be reported to Committee

APPRAISAL

1) Design, Amenity

The proposed public telephone kiosk is shown on the supplied plan as located towards the front of the footway. However, the supplied plan is out of date, and the indicated road layout has since been altered. Measurements taken on site indicate that the proposed kiosk would occupy the same site as the existing. The replacement kiosk would have an open contemporary design. This would not be detrimental to the mosque currently under construction and is considered acceptable.

2) Telecommunications Development

Policy D24 of the Harrow UDP notes that proposals for telecommunications development will be favourably considered although the Policy is aimed more at telecommunications equipment associated with mobile telephone and satellite broadcasting installations. Part of the spirit of Policy D24 is that an over-proliferation of telecommunications development at an individual site is avoided. This proposal would be for a replacement kiosk and therefore there would be no additional development and would not represent an over intensification of use in the area.

3) Highways Considerations

Station Road is a London Distributor Road which has reasonable heavy levels of traffic. The only concern raised by the Highways Engineers in relation to the previous application with respect to road traffic was the potential for the kiosk to conceal pedestrians about to cross Station Road from the drivers' line of

sight.

According to the approved plans for the Mosque currently under construction, the kiosk would be approximately 8m from the main entrance. Although concerns were raised in with respect to a previous application for advertisement consent that this proximity could impede access to the Mosque, the separation between the existing kiosks and the proposed Mosque entrance would not change and is considered sufficient.

The proposed location of the replacement kiosk is considered acceptable from a highway safety point of view.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) Consultation Responses:

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

- To be reported

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 Prior Approval of details of siting and appearance is required and this application is recommended for grant.