



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 16 JANUARY 2008

PLANNING APPLICATIONS RECEIVED

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APPLICATIONS

WEDNESDAY 16TH JANUARY 2008

PLANNING APPLICATIONS RECEIVED

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

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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 COMMITTEE

WEDNESDAY 16TH JANUARY 2008

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PERMIT RESTRICTED

SECTION 1 – MAJOR APPLICATIONS

BENTLEY WOOD HIGH SCHOOL, BRIDGES ROAD, STANMORE HA7 3NA

Item: 1/01

P/3803/07/CFU/AF

Ward STANMORE PARK

PART THREE / PART FOUR STOREY EXTENSION TO NORTH WING OF SCHOOL TO PROVIDE POST 16 (SIXTH FORM) EDUCATIONAL FACILITIES

Agent: Mr Michael Harwood

Statutory Expiry Date: 05-FEB-07

RECOMMENDATION

Plan Nos: 5327-04, 5327-05, 5327-06, 5327-07, 5327-10, 840.05.BW.00, 840.05.BW.10, Design & Access 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 development hereby permitted shall not be occupied 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

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 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.

4 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the development zone shown on the approved plans. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5 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 Any increase in the total number of pupils (over that which is existing) resulting from the development hereby permitted shall not take place until such time as a revised Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents, and in the interests of highway safety.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

3D.8, 4B.1

Harrow Unitary Development Plan:

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

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

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

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6 INFORMATIVE:

There may be public sewers crossing/adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 08459 200 800.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Development in the Green Belt (3D.8) (EP31, EP32, EP34, C7)
- 2)** Design and Amenity (4B.1) (C7, D4)
- 3)** Access for All (C16)
- 4)** Traffic and Highways (T6)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major development, all other

Item 1/01: P/3803/07/CFU continued....

Green Belt Yes
Site Area: 9.44 hectares
Council Interest: Council Owned

b) Site Description

- Site is to the north west of houses on Binyon Crescent and Bridges Road
- The main building of the school is a low-rise brick built structure that is rectangular in shape and has two wings extending westwards at the northern and southern ends of the building
- The existing school building has been severely damaged by fire
- There is a number of existing mobile double-classroom units to the north-eastern end of the main building
- Three additional temporary buildings are on-site on areas of land that are hard-surfaced tennis courts

c) Proposal Details

- Three-storey extension to provide Post-16 education on the site
- Proposal will include the demolition of temporary music classrooms, external fire escape (to be re-provided internally), and an external storeroom

d) Relevant History

P/0707/05/CFU	Single-storey extension to art classroom, with adjacent timber decked area.	GRANT 17-JUN-05
P/1002/06/CFU	Replacement temporary double mobile classroom unit, and temporary triple classroom unit (2 years).	GRANT 04-JUL-06
P/1510/07/CFU	Single storey double classroom teaching unit for temporary two-year period.	GRANT 26-JUL-07
P/3052/07/CFU	Retention of 20 temporary mobile classrooms and generator compound.	GRANT 16-OCT-07

e) Applicant Statement

- Design & Access Statement explains the current Post-16 (sixth form) accommodation is housed in 'temporary huts', with this proposal seeking to erect permanent accommodation
- Design provides level access at ground floor with a taller ground floor, whilst linking through to the existing building at first and second floors
- Mono-pitched roof to provide solar/photovoltaic panels to provide a percentage of self-generated energy
- Building fully accessible and Part M and DDA compliant

f) Consultations:

None

Notifications:

Sent:
47

Replies:
0

Expiry:01-JAN-08

Summary of Response:

N/A

APPRAISAL

1) Development in the Green Belt / Area of Special Character and New Education Facilities

The location of the existing school buildings is discrete and well screened, and the proposed extension to the north, as it is further into the site, is even more discrete and is well screened by trees and the existing buildings. As such, it is considered that the extension will minimise the effect on the openness of the Green Belt. The proposal will result in the removal of some unsightly projections to the building, being the external fire escape stairs and external storeroom. It will also result in the removal of the 'temporary music huts' to the north of the main building, which are in a poor condition. As such, the increase in floor space will be only marginal, but due to the layout of the existing buildings the apparent footprint of the building will appear smaller, as the projection of the extension is less than the distance the music 'huts' are from the main building. This will in turn, help to minimise the impact on the openness of the greenbelt.

This application forms part of a 5-Phased development for the improvement of the school. Phase 1 included the provision of temporary accommodation for Post 16 in portacabins. This application is for Phases 2 and 3, which involve the demolition of the music 'huts', external staircase and storeroom. Phase 4 is for the provision of new Year 7 accommodation for which a future planning permission will be submitted. Following the completion of Phase 4, Phase 5 includes the removal of all remaining temporary accommodation, and the reinstatement of these areas. This scheme, in conjunction with future proposals, will allow for the provision of permanent, better quality facilities under the Building Schools for the Future scheme. The number of Post 16 students is not proposed to increase as part of this application.

It is considered, therefore, that the provision of improved educational facilities, in line with the aims of Policy C7, outweighs the minor impact of this proposal on this area of Green Belt. Given the above considerations, it is considered that the proposed extension will not be harmful to the openness or character of this part of the Green Belt or the Area of Special Character.

PPG2 controls against inappropriate development within Green Belts. Given the nature of this proposal, for the reasons discussed above, it is not considered that this development is inappropriate, and that it complies with Policies EP32 and EP34 of the Harrow Unitary Development Plan 2004 (HUDP), Policy 3D.8 of The London Plan 2004.

2) Design and Amenity

The proposal represents a contemporary addition to the existing non-descript school building. It is a three-storey structure with a glazed façade where it meets the existing building, providing a link between the existing and proposed, and a rendered structure with a high mono-pitched roof at the end. In terms of design, the extension is considered to make a positive contribution to the character and appearance of the building and would act as a focal point on the Northern side of the existing school building. The mono-pitched roof will be used to site solar or photovoltaic panels to provide some self-generated energy.

The proposed extension is considered to comply with Policy D4 of the HUDP, and Policies 4A.7, 4A.8, 4A.9, 4B.1 of The London Plan 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

There are no residential properties close enough to the proposed extension to be affected by this development and therefore this application is not considered to have any detrimental effects on the amenities of neighbouring occupiers.

3) Access for All

The proposed development seeks to accommodate people with disabilities by providing level access into the building and between the existing buildings and the extension at first and second floor level. A lift is proposed to give access between the floors in the extension. The above measures are considered acceptable and the proposed development is therefore considered to comply with policy C16 of the HUDP 2004 and Access for All Supplementary Planning Document (April 2006).

4) Traffic and Highways

As a result of providing larger sixth-form accommodation, pupil numbers have the potential to increase, although this is not proposed in this application. If there was to be an increase in pupil numbers, there is likely to be additional traffic movements to and from the school. The school has an existing Travel Plan, but this would need to be revised should pupil numbers increase.

To ensure the development does not cause an adverse effect on traffic movement and highway safety, a condition restricting a further increase in student numbers is attached to this planning permission subject to the approval of a revised Travel Plan for the school by this Authority.

5) S17 Crime & Disorder Act

This extension does not create a situation where crime and disorder may occur.

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.

**BENTLEY WOOD HIGH SCHOOL,
BRIDGES ROAD, STANMORE
HA7 3NA**

**Item: 1/02
P/3887/07/CFU/AF**

Ward STANMORE PARK

ONE SINGLE STOREY AND ONE TWO STOREY PORTACABIN BUILDING TO PROVIDE TEMPORARY CLASSROOMS AND ONE TWO STOREY PORTACABIN BUILDING TO PROVIDE A TEMPORARY SCIENCE BLOCK

Applicant: Bentley Wood High School
Agent: Ridge and Partners
Statutory Expiry Date: 04-MAR-08

RECOMMENDATION

Plan Nos: 271199-A-001, 271199-A-002, 271199-A-003, 271199-A-004, Design & Access 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 building(s) hereby permitted shall be removed and the land restored to its former condition within eight months of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

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:

3D.8, 4B.1

Harrow Unitary Development Plan:

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

D4 Standard of Design and Layout

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Development in the Green Belt Area of Special Character (3D.8) (EP32, EP31)
- 2) Standard of Design and Layout (4B.1) (D4, C16)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major development, all other
Green Belt: Yes
Site Area: 9.44 hectares
Proposed Floorspace: 1628.5m²
Council Interest: Council Owned

b) Site Description

- Site is to the north west of houses on Binyon Crescent and Bridges Road
- The main building of the school is a low-rise brick built structure that is rectangular in shape and has two wings extending westwards at the northern and southern ends of the building
- The existing school building has been severely damaged by fire
- There is a number of existing mobile double-classroom units to the north-eastern end of the main building
- The proposed buildings are already on-site on areas of land that are hard-surfaced tennis courts

c) Proposal Details

- Three classroom blocks have been installed on the site to provide temporary teaching accommodation while the fire damage to the main building is repaired
- This application states the buildings are proposed but have already been installed on the site to allow for the continued running of the school with minimal disruption
- Two x two-storey portacabins have been installed to the north of the site on an existing tennis court. The classroom block measures 29.6m x 12.25m and is 6.8m high, and the Science Block measures 26.7m x 12.4m and is 7.02m high
- A single-storey portacabin has been installed on the tennis courts to the east of the main building, adjacent to other temporary classrooms, and this measures 16.78m x 9.83m and is 3.51m high

d) Relevant History

P/1002/06/CFU	Replacement temporary double mobile classroom unit, and temporary triple classroom unit (2 years)	GRANT 04-JUL-06
P/1510/07/CFU	Single storey double classroom teaching unit for temporary two-year period	GRANT 26-JUL-07
P/3052/07/CFU	Retention of 20 temporary mobile classrooms	GRANT

and generator compound

16-OCT-07

e) Applicant Statement

- Design & Access Statement explains the requirement for higher quality, more bespoke teaching accommodation to allow the school to fully function while the fire damage is repaired
- The buildings will be removed completely in July/August 2008

f) Consultations:

Advertisement: | Major Development | Expiry: 03-JAN-08

Notifications:

Sent: 25 Replies: 0 Expiry: 25-DEC-07

Summary of Response:

Awaited

APPRAISAL

1) Development in the Green Belt / Area of Special Character

The buildings to be retained are not a permanent form of development. They are a response to a major fire and the need for the school to be operational while the fire damage is repaired. The location of the units is discrete and well screened, and minimises the effect on the openness of the Green Belt, which will be fully restored when the buildings are removed. In particular circumstances of the fire, its consequences and the need for the school to remain open, special circumstances are considered to exist in terms of London Plan Policy 3D.8 and PPG2 – Green Belts, which enables a temporary permission to be granted. The temporary structures will not be detrimental to the character of the Green Belt and Area of Special Character in the longer term, the openness and character of this area will be restored following the removal of these buildings at the expiration of any permission. It is suggested, therefore, that a temporary permission would allow the school to maintain operations while preserving the character and appearance of this sensitive area in the long term.

2) Standard of Design and Layout

All units have wheelchair access via external ramps. There are no residential properties close enough to the proposed mobile classrooms to be affected by this development and therefore this application is not deemed to have any detrimental effects on the amenities of neighbouring occupiers.

3) S17 Crime & Disorder Act

These temporary buildings do not create a situation where crime and disorder may occur.

4) Consultation Responses:

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

- No responses received

CONCLUSION

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

**PETERBOROUGH COTTAGE,
GARLANDS LANE, HARROW**

**Item: 1/03
P/3708/07/CFU/DT2**

Ward HARROW ON THE HILL

REDEVELOPMENT OF PETERBOROUGH COTTAGE TO PROVIDE NEW
SCHOOL BOARDING HOUSE

Applicant: The Keepers and Governors of Harrow School

Agent: Kenneth W Reed & Associates

Statutory Expiry Date: 05-FEB-2008

RECOMMENDATION

Plan Nos: 1233/100B, 1233/101M, 1233/101M, 1233/102M, 1233/103M,
1233/104M, 1233/105M, 1233/106M, 1233/210A, 1233/211A,
1233/212A, 1233/213A, 1233/214A, 1233/215A, 1233/216A,
1233/217A, 1233/218A

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 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.

3 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

4 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

Item 1/03: P/3708/07/CFU continued....

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 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.

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.

7 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (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.

8 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.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

10 The development of any buildings 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.

11 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

4A.7

Harrow Unitary Development Plan:

S1 The Form of Development and Pattern of Land Use

EP20 Use of Previously-Developed Land

EP29 Tree Masses and Spines

EP31 Areas of Special Character

EP43 Green Belt and Metropolitan Open Land Fringes

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

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:

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 addresses are Access for All:

http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Conservation Area, Area of Special Character and MOL (S1 EP20 EP31 EP43 D4)
- 2) Tree Masses and Spines (EP29)
- 3) Residential Amenity (D5)
- 4) Renewable Energy Issues (4A.7)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development
Conservation Area:	Harrow School
Site Area:	0.36 ha
Car Parking:	Standard: On Merit with restraint based approach
	Justified: 3
	Provided: 3
Council Interest:	None

b) Site Description

- The site is almost rectangular in shape and contains a number of trees surrounding Garland Cottage which occupy the south west part of the site
- Site takes access from Garlands Lane, which leaves Peterborough Hill via the complex of buildings called The Garlands
- The site comprises a two storey detached residential property, built in the 'Arts and Crafts' Architectural style, having a rough-cast rendered exterior with half-timbered projecting gables. The building is used for teaching accommodation
- Site abuts MOL (Metropolitan Open Land)

c) Proposal Details

- Permission is sought for a new four storey School Boarding House building with basement to provide accommodation for 70 pupils, and three teaching staff in 56 rooms with 3 off street parking spaces
- Common room, games room and additional amenity /function rooms in the basement. Amenity space and separate amenity space for pupils within the site

Revisions to Previous Application:

Following the previous withdrawn proposal (P/3169/06/CFU) the following amendments have been made:

- More planting has been introduced on the south eastern frontage to soften the appearance of the building in the streetscene
- Building has been moved away from the south eastern boundary to remove the prominence and obtrusiveness of the development on the main Garlands Lane frontage. The Head's Housemaster's study and drawing room have been moved away from the boundary and now serves to enclose the building from the boundary

Item 1/03: P/3708/07/CFU continued....

- Better architectural quality is provided e.g. more vertical emphasis has been put on the fenestration treatment
- Greater articulation of the building is provided, more returns and shorter vertical elements are introduced to reduce the bulk and massing of the scheme and provide more visual interest
- Contemporary style has been tempered by the use of building materials that reflect the traditional architectural vocabulary of the conservation area

d) Relevant History

P/3169/06/CFU	Redevelopment of Peterborough Cottage to provide new boarding school	WITHDRAWN 07-FEB-07
P/3170/06/CCA	Conservation Area Consent: Demolition of Peterborough Cottage and outbuildings	WITHDRAWN 07-FEB-07

e) Applicant Statement

- Location of proposed new Boarding House needs to be near to the heart of the school. Other sites were considered carefully but were found to be less suitable
- Site is undulating and is screened by dense clumps of trees both within the site and at Garlands, the block of flats on the western boundary
- The site is similar in footprint and characteristics as the 11 existing boarding houses in the school complex
- Building would perform the same function as the existing boarding house, providing accommodation for the boys, the House Master, the Assistant House Master and the Matron
- Boarding House is quite self contained in that it provides laundry facilities and recreational facilities, along with basic amenities
- Building is designed to maximise economies of scale and the layout of accommodation is designed to optimise space on the footprint that is available
- Layout and scale is dictated by the linear configuration of the site, which follows the land contours in a north/south direction. The cross falls west/east is some 11.5m from Peterborough road and 9m from the rear elevation of Garlands
- The cross fall levels on the site are dealt with by a single access point off Garlands Lane which dictates the ground floor level. The basement can then be dug into the hillside because internal rooms at this level require only single aspect glazing
- Viewed from the west and from Garlands the impact of the development is reduced by one floor, in effect presenting a building of three storeys at ground level
- Site is long and narrow and the building is designed to reflect that. A similar slender massing has therefore been achieved on the uphill side of the frontage
- The building continues into the site, broadens at the centre and then tapers out at the far end to the east
- The width of the frontage is comparable with the existing house and there is a large open section between the building and the lower boundary

- Design of building is contemporary. However the building materials, a lower section clad in a stone band with red facing bricks and deep window reveals, respects the traditional architectural vernacular of the conservation area
- The flat roof and overhanging eaves softens the perceived height and massing of the building
- The proportions and variety of vertical/horizontal emphasis, the articulation and attention to detail results in a building that is discreet in its secluded setting

f) Consultations:

Engineering Services: requested that storm water run off be attenuated

CAAC: Revised scheme is satisfactory. It relates better to Garlands Lane and has better articulation that breaks up the facades. A landscaping condition should be included in the recommendation.

Advertisement:	Character of Conservation Area Major Development	Expiry: 13-DEC-2007
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Notifications:

Sent: 30	Replies: 11	Expiry: 04-NOV-07
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Summary of Response:

Existing traffic problems will be made worse; increased traffic flows; loss of privacy; daylight and sunlight and general loss of residential amenity to the Garlands, harmful effect on character and appearance of the conservation area.

APPRAISAL

1) Conservation Area, Area of Special Character and MOL

The site is at the foot of land that descends gently northwards from Harrow School. To the west of the site land levels rise quite steeply again towards Garlands, a tall, imposing block of red brick built flats. To the east of the site is the long belt of MOL.

The proposed development would sit comfortably in the midst of the local townscape. It has been designed to take into account objections to the previous scheme in form, scale and layout.

The buildings are in an inverted 'L' configuration with the longest elevation on the eastern frontage, looking towards the openness of the MOL .

The siting and layout of the proposed development and the grouping of buildings is satisfactory and it is concluded that there would be no adverse impact on the conservation area. Screened by existing trees the development would fit almost seamlessly into the pattern of existing development in conservation area. The articulation of the buildings and the variety of detail in elevation treatment, the choice of a butterfly roof rather than a more

conventional pitched roof, reduces the overall scale, height, bulk and massing of the building, preventing it from appearing overbearing or obtrusive in the local townscape.

As such, the proposal complies with the advice in Policy D14. It says that redevelopment should only be allowed where it would contribute to the area by preserving or enhancing the appearance of the area.

2) Tree Masses and Spines

A full tree survey has been submitted with the scheme, which has already met with the approval of the Council's Arboricultural Officer. No conflict would therefore arise in terms of HUDP Policy D10 and EP29.

3) Residential Amenity

The building is smaller in scale and at a lower land level than the only property that could be affected by the development, The Garlands. This is a substantial four storey building with a sharply pitched gable roof that reaches 16m in height, whereas the height of the taller block in the proposed scheme is fractionally under 12m to ground level. The applicants have carried out a 45 degree exercise to demonstrate that no loss of daylight or sunlight could arise for windows to habitable rooms of The Garlands. It is concluded therefore that no conflict would result with HUDP Policy D5 in this respect.

Moreover, the distance of separation between the two buildings is some 30m at the nearest point in the west facing wall of the proposed development. It is concluded therefore, that the proposal would not result in overlooking and loss of privacy to residents of The Garlands in line with the advice in HUDP Policy D5.

4) Renewable Energy Issues.

The development has been prepared with sustainable forms of energy and building methods in mind. Along with the requirements under the Building Regulations, no UPVC materials will be used and care will be taken to use materials that have low embodied energy. Rainwater recycling will be used in the water flushing systems. Solar panels will be provided in the roof so that at least 10% of energy will be generated on site.

5) S17 Crime & Disorder Act

Following discussed with the Metropolitan Police Crime Prevention Design Officer, the applicants have included in their scheme measures to enhance the security and safety of the proposed development and the approach to it that is consonant with the advice in 'Secured By Design' and 'Safer Places' and the advice in HUDP Policy D4.

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.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**PETERBOROUGH COTTAGE,
GARLANDS LANE, HARROW ON THE
HILL**

**Item: 2/01
P/3704/07/CCA/DT2**

Ward HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF PETERBOROUGH COTTAGE AND OUTBUILDINGS

Applicant: The Keepers and Governors of Harrow School

Agent: Kenneth W Reed & Associates

Statutory Expiry Date: 01-JAN-08

RECOMMENDATION

Plan Nos: 1233/100/B, 1233/101/M

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and submitted to and approved in writing by the Local Planning Authority, and planning permission has been granted for the development for which the contract provides.

REASON: To protect the appearance of the:-

(a) conservation area

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.10

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

D16 Conservation Area Priority

2 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Demolition In Conservation Areas (4B.10) (D4, D 14, D16)
- 2) S17 Crime & Disorder Act (C12)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Conservation Area Consent
Conservation Area: Harrow On The Hill
Council Interest: None

b) Site Description

- The site is almost rectangular in shape and contains a number of trees surrounding Garland Cottage, which occupy the south west part of the site
- Site takes access from Garlands Lane, which leaves Peterborough Hill via the complex of buildings called The Garlands
- The site comprises a two storey detached residential property, built in the 'Arts and Crafts' Architectural style, having a rough-cast rendered exterior with half-timbered projecting gables. The building is used for teaching accommodation
- Site abuts MOL (Metropolitan Open Land)

c) Proposal Details

- Permission is sought for demolition of existing building and redevelopment to provide a School Boarding House

d) Relevant History

P/3169/06/CFU	Redevelopment of Peterborough Cottage to provide new School Boarding House	WITHDRAWN 07-FEB-07
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e) Applicant Statement

- Structurally speaking, the building is not economically viable

Item 2/01: P/3704/07/CCA continued....

- Building has no architectural merit, nor does it have historic or amenity value
- It does not relate in any way to the Listed buildings within the school complex and is not an integral part of the local townscape or the conservation area

f) Consultations:

CAAC: No Objections

Advertisement:	Character of Conservation Area Demolition in Conservation Area Major Development	Expiry: 13-DEC-07
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Notifications:

Sent: 23	Replies: 0	Expiry: 04-DEC-07
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Summary of Response:

N/A

APPRAISAL

1) Demolition in Conservation Area

The applicants have demonstrated satisfactorily that the demolition of the property would not be harmful to the character and appearance of the conservation area. As such, the proposal complies with the requirements of HUDP Policy D14, on the need for development to have careful regard to the effect that demolition of buildings has on the fabric of conservation areas and/or on their historic setting.

2) S17 Crime & Disorder Act

There are no relevant considerations.

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.

**25 ELMS ROAD, HARROW WEALD, HA3
6BB**

**Item: 2/02
P/4068/07/DOU/GL**

Ward HARROW WEALD

OUTLINE FOR LAYOUT, SCALE, APPEARANCE AND ACCESS:
REDEVELOPMENT TO PROVIDE A DETACHED THREE-STOREY BLOCK OF 8
FLATS; NEW VEHICULAR ACCESS AND BASEMENT PARKING

Applicant: Farmbridge Developments
Agent: Simpson McHugh
Statutory Expiry Date: 31-JAN-08

RECOMMENDATION

Plan Nos: 2430/11 Rev A; 2430/13; 2430/14; Design and Access Statement;
Arboricultural Method Statement

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

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

(a) landscaping

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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 development hereby permitted shall not commence until details of a scheme to provide a level covered communal entrance in order to facilitate access for disabled people, 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 adequate provision of facilities for use by disabled people in

accordance with the policies of the Harrow Unitary Development Plan.

5 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

6 No works or development resulting in any change in the approved levels of the site in relation to the adjoining land and highway(s) shall be carried out without the prior permission, in writing, of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents, and to ensure a satisfactory appearance, drainage and gradient of access.

7 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

8 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site 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 ensure that adequate drainage facilities are provided.

11 The development of any buildings 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.

12 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the boundary.

Item 2/02: P/4068/07/DOU continued....

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.

13 Notwithstanding the details in the submitted Arboricultural Method Statement, the development hereby permitted shall not commence until there has been submitted to, and approved in writing by, the local planning authority, a detailed arboricultural method statement for the:

(a) new access way

(b) new car parking area and

(c) existing access way that is to be used, during demolition and construction, by construction traffic.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

14 The development hereby permitted shall not commence until there has been a pre-commencement site visit with the Council's Planning Arboricultural Officer. The development shall be conducted in accordance with the approved details in the arboricultural method statements, and under the supervision of a suitably qualified arboriculturalist, with circulated copy reports to the Council's Arboricultural Officer.

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 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:

3A.1; 3A.4

Harrow Unitary Development Plan:

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

H10 Maintenance and Improvement to Existing Housing Stock

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects

arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

4 INFORMATIVE:

A list of Arboricultural Consultants can be obtained from the Arboricultural Association (01794 368717 / www.trees.org.uk).

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D10)
- 2) Residential Amenity (D4, D5, SPG)
- 3) Parking, Highway Safety and Transport Impact (T6, T13)
- 4) Layout and Accessibility (3A.4) (D4, D5, SPD)
- 5) Trees (D10)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
TPO	524
Site Area:	0.18 ha
Car Parking:	Standard: 11.2
	Justified:
	Provided: 9
Council Interest:	None

b) Site Description

- The site is a substantial two-storey detached dwelling on the northern side of Elms Road, at the junction with College Hill Road. It has a projecting,

half-timbered gabled frontage with a recessed entrance, bay windows and a dormer window that is set into the front roof slope

- The house has a gable ended wing and an adjoining garage that extends towards the eastern boundary of the site. On the western boundary the property has a bow window. At the rear the property has a single storey lean to extension
- Detached two storey properties to the east and west of the site
- The site sits at the Junction with College Hill Road which contains a mini roundabout
- The majority of the trees on site are subject to TPO No. 524: notably a group of 3 x Yews, the latter group provide an important screen with the adjoining property: 23 Elms Road

c) Proposal Details

- Outline application for demolition of existing property and construction of 3-storey building with basement to provide 8 flats
- All matters except landscaping to be determined at this stage
- 3x 2 bed flats on the ground floor, 3x 2bed flats on first floor and 2x 2 bed flats on second floor
- Width of the proposed building would be 16.8m, a depth of 22.8m, maximum height on the front elevation of 11m
- Proposed dormers on the front and rear roof slope, with balconies fronting Elms Road
- Underground parking at basement level for 6 cars and cycles
- Bin storage facilities located to the front
- 3 parking spaces located on the forecourt to the west of the site

Revisions to Previous Application:

Following the previous decision (P/2169/07/DOU) the following amendments have been made:

- Overall length increased from 22.3 metres to 22.8 metres
- Maximum height on front elevation increased from 10.5 metres to 11 metres
- Single front gable on western end of building proposed, with hipped roof with three gables on remainder of front elevation instead of a mansard roof with four front dormers
- Second floor would have two two-bedroom flats instead of one three-bedroom flat and one two-bedroom flat
- Bin store relocated from front of property to side

d) Relevant History

P/1258/05/CFU	Outline: redevelopment to provide a detached 3 storey block of 9 flats, access and parking	REFUSE 14-JUL-05 APPEAL DISMISSED 01-NOV-06
APPEAL A		

Reasons for Refusal

1 The proposed block of flats would, by reason of excessive site coverage by building and hard-surfaced vehicular access and garage forecourt, and associated disturbance and general activity, be an over-intensive use, and

amount to an overdevelopment of the site to be detriment of neighbouring residents and the character of the area.

2 The proposed block of flats, by reason of its size, bulk and rearward projection, would be visually obtrusive and overbearing, would not respect the scale and massing of adjacent detached houses and would give rise to a loss of light and overshadowing, to the detriment of the amenities of neighbouring occupiers and the character of the locality.

3 The proposed block of flats, by reason of the siting of flank windows, would give rise to overlooking, with a resultant loss of privacy, to the detriment of the amenities of neighbouring occupiers.

4 The proposal would result in the loss of protected trees of significant amenity and landscape value which would be detrimental to the character and appearance of the locality.

5 Inadequate vehicular sight lines would be provided as a result of this proposal, which would be detrimental to highway safety and traffic movement in the vicinity, contrary to Policy T13 of the adopted Unitary Development Plan.

P/2974/05/CFU Outline: redevelopment to provide a detached 3 storey block of 9 flats, access, parking (revised)

APPEAL B

REFUSE
08-FEB-06
APPEAL
DISMISSED
01-NOV-06

Reasons for Refusal

1 The proposal would result in the loss of protected trees of significant amenity and landscape value which would be detrimental to the character and appearance of the locality.

2 The proposed block of flats would, by reason of excessive site coverage by building and hard surfaced vehicular access and garage forecourt, and associated disturbance and general activity, be an over intensive use, and by reason of poor design would give rise to unacceptable living conditions for future occupiers and amount to an over development of the site to the detriment of neighbouring residents and the character and appearance of the area.

3 The proposed block of flats, does not provide a high standard of design and layout and by reason of its size, bulk and rearward projection would be visually obtrusive and overbearing, would not respect the scale and massing of adjacent detached houses and would give rise to a loss of light and overshadowing, to the detriment of the amenities of neighbouring occupiers and the character and appearance of the locality.

4 Inadequate vehicular sight lines would be provided as a result of this proposal, which would be detrimental to highway safety and traffic movement in the vicinity, contrary to Policy T13 of the adopted Unitary Development Plan.

5 The proposed amount of on site parking provision, adjacent to a busy traffic roundabout, would give rise to excessive levels of vehicular activity that would be detrimental to the free flow of traffic and highway safety.

P/0572/07/CFU Outline: redevelopment to provide a detached three storey block of 8 flats, new access and basement parking

REFUSE
11-MAY-2007
APPEAL
HEARING DATE
26-FEB-08

Reasons for Refusal

1 The proposed development, by reason of its excessive size, scale, bulk, massing and poor design would be overbearing, overpowering and intrusive in its relationship with the adjoining properties, to the detriment of the character of the area and the visual amenity of the locality, contrary to policies SD1, SH1, D4 and D5 of the Harrow Unitary Development Plan (2004).

2 The proposed development, by reason of poor design and rearward projection would result in a loss of outlook and amenities to nearby occupiers and future occupiers of the site and the development would be out of character with the established pattern of development in the locality, contrary to policies SD1, D4, and D5, of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance: "Extensions; a Householder Guide"

3 The proposal would result a potential loss of trees of significant amenity value which would be detrimental to the character and appearance of the locality, contrary to Policies SD1, SH1 and D10 of the Harrow Unitary Development Plan (2004).

P/2619/07/DOU Outline for layout, scale, appearance & access: redevelopment to provide a detached three storey block of 8 flats, new vehicular access and basement parking REFUSE
05-NOV-2007

1 The proposed development, by reason of its excessive size, scale, bulk and hardsurfacing, inappropriate massing and siting of refuse storage, and poor design would be overbearing, overpowering, out of sympathy with the form of development in the area and obtrusive, to the detriment of the character and appearance of the area and the amenity of the neighbouring occupiers, contrary to policies SD1, SH1, D4, D5, D8 and D9 of the Harrow Unitary Development Plan (2004).

2 The proposed development represents an over-intensive use of the property which, by reason of layout, excessive number of units proposed, and non compliance with Lifetime Homes Standards would provide cramped and substandard accommodation and excessive levels of activity, noise and disturbance, to the detriment of the amenities of future occupiers of the site and neighbouring occupiers contrary to the provisions of policies SD1, D4, D5, H18 and EP25 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes.

e) Applicant Statement

- Maintains the same internal layout and almost identical window relationships to neighbouring properties and previous – Inspector concluded it was acceptable
- Proposed access arrangements are considered acceptable by the Inspector
- In keeping with the character of the area
- All trees are retained apart from the spruce on the frontage which is in poor condition
- Forecourt parking has been greatly reduced to give more space for landscaping and protection of trees
- Would not adversely affect highway safety or the free flow of traffic – concluded by the inspector

Item 2/02: P/4068/07/DOU continued....

- 6 vehicles within the basement of the building and 3 located on the forecourt
- Lift from the basement parking area
- Hard and soft landscaping would provide clearly defined routes

f) Consultations:

None

Notifications:

Sent:
74

Replies:
Awaited

Expiry: 03-JAN-08

Summary of Response:

To be reported

APPRAISAL

1) Character and Appearance of the Area

The principle of a development of a block of flats of this scale and with this footprint on this site has been established through the previous Appeal B decision.

The use of a front gable at the western end of the building, with a hipped roof over the remainder of the frontage serves to mitigate the appearance of bulk of the building in the streetscene and addresses, in the main, the first reason for refusal of application P/2619/07/DOU.

The bin store has been relocated to the side of the building, thus reducing its impact in the streetscene. Although the amount of hardstanding remains similar to that proposed in Appeal B, the use of suitable landscaping, which remains a reserved matter, could further reduce the impact of the proposal on the streetscene.

2) Residential Amenity

The application proposes a smaller footprint than the application that was subject to Appeal B of LPA reference P/2974/05/COU, with the height also reduced. In assessing the impact of the proposed development upon the neighbouring residential amenity the Inspector concluded that whilst Appeal A would cause harm to the living conditions of nos. 23 and 25a Elms Road in terms of loss of light, outlook and privacy. Appeal B, with its reduction in height would have a much less marked impact upon the neighbours' light and outlook, would not unreasonably affect neighbouring amenity and was consistent with policy D5. With no material changes in site circumstances and the reduction in width, and height and the Inspectors comments, a refusal on loss of light, outlook or overlooking could not be justified.

It is acknowledged that there is a slight increase in the depth of this scheme in comparison to the most recently refused application (P/2619/07/DOU) however this extra depth is located to the front of the property, with the front projection. It is not considered that this would be harmful to neighbouring amenities.

There was a concern with the previous refused application that the bulk of the roof, in conjunction with the rear projection, would be overbearing and detrimental to the neighbouring amenities of the occupiers of no. 23 Elms Road. However, the revised roof profile would reduce this appearance of bulk, and the proposal would accord with the 45° code in respect of the neighbours and that the scheme would be set away from this boundary.

Although the proposed provision of 8 flats would give rise to levels of activity, noise and disturbance which would be out of sympathy with the scale of adjacent development, the Inspector, in Appeal A, noted that: 'I consider that it unlikely that this would result in an unacceptable degree of noise and disturbance to neighbours'.

3) Parking, Highway Safety and Transport Impact

In appeal B reference P/2974/05/CFU, it was given that the proposal would cause no detriment to highway safety and was consistent with the objectives of Policy T13. The application scheme, with one less flat proposed and a vehicular crossing consistent with that in the aforementioned appeal, is therefore also considered to be consistent with the objectives of Policy T13. Highways register no objection to the proposal.

4) Layout and Accessibility

The proposal seeks 8 flats within the proposed reduced footprint. The internal layout of the new units would provide some awkward habitable rooms. However, the room sizes are in line with those required by the Council, and a refusal on these grounds could not be substantiated.

The site circumstances mean that level access to a covered communal access would be difficult to provide. However, it is a requirement that all new home conform to lifetime homes standards. The current arrangement is that the entrance to the building would be via steps into the main property. Disabled access is provided via a lower ground car parking area. Should a wheelchair user wish to access the property without a vehicle, the visitor or occupier would be required to wheel down a steep slope and manoeuvre around parked cars. This is not considered acceptable, and therefore a condition requiring a level access to be provided at ground floor level.

Amendments to the original internal layout have been sought, and revised plans, and a revised design and access statement indicate compliance with Lifetime Homes standards. Notwithstanding the details on the supplied plans, a condition requiring the flats to be built to Lifetime Homes standard has been added to ensure compliance with London Plan policy 3A.4 and the Council's Supplementary Planning Document, 'Accessible Homes.'

5) Trees

The proposed scheme has been revised to locate the building an extra 1m from the boundary with No. 23. The site hut and storage area has been located on the plans. This has sufficiently overcome the previous concerns relating to trees on site, subject to suitable conditions to protect the long-term survival of the trees.

6) S17 Crime & Disorder Act

The proposal would not have any adverse impacts on the security and safety of the locality.

7) 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 this application is recommended for grant.

**GARDEN HOUSE, 5 ST JOHN'S ROAD
HARROW, HA1 2EL**

**Item: 2/03
P/3797/07/CFU/GL**

Ward GREENHILL

TEMPORARY CHANGE OF USE FROM OFFICE (CLASS B1) TO LIBRARY
(CLASS D1) FOR FIVE YEARS

Applicant: London Borough of Harrow

Agent: Belinda Prichard

Statutory Expiry Date: 17-JAN-08

RECOMMENDATION

Plan Nos: Site Plan; Third floor plan; Second floor plan; First floor plan; Ground floor plan; Basement plan

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

1 The use hereby permitted shall be discontinued within five years of the date of this permission.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

2 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: (a) To safeguard the amenity of neighbouring residents and the character of the locality.

(b) To safeguard the character and viability of the shopping parade.

(c) In the interests of highway safety.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

3D.1

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

T6 The Transport Impact of Development Proposals

T13 Parking Standards

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

C2 Provision of Social and Community Facilities

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, EM15, EM24)
- 2) Principle of Use (3D.1) (D4, EM15, T6, T13, C2)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Offices, R & D and Light Industry

Site Area: 910m²

Car Parking: Standard: 5

Justified:

Provided: 18

Council Interest: Building leased by Harrow Council

b) Site Description

- Five-storey office building with car parking to rear
- Front of building set 8m behind rear of footway, with level access provided to ground floor entrance
- Premises is within Harrow Metropolitan Centre

c) Proposal Details

- Change of use from office (Class B1) to library (Class D1)

d) Relevant History

LBH/39852	Five storey office building with parking (revised)	GRANT 31-MAY-91
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e) Applicant Statement

None

f) Consultations:

Highways Engineers: No objection.

Notifications:

Sent:	Replies:	Expiry: 27-DEC-07
5	0	

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

There would be no changes to the exterior of the building, and therefore there

would be no change to the appearance of the area. proposed change of use from offices to a library could result in increased activity at the site. However, this would not be out of character with its town centre location, and would be similar to the property's earlier use as a Job Centre.

2) Principle of Use

Policy EM15 of the UDP notes that, outside of designated business areas, the Council will resist the loss of buildings from business use to other uses outside these classes unless it can be clearly demonstrated that the site is no longer suitable or required for business use.

However, London Plan policy 3D.1 notes that boroughs should enhance access to goods and services and strengthen the wider role of town centres, including supporting a wider role for town centres as locations for leisure and cultural activities, as well as business and housing. Harrow UPD policy C2 seeks the provision of new social and community facilities, particularly in areas identified to be in need.

The existing library at Gayton Road, which is within the Harrow Metropolitan Centre, is scheduled for closure in 2008. The application proposal would ensure that the Metropolitan Centre retains a library facility that is readily accessed by public transport and would compliment the facilities offered by the Metropolitan Centre.

The harm caused by the loss of B1 office facilities would be outweighed by the benefit of the provision of a library in Harrow Metropolitan Centre.

Although use of the property as a library is considered acceptable, other uses within use class D1 (assembly and leisure) would need to be considered on their merits. Therefore, a condition is attached to restrict the use to a library, and not to any other use within Use Class D1. A further condition requiring the use to be reassessed in five year is also attached to enable reconsideration of the proposal in the light of circumstances then prevailing.

3) S17 Crime & Disorder Act

The proposal would not have any impact with respect to this legislation.

4) 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.

**GREGAN HOUSE, PARR ROAD
STANMORE**

**Item: 2/04
P/3373/07/CVA/DT2**

Ward CANONS

REMOVAL OF CONDITIONS 3 AND 4 OF PLANNING PERMISSION REF:
P/1934/07/CFU FOR CHANGES TO ELEVATIONS

Applicant: Devonshire Development Ltd

Agent: C B Richard Ellis

Statutory Expiry Date: 07-DEC-07

RECOMMENDATION

Plan Nos: N/A

GRANT permission for the development described in the application

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Relevant Legislation
 - Town and Country Planning Act (as amended) 1990 - Section 55 (2) a
 - DCLG Circular 11/95 (use of conditions in planning permission)
 - DCLG Circular 13/87(Changes of Use of Buildings and Other Land: The Town and Country Planning (Use Classes) Order 1987
 - DCLG Circular 01/2006 (Guidance on Changes to the Development Control System)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor heavy industry / storage / warehousing
Site Area: 0.555 ha
Council Interest: None

b) Site Description

- Gently pitched part two storey rectangular storage building (B8 Use Class) with offices at first floor level on the south side of Parr Road, adjacent to the A4140 road at Honeypot Lane. Built in concrete with metal cladding. Large shutter doors at main entrance on northern elevation
- Building on the site was in use as a distribution warehouse for the 'Iceland' supermarket company. It is currently vacant (total floor space in the site is 2,492 sqm)
- Building includes a mezzanine floor that covers approximately half of the internal floor area of the building
- Building is in continuous use (i.e. 24 hours a day seven days a week)
- Previous Use generated 8 delivery trips in the morning and 12 trips in the afternoon at peak time
- Residential properties along Parr Road to the north of the site and at

Wigton Gardens immediately to the south of the site

- A culvert at the rear of the site provides existing drainage

c) Proposal Details

- Approval is sought for the removal of Condition 3 ('No extensions shall be carried out to the mezzanine floor of the building without the prior approval in writing of the Local planning Authority') and Condition 4 ('No subdivision of the building into two or more units shall take place without the prior approval in writing of the Local Planning Authority').

d) Relevant History

P/1934/07/CFU Changes To Elevations

GRANT
15-AUG-07

e) Applicant Statement

- The conditions are contrary to primary legislation and guidance set out in National Circulars
- Section 55 (2) (f) of the 1990 Act allows a planning unit to be sub-divided providing it remains within the same use class. This is further qualified by Circular 13/87 which states that as a result of the Housing and Planning Act 1986, permission is not required for the sub-division of premises, other than dwellinghouses, provided that both the existing and proposed uses fall within the same use class
- The conditions do not comply with the six tests set out in Circular 11/95 on the use of conditions in planning permissions and are in fact 'Ultra Vires'

f) Consultations:

N/A

APPRAISAL

1) Relevant Legislation

The statement that the applicants have submitted is factual and consistent with relevant legislation. Condition 3, the restriction on the mezzanine floor, would be contrary to S55 because it would remove statutory planning rights from the landowners. The sub division of internal floor space within the same use class is permitted development other than in the case of retail uses and this has only been since Circular 01/2006 was introduced, amending S55 to restrict loss of retail floor space.

Condition 4, requiring that permission would be needed for the sub division of the building into two or more units would be contrary to both S55 and Circular 13/87. The latter is concerned with the question of the intensification of use that may result from sub division of premises. The applicants have also referred to case law in support of their application. In each case the further sub division of premises into smaller units was not held to involve development or a material change of use due to the sub division occurring within the same use class.

2) S17 Crime and Disorder Act

Proposal 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.

Item: 2/05
FORMER GOVERNMENT OFFICES SITE, P/3926/07/DDP/DC3
HONEYPOT LANE, STANMORE HA7 1BB

Ward CANONS

DETAILS OF EXISTING AND PROPOSED FINISHED FLOOR LEVELS
REQUIRED BY CONDITION 27 OF PLANNING PERMISSION P/2317/06/CFU

Applicant: BERKLEY URBAN RENAISSANCE LTD
Agent: TURLEY ASSOCIATES
Statutory Expiry Date: 18 JANUARY 2008

RECOMMENDATION

Plan Nos: (00)004 T2, (00)002

GRANT approval for the details described in the application

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Levels (D4)
- 3) S17 Crime & Disorder Act (D4)
- 4) 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 6.2 ha
Council Interest: None

b) Site Description

- Site was former government offices off Honeypot Lane Stanmore

c) Proposal Details

- Proposed finished floor levels.

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	REFUSE 04-MAY-07

Item 2/05: P/3926/07/DDP continued....

P/2246/07/COU	highway works - revisions to application. 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

- N/A

f) Consultations:

- N/A

Notifications:

- N/A

APPRAISAL

1) Levels

The proposed finished floor levels are considered acceptable by Harrow Council Engineers.

2) S17 Crime & Disorder Act

The proposed details of levels do 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.

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

Item: 2/06
P/3930/07/DDP/DT2

Ward CANONS

DETAILS OF PHASING REQUIRED BY CONDITION 22 OF PLANNING PERMISSION P/2317/06/CFU

Applicant: BERKLEY URBAN RENAISSANCE LTD
Agent: TURLEY ASSOCIATES
Statutory Expiry Date: 18 JANUARY 2008

RECOMMENDATION

Plan Nos: Schedule Plan dated 23-NOV-07

GRANT permission for the development described in the application

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Phasing
- 4) S17 Crime & Disorder Act (D4)
- 5) 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 Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch 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 Phasing required by Condition 22 of the planning permission.

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

- N/A

f) Consultations:

- N/A

APPRAISAL

1) Phasing

The proposed phasing programme relates closely to the original brief for the site that the applicants submitted. The 56 houses and the larger 3 bedroom flats are located at the northern end of the site, closer to local amenities such as the school and parks and away from the busier southern of the site. The smaller units (studios and 1 and 2 bedroom units) are located towards the eastern end of the site, closer to the Underground station, for the convenience of commuters.

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

**118-120 HEADSTONE ROAD, HARROW
HA1 1PF**

**Item: 3/01
P/4121/07/CFU/DC3**

Ward GREENHILL

RETENTION OF 3-STOREY BLOCK OF 14 FLATS WITH ROOMS IN THE ROOF SPACE, PARKING FOR 2 CARS AND BINSTORE TO THE FRONT (RESIDENT PERMIT RESTRICTED)

Applicant: Botwellears Properties Ltd

Agent: Nu-Ne Lah Design

Statutory Expiry Date: 10-MAR-08

RECOMMENDATION

Plan Nos: Planning Statement, Design Statement, Access Statement, Habitable Room Analysis, 100.0, 100.1, 100.2, 105.3, 106.3, 107.3, 109.0, 111.0, 116.1, 116.2, 116.2.1, 116.2.2, 131.0, 136.0, 139.0, 139.1, 139.2, 154.1

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

1 The proposed development, by reason of excessive bulk, massing, footprint and rearward projection would appear unduly bulky, obtrusive, overbearing and would detract from the established pattern/character of existing development in the vicinity and would have detrimental affect on the amenities of nearby occupiers contrary to policies 4B.1 of the London Plan 2004, D4, and D5 of the Harrow Unitary Development Plan 2004, Supplementary Planning Guidance: Designing New Development and Supplementary Planning Guidance: Extensions A Householders Guide (March 2003).

2 The proposed development, by way of poor roof design, higher eaves, higher front and rear parapet wall, and addition of dormers, would poorly relate to the adjoining properties and detract from the character and appearance of the building and wider street scene contrary to policies 4B.1 of the London Plan 2004, D4 of the Harrow Unitary Development Plan 2004, Supplementary Planning Guidance: Designing New Development and Supplementary Planning Guidance: Extensions A Householders Guide (March 2003).

3 The proposed development, by way of poor internal layout and inadequate room size, would fail to meet requirements of Lifetime Homes Standards and Wheelchair Homes Standards, contrary to polices 3A.4 of The London Plan 2004, D4 of the Harrow Unitary Development Plan 2004 and Accessible Homes Supplementary Planning Document (April 2006).

4 The proposed development, by reason of failing to demonstrate how the building incorporates renewable energy and energy conservation and efficiency measures into the design, would result in an inefficient and unacceptable development contrary to policies 4A.7, 4A.8, & 4A.9 of The London Plan 2004.

INFORMATIVES

1 INFORMATIVE:

The following policies in the London Plan and-or the Harrow Unitary Development Plan are relevant to this decision:

London Plan:

3A.1, 3A.2, 3A.4, 4A.2, 4A.8, 4A.9, 4A.11, 4B.1, 4B.4

Harrow Unitary Development Plan:

D4, D5, D9, EP25, T6, T13

Supplementary Planning Guidance: Designing New Development (March 2003)

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

Accessible Homes: Supplementary Planning Document (April 2006)

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Design and Character of Area (4A.2, 4A.8, 4A.9, 4A.11, 4B.1, 4B.4) (D4, D9)
- 2)** Residential Amenity (D4, D5, EP25)
- 3)** Parking & Highway Safety (T6, T13)
- 4)** Housing Provision & Density (3A.1, 3A.2, 3A.4)
- 5)** Accessible Homes (3A.4) (D4)
- 6)** S17 Crime & Disorder Act (D4)
- 7)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	865m ²
Density:	473 hrph 161 dph
Car Parking:	Standard: 21 maximum
	Justified: 2
	Provided: 2
Council Interest:	None

b) Site Description

- West side of Headstone Road just south of Hindes Road
- Previously occupied by 2x2-storey detached buildings both with single-storey rear projections
- Now completed 3-storey block of 14 flats with habitable roof space
- Hard surfaced area to front with bin store and parking for 2 cars
- Detached 2-storey house (No. 116) to the south, and a three-storey block of flats (Elizabeth Mews) to the north
- Rear of site backs onto the rear gardens of 97-99 Roxborough Road
- Located within an existing controlled parking zone (CPZ)

c) Proposal Details

- Retention of 3-storey block of 14 flats with rooms in the roof space, parking for two cars and bin store to the front

Item 3/01: P/4121/07/CFU continued....

- Insertion of dormers to roof space at both front and rear elevations.

Revisions to Approved Application:

Following the previous decision (P/1832/03/CFU) the following amendments have been made:

- 2 additional flats provided in the roof space
- Addition of dormers to front and rear elevations
- Further 2m rearward projection of rear 1st, 2nd and 3rd storey elements
- Raising of front and rear parapet wall and eaves
- Change in window positioning on front and rear elevations
- Bin store to front forecourt area
- French doors to ground floor rear units opening out onto rear garden space
- Repositioning of car parking

Revisions to Refused Application

Following the previous decision (P/1101/07/DFU) the following amendments have been made:

- Reduction in number of dormers from 7 to 3
- Reduction in overall height from 10.8m to 10.6m by lowering parapet walls on flank elevations

d) Relevant History

P/806/03/CFU	Replacement 3-storey building with accommodation in roofspace to provide 12 flats	WITHDRAWN 25-JUN-03
P/1832/03/CFU	Redevelopment to provide 12 flats in 3-storey building with access and parking (resident permit restricted)	GRANT 16-OCT-03
P/1101/07/DFU	Mansard roof extension at 3 rd floor level to create an additional storey to provide 2 additional flats over the building approved ref: P/1832/03/CFU dated 16 Oct 2003 for 12 flats in a 3-storey building with access and parking (resident permit restricted)	REFUSE 14-SEP-07

Reasons for Refusal:

1 The proposal by reason of its excessive size, bulk, massing and design of the roof would appear unduly bulky, obtrusive, overbearing and would detract from the established pattern/character of existing development in the vicinity and would have detrimental affect on the visual amenities of nearby occupiers contrary to policies SD1, SH1, D4, D5 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance: Extensions A Householders Guide (March 2003).

P/3199/07/DFU	Formation of two flats within roof space	WITHDRAWN 19-NOV-07
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e) Applicant Statement

- The proposal meets Part M of the Building Regulations, Lifetime Homes and Wheel Chair Homes Standards
- Lowering of firewall agreed with Council officers

Item 3/01: P/4121/07/CFU continued....

- Changes to consented scheme include:
 - Removal of gable over front elevation to reduce rate of rainwater runoff to front of building;
 - Removal of glass blocks to front elevation to improve thermal performance of building;
 - Reduction in windows from 24 to 22 to ensure compliant SAP & E1 index for dwellings;
 - Removal of Juliet balconies;
 - Inset of rear elevations made equal to ensure symmetry to rear elevation;
 - Change in car parking layout to free up space for bin store;
- Site is in close proximity to public transport links
- The design of building responds sensitively to the scale form and massing of the neighbouring properties
- Site offers good amenity space for future occupants

f) Consultations:

None

Advertisement: | Major Development | Expiry: 10-JAN-08

Notifications:

Sent: 29 Replies: 8 Expiry: 02-JAN-08

Summary of Response:

(7 letters in support of proposal, 1 letter opposed to proposal)

Those in support: a precedent has already been set for this development with permission granted for 12 flats, development helps first time buyers to get on property ladder, attractive modern building adds value to surrounding properties, reduction in the side wall height has made building less overbearing, further unnecessary works on site would cause further disturbance to neighbours.

Those opposed: conversion of roof space makes building 4-storey development, building already much larger than anticipated, development goes against policies of HUDP 2004, roofline already much higher than neighbouring buildings, development adversely affects character and appearance of surrounding area, loss of privacy to buildings to the rear as trees already been removed from the site, additional 2 units represents an overdevelopment of the site.

APPRAISAL

1) Design & Charter of Area

This part of Headstone Road is characterised by a mixture of 2-storey detached and semi-detached properties with habitable roof space and 3-storey blocks of flats. Most properties have hard surfaced front garden areas.

The development for 14 flats has noticeable differences to the scheme

approved in 2003 for 12 flats (ref: P/1832/03/CFU). The key changes are the removal of the main front gable on the front elevation, reduction of number of windows from 24 to 22, removal of rear gable, rear elevation setbacks are now 'symmetrical' parapet walls and eaves are 1.4m higher, a bin store area is proposed to the front, and repositioning of car parking spaces. These changes are not considered minor and accumulatively they are considered to detract from the character or appearance of the building and wider streetscene.

The development also has key differences to the scheme refused recently under planning reference P/1101/07/DFU. Most notably the overall proposed roof height has been reduced by 200mm and the 4 'side dormers' to the front and rear elevations have been omitted. These changes are considered significant as they reduce the overall bulk and massing which was a key issue with planning application P/1101/07/DFU. These changes however would do not bring the proposal into line with the 2003 planning permission P/1832/03/CFU.

As the development has nearly been completed (with the exception of construction of the dormer windows), so it is clear to see the effect that it has on the street scene and surrounding properties. The roof is noticeably taller than both the block of flats at Elizabeth Court and the 2-storey detached house at number 116.

The mansard roof gives the building a dominant appearance when viewed from the street when compared to the two adjoining buildings. Although the principle of this aspect of the scheme has already been accepted through planning permission P/1832/03/CFU, the addition of large central dormers would exacerbate the bulk and massing of the building. Further the higher parapet walls and eaves (approximately 1.4m higher than Elizabeth Mews) fail to respect the character and appearance of neighbouring buildings and gives the building an appearance of an over dominant and overbearing development.

The bulk and massing of the development is further exacerbated with the rearward projection of the building extending out a further 4m at ground floor level and 2m at further at 1st, 2nd and 3rd floor level than the two adjoining properties.

The proposed scheme does not demonstrate how it would address renewable energy policies of The London Plan and the HUDP 2004 where for major residential developments of 10 or more units, an applicant needs to show how the design of the development will incorporate these policies into the final scheme. The proposal is therefore considered to be an inefficient and unacceptable development contrary to policies 4A.8, 4A.9, 4A.11 of the London Plan 2004.

In terms of design it is considered that the development would be over dominant in the streetscene and overbearing on adjoining properties to the detriment to the character of the area and neighbouring amenity contrary to policies 4B.1 of the London Plan 2004, D4 and D5 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance: Designing

New Development (March 2003).

2) Residential Amenity

The building is clearly non-compliant with Harrow Council's 45° Code, in relation to the rear corners of the upper floors of both Elizabeth Mews and 116 Headstone Road. This is a key difference between this development and the planning permission granted in 2003 for 12 flats which ensured full compliance with the 45° Code.

The proposal is larger than the approved development for 12 flats from 2003. The building extends further rewards than the scheme approved. This is noticeable when compared to the rear building line of Elizabeth Mews where the building comes out a further 2m (approx) at 1st, and 2nd floor level than that of Elizabeth Mews. On the consented scheme this was flush with the same element at Elizabeth Mews. This increase in bulk further emphasises the bulk and massing of the building and also adversely affects neighbouring outlook and amenity.

The amount of rear garden amenity space is considered sufficient for a development of this size with 410m² of rear garden amenity space.

Overall the proposal is considered to adversely affect residential amenity contrary to policies with policies D4 and D5 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

3) Parking & Highway Safety

The development provides 2 off-street parking spaces, which are not wide enough to accommodate disabled parking. The site is located within a Controlled Parking Zone and the future occupants would not be eligible for residents parking permits to park on the street. Given the sites location to good public transport links the proposed level of parking is considered acceptable.

4) Housing Provision & Density

The proposal represents an additional 14 units to Harrow's housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density is 473 habitable rooms per hectare (hrph), which is considered satisfactory for this location and type of development. The approved scheme from 2003 has an approved density figure of 416 hrph therefore the change is not considered significant.

5) Accessible Homes

The development does not fully comply with the adopted Accessible Homes SPD (April 2006) which requires all new build residential developments to be 100% compliant with the Lifetime Homes Standards and 10% of units to be built to the Wheelchair Homes Standards. Most notably bathrooms offer no

transfer area to the side of the toilet for wheelchair users and the non-provision of a lift. On closer inspection the proposal fails points 12 and 14 of the Lifetime Homes Standards.

One ground floor unit (flat 3) has been identified as meeting the Wheelchair Homes Standards. On closer inspection the proposal fails points 1, 9, 16, 18, 19, 20, and 23 of the Wheelchair Homes Standards.

It is therefore considered that the proposed development, by way of poor internal layout and inadequate room size, would fail to meet requirements of Lifetime Homes Standards and Wheelchair Homes Standards, contrary to policy 3A.4 of The London Plan 2004 and the Council's Supplementary Planning Document on Accessible Homes (April 2006).

6) S17 Crime & Disorder Act

There are not considered to be any issues regarding security with this development.

7) 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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None