



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 6 FEBRUARY 2008

PLANNING APPLICATIONS RECEIVED

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APPLICATIONS

WEDNESDAY 6TH FEBRUARY 2008

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 6TH FEBRUARY 2008

INDEX

					Page No.
1/01	LAND AT 1-4 EATON COURT, WESTFIELD PARK, HATCH END HA5 4JJ REDEVELOPMENT OF SITE TO PROVIDE A THREE-STOREY BUILDING TO PROVIDE 11 FLATS WITH BASEMENT CAR PARKING	HATCH END	P/3429/07/CFU/AF	GRANT	1
1/02	EQUITABLE HOUSE, LYON HOUSE HARROW, HA1 2EW CHANGE OF USE OF PART OF OFFICE BLOCK TO RESIDENTIAL TO PROVIDE 32 RESIDENTIAL UNITS WITH A TWO STOREY EXTENSION AT ROOF LEVEL AND A SEVEN STOREY EXTENSION AND RETENTION OF 1920 SQM OF B1 FLOOR SPACE (RESIDENT PERMIT RESTRICTED)	GREENHILL	P/3214/07/CFU/DT2	GRANT	13
1/03	90-100 PINNER ROAD, HARROW, HA2 0HE CONVERSION OF 1ST FLOOR AND ROOF EXTENSION TO CREATE NEW 2ND FLOOR WITH FLAT ROOF TO PROVIDE 12 X 2 BEDROOM UNITS ABOVE EXISTING COMMERCIAL UNIT	HEADSTONE SOUTH	P/4111/07/CFU/AF	GRANT	23

1/04	OXHEY LANE FARM, OXHEY LANE, PINNER, HA5 4AH CONSTRUCTION OF EARTH EMBANKMENT, CULVERTS AND ASSOCIATED STRUCTURES AND A FLOOD DIVERSION DITCH TO PROVIDE FLOOD STORAGE AREA	HATCH END	P/3963/07/CFU/DT2	GRANT	33
2/01	19 - 23 HIGH STREET, PINNER, HA5 5PJ NEW SHOPFRONT ON HIGH STREET AND BISHOPS WALK	PINNER	P/2719/07/DFU/JK	GRANT APPEAL LODGED	41
2/02	19 - 23 HIGH STREET, PINNER, HA5 5PJ EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS	PINNER	P/2717/07/DAD/JK	GRANT APPEAL LODGED	48
2/03	FORMER GOVERNMENT OFFICES SITE, HONEYPOT LANE, STANMORE HA7 1BB DETAILS OF TREE AND HEDGEROW SURVEY REQUIRED BY CONDITION 7 OF PLANNING PERMISSION REF: P/2317/06/CFU	CANONS	P/4014/07/DDP/DT2	GRANT	55
2/04	ALLEYWAY ENTRANCE AT STATION PARADE, NORTHOLT ROAD, SOUTH HARROW PROVISION OF ALLEY GATES TO THE REAR OF STATION PARADE, ADJACENT TO 1 ALEXANDRA PARADE AND 2 AND 4 ALEXANDRA AVENUE.	ROXETH	P/0057/08/DFU/MRE	GRANT	58

SECTION 1 – MAJOR APPLICATIONS

LAND AT 1-4 EATON COURT, WESTFIELD PARK, HATCH END

Item: 1/01

P/3429/07/CFU/AF

Ward HATCH END

REDEVELOPMENT OF SITE TO PROVIDE A THREE-STOREY BUILDING TO PROVIDE 11 FLATS WITH BASEMENT CAR PARKING

Agent: Preston Bennett

Statutory Expiry Date: 29-FEB-08

RECOMMENDATION

Plan Nos: 06/3062/5, 06/3062/6 RevA, 06/3062/7, 06/3062/8, 06/3062/9, 06/3062/10, 06/3062/11, EATONC 1/200, 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 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme (<http://www.securedbydesign.com/guides/index.aspx>), and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

Item 1/01 : P/3429/07/CFU continued/...

3 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.

4 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines (<http://www.saferparking.com/Info.aspx>) are to be incorporated into the provision of the parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the building(s) is/are occupied

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

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

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

(a) the frontage.

(b) the boundary.

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

REASON: In the interests of amenity and highway safety.

7 The window(s) in the north and south flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

Item 1/01 : P/3429/07/CFU continued/...

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

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

9 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.

10 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.

11 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.

Item 1/01 : P/3429/07/CFU continued/...

12 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 06/3062/6, 06/3062/7 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.

13 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.

14 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.

15 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.

16 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.

16 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.

Item 1/01 : P/3429/07/CFU continued/...

17 The development hereby permitted shall not commence until details of how the building will incorporate renewable energy sources and sustainable materials into the final scheme have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets the basic requirements of London Plan 2004 policies 4A.7, 4A.8, and 4A.9.

18 The balconies of the development hereby approved shall be fitted with fixed and obscured-glazed side screens to a height of 1.8m and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

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.2, 3A.4, 4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.3, 4B.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

D11 Statutorily Listed Buildings

EP25 Noise

T6 The Transport Impact of Development Proposals

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

Item 1/01 : P/3429/07/CFU continued/...

4 INFORMATIVE:

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

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

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

6 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

7 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

Item 1/01 : P/3429/07/CFU continued/...

8 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) Design and Character of the Area (including impact on Listed Building) (4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.4) (D4, D9, D10, D11)
- 2) Residential Amenity (D5, EP25)
- 3) Housing Provision and Density (3A.2, 4B.3)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessible Homes (3A.4)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.15 ha
Density:	193 hr/ha (73 d/ha)
Car Parking:	Standard: 15 (maximum)
	Justified: 13
	Provided: 13
Council Interest:	None

b) Site Description

- Detached building forming 4 flats on western side of road, set back from frontage by approximately 10m
- Access road to the south of the site leading to garages and bin stores at the rear
- Three-storey block of flats to the north (Linden Lea)
- Part two/part three-storey block of flats to the south (Sambrook Court)
- St Anselm's Church, a Grade II Listed building, sits across the highway from the subject site

Item 1/01 : P/3429/07/CFU continued/...

c) Proposal Details

- Construction of three-storey building containing 12 flats
- 4 x 1-bed flats and 7 x 2-bed flats proposed
- 12 car parking spaces at basement level accessed via ramp down from Westfield Park, and one space at ground level to front of site
- Communal amenity space to rear of site
- Cycle store in basement
- Bin store to front of site

Revisions to Previous Application:

Following the previous decision (P/2880/06/CFU) the following amendments have been made:

- Car parking has been placed underground to reduce amount of hard surfacing and increase amenity space to rear of site
- Car parking reduced from 2 spaces to 1 space to reduce hard surfacing to front of site
- Increase in number of flats from 9 x 2-bed to 4 x 1-bed and 7 x 2-bed (11 in total), as a result of revised building layout
- Access to car parking now enclosed
- Improved amenity space to front of site

d) Relevant History

P/2880/06/CFU	Redevelopment: three-storey building to provide 9 x 2-bedroom flats with 11 car parking spaces	REFUSE 08-MAR-07 ALLOWED ON APPEAL 22-NOV-07
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Reasons for refusal:

1. The proposed residential block by reason of its excessive size, bulk, massing, siting and rearward projection represents an overdevelopment and over intensification of the use of the site which would have an unacceptable enclosing & overbearing effect and would cause overshadowing at the existing adjacent development at Linden Lea resulting in a loss of outlook, visual and residential amenities of neighbouring occupiers contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).

2. The proposed development by reason of its size, scale, extent of hard surfacing and inadequate/ unsatisfactory provision of amenity space would be detrimental to the amenities of nearby occupiers and future occupiers of the site and would exacerbate conditions leading to the depletion of the character of the area/locality, contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003).

3. The usage of the proposed access road and car parking area at the rear would be likely to cause unacceptable noise and disturbance to the detriment of the amenities of neighbouring occupiers contrary to policies SD1, D4 and EP25 of the Harrow Unitary Development Plan (2004).

Item 1/01 : P/3429/07/CFU continued/...

This application was subsequently allowed on appeal.

e) Pre-Application Discussion

- None.

Applicant Statement

- Proposal revised to take into account reasons for refusal and subsequent discussions
- Reflects the design of the previous scheme, which reflects the design, scale and character of the neighbouring property, which was considered acceptable
- Proposed scheme compatible with the mixed character of the local area
- Building has been designed to respect the residential amenity of the neighbouring properties
- Revised scheme provides improved housing mix
- Providing car parking in basement and reducing parking provision to front of site improves amenity space provision and reduces hard surfacing on the site
- Development designed to comply with 'Lifetime Homes' Standards and 'Secured by Design'

f) Consultations:

Advertisement: | Major Development | Expiry: 31-JAN-08

Notifications:

Sent:	Replies:	Expiry:
43	1	26-DEC-07

Summary of Response:

Previous reasons for refusal appear to still apply, loss of sunlight and daylight, overshadowing and overlooking, increased traffic movements, additional block of flats not desirable, over-development of site and area, impact on foundations of neighbouring buildings and drainage, and construction nuisance.

APPRAISAL

1) Design and Character of the Area (including impact on Listed Building)

The height of the proposal is moderately higher than that of the residential block to the north of the site, and marginally higher (only the gabled front projections are higher) than the recently developed block to the south. Considering the design of the present building on the site that would be demolished, the building could be said to offer a more visually attractive addition to the street scene than that which it would replace.

Item 1/01 : P/3429/07/CFU continued/...

The overall design of the front facade, with hipped roof and bay windows acknowledges the predominantly suburban nature of the locality, and respects the context of the nearby Grade II Listed church. The design of the building is essentially the same as the previous application, which was considered acceptable by the Council and the Planning Inspector. The only notable difference is the additional projection to the south, which provides an enclosure to the car park access at ground floor level, with two residential floors above. The proposed development represents a significant redevelopment of the site and would reflect the recently developed block of flats at Sambrook Court to the south.

The proposal is generally considered to comply with Policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2-3 storey blocks of flats with large garden areas, including Sambrook Court, which is very similar in design to this application.

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*. The proposed development for 11 flats with parking for 13 cars would reflect the character and appearance of the existing street scene, particularly the adjacent site, and is therefore considered compliant with Policy D4 of the HUDP 2004.

The previous application was refused in part due to the large amount of hard surfacing to the front and rear, and the impact this would have on visual amenity and the amenity of neighbours. Although the Planning Inspector considered this situation acceptable, the applicant has revised the scheme to provide the car parking in the basement and one less car parking space to the front of the site. This results in no hard surfacing at the rear of the site, and reduced hard surfacing to the front of the site. This results in the site no longer appearing overdeveloped, and improves the visual amenity of the site.

The proposed scheme briefly touches on how it would address renewable energy and sustainable development policies of The London Plan 2004. For major residential developments of 10 or more units, an applicant must demonstrate how the design of the development will incorporate these policies into the final scheme. A condition is therefore attached to this report requesting further details before commencement of works.

Bin stores are to be located near the southern boundary of the site. These may be too far away from the building for people to comfortably dispose of refuse. Therefore a condition is attached to this permission requiring further details on storage and access to the refuse bin store.

Item 1/01 : P/3429/07/CFU continued/...

The scheme is considered to provide a more acceptable scheme as a result of the removal of the excessive amounts of hardstanding. The addition of two flats is not considered to outweigh this improvement. Overall the proposal is considered to represent good design and complies with relevant design policies in The London Plan 2004 and the HUDP 2004.

2) Residential Amenity

Sambrook Court to the south has no windows in its north flank walls, and Linden Lea to the north has no windows in its southern flank wall adjacent to the site. 45° lines taken from the rear corners of these buildings where protected windows are present are only broken by the small rear balconies of the proposed building. Due to the fact that the balconies are only small projections and have glass screens to the sides, there would be a negligible impact on daylight and sunlight, ensuring that the development would have no material impact on the amenity of these blocks. Additionally, as the proposed building now steps in at the rear, the impact on Linden Lea has been reduced from that allowed on appeal. It is considered that residential amenity will not be adversely affected from the proposed development. The proposal complies with Harrow Council's 45° Code and given there is not considered to be any issue with loss of outlook or light.

The flank kitchen windows of the proposed building have their lower sills above 1.8m in height, and the flank bathroom windows will be obscure glazed, ensuring that no overlooking would occur from these rooms into either of the neighbouring properties. The rear balconies will have obscure glazed privacy screens 1.8m in height that will also serve to safeguard amenity and prevent overlooking.

The amount of rear garden amenity space is considered adequate for a development of this nature, and has been increased significantly from the previously refused scheme, which was allowed on appeal (with a much smaller garden area).

The location of the proposed car parking is considered to be suitably located in the basement of the site, with the access enclosed where it passes the neighbouring building to minimise any noise disturbance associated with vehicle movements to and from the site.

Overall the proposal is not considered to adversely impact residential amenity and therefore complies with policies D5 and EP25 of the HUDP 2004.

3) Housing Provision and Density

The proposal represents an addition of 11 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, as it was in both the previous application and the Planning Inspector's decision.

Item 1/01 : P/3429/07/CFU continued/...

The proposed density is 193 habitable rooms per hectare (hr/ha), which is within the guidelines of 150-200 hr/ha as required by Policy 4B.3 of the London Plan.

4) Parking and Highway Safety

Schedule 4 of the HUDP sets a maximum 15 car parking spaces based on the number of habitable rooms in the development. The proposal will provide 12 standard and 1 disabled car parking spaces (13 in total). Considering the site's close proximity to Hatch End Local Centre with its transport options this is considered acceptable. The previous application was refused due to the large amount of parking, and resulting hard surfacing, to the rear, and that the access to this would cause disturbance to the neighbouring property. Although the Planning Inspector considered this situation acceptable, the applicant has revised the scheme to provide the car parking in the basement. This results in no hard surfacing at the rear of the site, and the access to the car parking is now enclosed where it passes the neighbouring property, which will limit any noise impacts on this property.

5) Accessible Homes

The proposal complies with the Lifetime Homes Standards and makes 10% provision for Wheelchair Homes Standards outlined in the Harrow Council SPD on Accessible Homes.

The proposal is therefore considered to comply with Policy 3A.4 of The London Plan 2004 and Accessible Homes: Supplementary Planning Document (April 2006).

6) S17 Crime & Disorder Act

The proposed design and layout offers adequate natural surveillance. Of concern however is the lack of detail with regards to boundary treatment and how access to the rear garden amenity area will be restricted. No details have been submitted about security fencing to the rear garden amenity restricting unwanted access to the site.

Furthermore, there are no details of lighting levels, car park security or door and window security. A condition has been attached to this report to request that these details are submitted before commencement of works.

7) Consultation Responses:

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

- Impact on foundations of neighbouring buildings, land drainage, and construction nuisance are not material planning considerations.

CONCLUSION

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

Item: 1/02
EQUITABLE HOUSE, LYON ROAD, P/3214/07/CFU/DT2
HARROW, HA1 2EW

Ward GREENHILL

CHANGE OF USE OF PART OF OFFICE BLOCK TO RESIDENTIAL TO PROVIDE 32 RESIDENTIAL UNITS WITH A TWO STOREY EXTENSION AT ROOF LEVEL AND A SEVEN STOREY EXTENSION AND RETENTION OF 1920 SQM OF B1 FLOOR SPACE (RESIDENT PERMIT RESTRICTED)

Applicant: P and Angel Properties Ltd

Agent: MGL Architects

Statutory Expiry Date: 07-FEB-08

RECOMMENDATION

Inform the applicant that:

The proposal is acceptable subject to:

- A) The completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
- B) The completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) A financial contribution towards Public Realm Improvements in Harrow Town Centre.
 - ii) The provision of affordable housing of a level, type and mix set out in the officer appraisal, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council

Plan Nos: Lyon 02-09 (inc) 2730.P.00 – 19 (inc)

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

Item 1/02 : P/3214/07/CFU continued/...

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

3 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines (<http://www.saferparking.com/Info.aspx>) are to be incorporated into the provision of the parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 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.

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

(a) the frontage.

(b) the boundary.

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

REASON: In the interests of amenity and highway safety.

Item 1/02 : P/3214/07/CFU continued/...

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

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

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

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

8 The development hereby permitted shall not commence until an Arboricultural Method Statement for the tree root trench under the car parking surface adjacent to the group of trees on the St Johns Road frontage has been submitted to and approved in writing by the Local planning Authority.

REASON: To protect the health of the trees and to safeguard the appearance and character of the area.

9 Before the development hereby permitted commences an Arboricultural Method Statement for the proposed children's play area and associated works around the London Plane Tree (T1) shall be submitted to and approved in writing by the Local planning Authority. The details submitted shall include those for the proposed tree root trench under the car parking surface adjacent to the tree group on St Johns Road. The arrangements so approved shall be retained thereafter.

REASON: To protect the health of the trees and to safeguard the appearance and character of the area.

10 Before the development hereby permitted commences a Tree Protection Plan for the whole site shall be submitted to and approved in writing by the Local planning Authority. The details submitted shall include staked fencing around the Root Protection Area for each tree, inside which no construction activity shall take place and no plant or materials shall be stored. The site shall be retained as such until the redevelopment of the site is completed.

REASON: To protect the health of the trees and to safeguard the appearance and character of the area.

Item 1/02 : P/3214/07/CFU continued/...

11 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.

12 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.

13 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.

14 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.

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.4, 4A.2, 4B3

Harrow Unitary Development Plan:

EP20 Use of Previously-Developed Land

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

T13 Parking Standards

H7 Dwelling Mix

Item 1/02 : P/3214/07/CFU continued/...

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

5 INFORMATIVE:

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

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

6 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) Design and Character of Area (EP20, D4, D5, D9, D10)
- 2) Parking and Access (T13)
- 3) Housing Provision & Density (4B.3)
- 4) Accessible Homes (3A.4)
- 5) Renewable Energy (4A.2)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major offices/research & dev;t/light industry
Site Area:	0.4237 ha (Gross)
Car Parking (Residential):	Standard: 126 (maximum)
	Justified: 32
	Provided: 32
Car Parking: (B1 Offices)	Standard: 1 space per 2-300 sqm net floor
1920 sqm of proposed net	area
floor area	
	Justified: 0
	Provided: 0
Council Interest:	None

b) Site Description

- The site is at the narrowest northern corner of a triangular configuration of concrete framed office buildings that date from the 1970's and are bounded by St Johns Road, Gayton Road and Station Road. The building is at the point where the three roads converge. Lyon Road runs through the centre of the complex of buildings and the two largest office buildings, Platinum House and Lyon House, are either side of that road
- Land levels rise quite sharply southwards from the convergence point and then form a plateau at the centre of the complex of buildings, on which the car parking area is located
- Existing building is four storeys in height and is supported by concrete columns and an undercroft. It is flat roofed and has a rotund form that addresses both the St Johns Road and Lyon Road frontages. Elevational treatment is a series of window sections that have horizontal emphasis
- Landscaping is towards the northern and western boundaries with intermittent tree planting to soften the paved circulation areas between the respective buildings. Trees within the curtilage of the site are protected by a TPO

Item 1/02 : P/3214/07/CFU continued/...

c) Proposal Details

- Permission is sought for the change of use of part of the office block to residential use (C3 Use Class) involving the construction of 32 flats in a seven storey side extension and a two storey extension at roof level, the infilling of the undercroft and the retention of 1920 sqm of office (B1 Use Class) floor space. The infilling of the undercroft will be for office use, as will the ground floor of the seven storey extension. The remainder of the total office floor space will be retained on the first and second floors of the building.

d) Relevant History

EAST/46/01/FUL	Alterations to ground floor elevations to provide office floor space	GRANT 04-MAY-01
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e) Applicant Statement

- Most of the existing office space is retained in the scheme
- Utilisation of undercroft area will provide a new and active frontage on Lyon Road, culminating in the proposed extension at the junction of Lyon Road and St Johns Road
- Residential development is part new build part conversion. Two of the existing commercial floors are to be converted into flats, the remainder are contained in the new extension. Commercial space will be on the lower three floors
- Amenity space for the flats will be in the form of balconies and communal green roof terraces
- Car parking and servicing is confined to the ground floor area, where some of the existing parking is retained
- Existing service cores are linked to dedicated entrances in recognition of the mixed use nature of the scheme
- Site is a prime Urban Centre location with a very high PTAL rating
- Residential Density of 251 HRH and 76 DPH is comfortably within the parameters of the London Plan which advises that maximum densities be within 435 HRH and the Harrow UDP which says that densities should be not less than 150HRH
- The form of the roof extension and the extension to the side of the building are dictated by the surrounding townscape, the key features of which are the Lyon Road building line, the crown and root bowl of protected trees in and around the site, the acute angle of the junction of Lyon Road and St Johns Road and the adjoining parking/service area for St Johns House
- The resulting building, responding to its site constraints, is organic in form, in contrast to the rigid, rectangular and unimaginative form of the existing building
- The office area of the locality is open plan and the existing public realm on the St Johns Road frontage and landscaping around the site will be maintained. Small scale planting is to be introduced along the Lyon Road frontage to soften the largely hard surfaced circulation area along Lyon Road

Item 1/02 : P/3214/07/CFU continued/...

- The land to the rear (south) of the site is to be left open to assist servicing and security for the building. Some planters containing low level shrubs will be introduced to soften the hard concrete and tarmac edge along Lyon Road
- The commercial element of the building will have renewed aluminium cladding. The undercroft area will be glazed along the length of both elevations, maintaining a visual permeability to the development
- The roof extension will be built with curtain walling, set back from the edge of the existing building. The landscaped roof garden will provide amenity space and will also help to reduce surface water run off from the site. Access to the roof terrace will be via a circulation core and an enclosed community room and a pergola are also proposed
- Refuse and recycling storage and secure cycle storage is to be provided
- Parking bays and pedestrian walkways will be clearly marked out and lit

f) Consultations:

Engineering Services: Development should not take place until on site drainage works and surface water attenuation/storage has been submitted and approved.

Advertisement: | Major Development | Expiry: 13-DEC-08

Notifications:

Sent:	Replies:	Expiry: 03-DEC-08
108	0	

Summary of Response:

N/A

APPRAISAL

1) Design And The Character Of The Area

The proposed seven-storey extension on the northern part of the site will create a new vase like form for the building that will endow it with a more visually striking and attractive profile, announcing it in a dramatic way in its prominent corner location.

This is a sharp contrast to the flat, functional and uninteresting appearance of the existing building. The outer skin of zinc cladding with a vertical standing and the irregular fenestrational treatment, in which windows are positioned in irregular patterns and sizes and with diversely coloured surrounds, accentuates the distinctiveness of the building. Such an approach is encouraged in HUDP Policy D4. It says that development should achieve a sense of place, and either complement the existing building form or provide a distinct character of its own.

2) Parking And Access

The proposed alterations to the undercroft at ground floor level means that some of the existing car parking space will be sacrificed. However this still leaves a total of 32 spaces for the site. This is still more than adequate in terms of the parking requirements for a Town Centre location. The Highways Engineer has advised that it would probably be acceptable to have zero parking provision in such circumstances and that the residential element of the development should be resident permit restricted.

32 secure internal cycle spaces are to be provided within lobby area of the building for residents. Four of these will be for disabled people. A further 24 bays are allocated for the business element of the scheme. Both of the groupings will have Sheffield stands.

This arrangement would comply with the advice in HUDP Policy T13, on the need for parking standards to be relaxed wherever it is practicable.

3) Housing Provision And Density

The mix of dwellings is acceptable and has a reasonable proportion of larger 3 - 4 bed family sized flats (12 in total) as well as recognition of the growing need for small 1bed units (6) that is referred to in Policy H7.

The scheme is well within the London Plan recommended range of densities for residential development in inner city areas and town centres (435hrh) and with Government Guidance, as set out in PPS3. The density of 247hrh is in fact closer to the norm for a development in the Outer London suburb setting of Harrow.

4) Accessible Homes

Access within the building i.e. lifts, stairwells and lobbies, will be designed to Lifetime Homes Standards as are the larger flats This is in line with London Plan Policy 3A.4 and the Harrow SPD. Furthermore 10/% of the flats will be built to Wheelchair Standards.

5) Renewable Energy

An Energy Statement has been prepared to accompany the scheme. The essentials of this are that a green roof is proposed that will provide better thermal insulation for the building. Green roofs with extensive planting areas absorb less heat, produce more oxygen and absorb carbon dioxide. This roof will also absorb 75% of rainfall, this slowing storm water run off. Water harvesting from this area is also being considered from this source as a means of feeding WC Cisterns in the scheme.

The fenestration of the building will be Argon filled glass that reduces heat loss and the secondary structure and screening (movable vertical louvers and fixed horizontal louvers) is designed to reduce solar gain. All dwellings will be designed to the BRE Eco-Homes 'Very Good' standard.

Item 1/02 : P/3214/07/CFU continued/...

Recycling refuse bin storage is included in the submission. Solar thermal panels are to be installed in the roof. They will supplement the building's hot water requirements. Consideration is also being given to the provision of a Biomass system in the basement.

In these ways it is concluded that the scheme will be able to meet the requirements of London Plan policy 4A.91, which expects major referable schemes to be able to generate at least 10% of the site's energy needs (power and heat) from renewable energy sources where feasible.

6) S17 Crime & Disorder Act

The removal of the undercroft in the existing building and its replacement with a group of offices set in a mainly glazed exterior will provide a visually permeable and strong business frontage along St Johns Road. This means that there will be an active frontage and natural surveillance along both that part of the road and of the area between the site and the adjoining buildings of Lyon House and Platinum House. At the moment the dark underpass and rows of parked cars provides a setting for crime to occur and a place where the fear of crime is a constant.

The proposal is therefore consonant with the guidance in HUDP Policy D4 and the 'Secured By Design' and 'Safer Places' documents.

7) 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.

**90-100 PINNER ROAD, HARROW,
HA2 0HE**

**Item: 1/03
P/4111/07/CFU/AF**

Ward HEADSTONE SOUTH

CONVERSION OF 1ST FLOOR AND ROOF EXTENSION TO CREATE NEW 2ND FLOOR WITH FLAT ROOF TO PROVIDE 12 X 2 BEDROOM UNITS ABOVE EXISTING COMMERCIAL UNIT

Applicant: R Dalia
Agent: A&N Architects
Statutory Expiry Date: 06-MAR-08

RECOMMENDATION

Plan Nos: AR-01 – AR-10, Photos, Siteplan

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

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

Item 1/03 : P/4111/07/CFU continued/...

3 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines (<http://www.saferparking.com/Info.aspx>) are to be incorporated into the provision of the parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 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.

5 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

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

REASON: To safeguard the appearance of the locality.

6 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) AR-05 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.

7 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.

Item 1/03 : P/4111/07/CFU continued/...

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 commence until details of how the building will incorporate renewable energy sources and sustainable materials into the final scheme have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets the basic requirements of London Plan 2004 policies 4A.7, 4A.8, and 4A.9.

10 The development hereby permitted shall not commence until detailed particulars of the levels of noise generated by the commercial use, times during which noise producing activities will be carried out, and the provision to be made for the insulation of the proposed flats against the transmission of noise and vibration shall be submitted to, and approved by, the local planning authority. The development hereby permitted shall not be occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of future residents.

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.2, 3A.4, 4A.2, 4A.7, 4A.8, 4A.9, 4B.1, 4B.3, 4B.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP25 Noise

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development (March 2003)

Accessible Homes: Supplementary Planning Documents (April 2006)

Item 1/03 : P/4111/07/CFU continued/...

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

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

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

Item 1/03 : P/4111/07/CFU continued/...

6 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

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

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.1305 ha
Density:	276 HRH (92 DPH)
Car Parking:	Standard: 17 (MAXIMUM)
	Justified: 7
	Provided: 7
Council Interest:	None

Item 1/03 : P/4111/07/CFU continued/...

b) Site Description

- Large two-storey building with a high-pitched roof, set back from front boundary (with the footpath) by 6.3m
- Motorcycle showroom on ground floor, with workshop, courtyard and storage to rear
- Shop area and storage on the first floor
- Three-storey property with commercial on ground floor and residential above to west of site (102-106 Pinner Road), two-storey health centre (Devonshire House) on opposite corner, and two-storey terraced housing to the rear (north) of site
- Car parking area to rear of 102-106 Pinner Road, adjacent to site

c) Proposal Details

- Demolition of first floor and reconstruction of first and second floors to create 12 flats
- 12 x 2-bed flats proposed
- Ground floor commercial use (motorcycle shop/showroom) to remain, with storage and workshop to the rear
- 7 car parking spaces (including 2 disabled spaces) provided in existing parking area to the rear of the adjacent property (102-106 Pinner Road).
- Bin stores provided at either end of building
- Cycle storage provided adjacent to car parking area

d) Relevant History

LBH/28120	Alterations to rear part of roof and change of use of ground floor from café to car showroom	GRANT 6-AUG-85
WEST/228/95/FUL	Use of former car showroom workshop as mot testing centre	REFUSE 18-JUL-95

Reasons for Refusal

1 Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's minimum requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the adjoining highway and the amenity of neighbouring residents.

2 The proposed use would result in the sub-division of a large site which would preclude the use of the rear yard in association with the remaining site leading to parking and servicing on the neighbouring roads to the detriment of highway safety and convenience and residential amenity.

WEST/439/96/FUL	Use of former car showroom workshop as motorcycle mot testing centre	GRANT 10-SEP-96
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Item 1/03 : P/4111/07/CFU continued/...

e) Pre-Application Discussion

- The lift and staircase extensions serving the top floor were not shown on the plans. Applicant advised that these elements would necessitate building above the proposed new roof, this could have implications for the design and appearance of the building.
- Applicant requested to consider a 2-storey development set back and to remove the lift towers allocated at each end of the building.
- The provision of dual aspect flats was welcomed and we suggested the top floor could be allocated with 'Juliet' type balconies to break up the façade.
- Applicant presented revised drawings, which demonstrated a more contemporary treatment for a 2 x storey residential scheme of 12 units, 6 per floor, in other words omitting the third floor, this was acknowledged as a more positive and appropriate form of development for the site.
- Applicant advised to clearly demonstrate in plans exactly how much car parking space would be retained for the car showroom and for the residential element - both the existing next door and your proposal.
- Secure cycle provision should be provided on a 1:1 basis. Applicant should consider the use of the small rear kitchen area on the ground floor of the motorcycle showroom / workshop for cycle storage.
- Storage of refuse was to be consolidated with bins already present on the site.
- The following should also be considered: the east / west orientation of the site would achieve maximum potential for solar panels on flat roof (set back) and water harvesting, and other possibilities for passive solar design.
- The 2 x disabled parking spaces allocated for the proposal were welcomed. Given the site's accessibility to public transportation and the parking spaces (nos. 7 – 16) allocated for anyone using the site, it was considered that, fundamentally, highway issues were acceptable. Applicant advised there were currently yellow line controls in the area but there were no resident parking schemes due to be implemented or to be considered in the foreseeable future.
- In accordance with London Plan and HUDP policies, all residential units should be built to Lifetime Homes Standards and 10% of provision should be wheelchair-accessible. The provision in excess of these requirements was welcomed.

e) Applicant Statement

- Surrounding area predominantly residential, with diverse architectural styles
- Property well located in terms of transport, shopping and recreational facilities
- Building designed to respect scale and form of surrounding properties and neighbourhood
- 'Lifetime Homes' Standards and 'Part M' key factors in the design of the site, with 2 flats (17%) wheelchair accessible
- Five regular and two disabled parking spaces provided with access from the existing driveway off Pinner Road

f) Consultations:

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

Notifications:

Sent: 25 Replies: 7 Expiry: 02-JAN-08

Summary of Response:

Overlooking, loss of privacy, reduction in security, lack of car parking and increased on-street parking, pressure on infrastructure and services, increased noise, light pollution, increased height of building, impact on quality of life, poor design, no amenity space, lack of consultation, affect on property values, location of access to the building in relation to car parking, location of the workshop creating health and safety issues and noise for occupiers.

APPRAISAL

1) Design and Character of the Area

The height of the proposed building is to the same height as the ridgeline of the existing building, which is marginally higher than that of the building to the west of the site. The design of the building is simple and contemporary, and reflects the design, bulk and height of the other buildings along this part of Pinner Road. The proposal includes the reconstruction of the first floor and the roof space, while maintaining the ground floor building footprint. The proposed building could be said to offer a more visually attractive addition to the street scene than that which it would replace. The proposed materials and Juliet balconies would serve to break up the street frontage of the building.

The proposal is generally considered to comply with Policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that '*buildings should respect the form, massing composition, proportion and materials of the surrounding townscape*'. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of the buildings along this part of Pinner Road are 2-3 storey 'block-type' buildings, with terraced residential dwellings to the rear. There are also other types of buildings in the vicinity, for example a service station directly opposite the site on Pinner Road. Therefore it is considered that there is no predominant architectural character in the area.

Furthermore, explanatory paragraph 4.10 states that '*development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces*'. The proposed development for 12 flats with parking for 7 cars would reflect the character and appearance of the existing street scene, particularly the adjacent site at 102-106 Pinner Road, and is therefore considered compliant with Policy D4 of the HUDP 2004.

Item 1/03 : P/4111/07/CFU continued/...

The proposed scheme briefly touches on how it would address the renewable energy and sustainable development policies of The London Plan 2004. For major residential developments of 10 or more units, an applicant must demonstrate how the design of the development will incorporate these policies into the final scheme. A condition is therefore attached to this report requiring further details before commencement of works.

Bin stores are to be located to the east and west of the site. The details of this storage, and the storage for the commercial aspect of the site, are not clear. Therefore a condition is attached to this permission requiring further details of storage and collection.

Overall the proposal is considered to represent good design and complies with relevant design policies in The London Plan 2004 and the HUDP 2004.

2) Residential Amenity

The footprint of the building is not proposed to change, with the only real addition to floorspace being the creation of a second floor. As such, the building will not project past the rear of the neighbouring building, so no overlooking will occur to the rear of the adjacent building. The nearest building to the site is over 16.5m away, and this is the flank wall of 1 Devonshire Road. There are no windows in this flank elevation, and the private amenity space is screened by the existing buildings to the rear of the subject site. The back-to-back distance to the next nearest property (1 Dorset Road) is over 35m. As such, no overlooking is likely to occur as a result of this application.

Noise is not likely to increase significantly as a result of this application, as the site is already used for commercial purposes. Any additional noise that may occur would be from the residential use, but this would not result in a significant increase in noise over that which exists. A condition is recommended ensuring sound insulation be installed in the proposed flats to protect future occupiers from the noise of the commercial premises. Due to the separation distances of the site from the neighbouring properties, additional light from the new flats will not cause nuisance on these properties.

The location of the proposed car parking is the existing car park to the rear of the neighbouring site, which is a reallocation of the existing spaces. As such, it is considered that any noise disturbance associated with vehicle movements to and from the site will not increase as a result of this proposal.

As the application involves the conversion of an existing building, and the retention of the existing commercial use on the ground floor, no amenity space is provided for the flats. The flats are however dual aspect, and provide Juliet balconies to provide each flat with an outdoor aspect. Considering the constraints of the site, this is considered acceptable.

Overall the proposal is not considered to adversely impact residential amenity and therefore complies with policies D5 and EP25 of the HUDP 2004.

Item 1/03 : P/4111/07/CFU continued/...

3) Housing Provision and Density

The proposal represents an addition of 12 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 276 habitable rooms per hectare (hr/ha), which is within the guidelines of 200-300 hr/ha as required by Policy 4B.3 of the London Plan.

4) Parking and Highway Safety

Schedule 4 of the HUDP sets a maximum of 17 car parking spaces based on the number of habitable rooms in the development. The proposal will provide 5 standard and 2 disabled car parking spaces (7 in total). The site also provides one cycle parking space per residential unit. Given the locality of the site close to good public transport links and local amenities, the provision of cycle and car parking is considered appropriate for a development of this nature and therefore complies with Policy T13.

5) Accessible Homes

The proposal complies with the Lifetime Homes Standards and makes 10% provision for Wheelchair Homes Standards, as outlined in the Harrow Council SPD on Accessible Homes.

The proposal is therefore considered to comply with Policy 3A.4 of The London Plan 2004 and Accessible Homes: Supplementary Planning Document (April 2006).

6) S17 Crime & Disorder Act

The proposed design and layout offers adequate natural surveillance. Of concern however is the lack of detail as to how access to the building and the rear parking area will be restricted. No details have been submitted about security to the rear restricting unwanted access to the site.

Furthermore, there are no details of lighting levels, car park security or door and window security. A condition has been attached to this report to request that these details are submitted before commencement of works.

7) Consultation Responses:

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

- Pressure on infrastructure and services, impact on quality of life, and affect on property values, are not material planning considerations. All properties considered directly affected by the proposal were notified directly by letter, and the application was also advertised on site and in the press.

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.

**OXHEY LANE FARM, OXHEY LANE,
PINNER, HA5 4AH**

**Item: 1/04
P/3963/07/CFU/DT2**

Ward HATCH END

CONSTRUCTION OF EARTH EMBANKMENT, CULVERTS AND ASSOCIATED STRUCTURES AND A FLOOD DIVERSION DITCH TO PROVIDE FLOOD STORAGE AREA

Applicant: London Borough of Harrow Environmental Services

Agent: ATPEC Ltd

Statutory Expiry Date: 27-FEB-08

RECOMMENDATION

Plan Nos: OXHEY/931253/004, 931253/05, 931253/06, 931253/07, 931253/08, 931253/14, 931253/020, 931253/21, 931253/22, P34/01 OFSA/010, OFSA/020 OFSA/030

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 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.

3 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

Item 1/04 : P/3963/07/CFU continued/...

4 Before any details of tree protection and landscaping implementation are submitted a pre commencement meeting shall be arranged with the Council's Arboriculture officer and all works that are agreed and implemented shall be subject to subsequent periodic inspections by a suitably qualified Arboriculture Consultant to ensure that all tree protection measures are in place. Such inspections shall be reported to the Council's Arboriculture Officer and any additional works that are necessary shall be carried out to his satisfaction.

REASON: To safeguard the appearance and character of the Greenbelt location and to protect the trees that are an important amenity feature of the 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:

Harrow Unitary Development Plan:

- S1 The Form of Development and Pattern of Land Use
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and New Development
- D19 Ancient Monuments
- EP12 Control of Surface Water Run-Off
- EP13 Culverting and Deculverting
- EP14 Development Within Areas at Risk from Sewerage Flooding
- EP15 Water Conservation
- EP27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP32 Green Belt-Acceptable Land Uses
- EP33 Development in the Green Belt
- EP36 Agriculture
- EP41 Green Belt Management Strategy

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:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is required for dewatering from any excavation or development to a surface watercourse.

Contact the Water Consents Team on 01707 632300 for further details.

Item 1/04 : P/3963/07/CFU continued/...

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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Residential Amenity (D5)
- 2)** Historic Environment (D19)
- 3)** Greenbelt Considerations /Landscape and Visual Amenity (EP29, EP32, EP33)
- 4)** Nature Conservation/Biodiversity (EP27, EP28)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development, all other
Green Belt Yes
Council Interest: Landowner

Item 1/04 : P/3963/07/CFU continued/...

b) Site Description

- The proposed flood storage area will be located in open fields to the south of Oxhey Lane Farm. It will comprise a raised earth embankment that will be 2.5m in height and varying in width from 3 to 20m. It will extend a distance of 325m from east to west, along the rear of properties in Royston Park Road and The Avenue, which are screened by a line of trees along the farm boundary
- The site has no Rights Of Way but Oxhey Lane (A4008) bounds it to the north

c) Proposal Details

- The Environment Agency and Harrow Council London have been working in partnership to implement works to manage local flood risk in the Hatch End area. The first project, which was the deculverting of a 600m section of the river near the Harrow Arts Centre, was successfully completed in September 2006. Funding has now been secured by Harrow Council to implement another scheme in the area. The Environment Agency and Harrow Council are now jointly proposing works to reduce the risk of localised flooding in the Uxbridge Road, The Broadway, Hill View Road, The Avenue and Grims Dyke Road areas of Hatch End
- The proposed works will involve the following: Construction of a new flood storage area on existing open land south of Oxhey Lane Farm. The formation of the flood storage area will require the construction of a new raised embankment, approximately 2m high to the rear of properties along Royston Park Road and The Avenue. This will retain floodwater up to a volume of 24000m³ during flood events with a greater than 1% annual probability thus helping to reduce the risk of localised flooding
- The object of the scheme is to collect the flow in ditches and only release it at a rate that will not cause flooding downstream. When more water reaches the embankment than can be safely allowed downstream it will be stored temporarily by flooding a part of the farmland. It will then be released gradually after the flood peak is passed

d) Relevant History

- None

e) Applicant Statement

- Recurrent flooding in Hatch End from the Woodridings Stream has led to a search for a solution to reduce the risk of flood damage. In the areas where flood damage occurs the stream runs either in culverts or in restricted open channels, making any increase in flood capacity by enlarging the channel or replacing culverts very difficult, disruptive and expensive
- An alternative to increasing the capacity of the watercourse is to reduce the peak flow it has to carry, and this is the chosen solution for Hatch End

Item 1/04 : P/3963/07/CFU continued/...

- In Defra's (Department of the Environment, Food and Rural Affairs) March 2005 response to the autumn 2004 'Making space for water' consultation exercise the following is quoted:
 - "we will promote the environmental pillar of sustainable development by making greater use of rural land use solutions such as the creation of wetlands and washlands, and managed realignment of coasts and rivers"
 - The proposal for Hatch End is therefore to temporarily store water upstream of the urban area by flooding rural farmland for short periods at the peak of the flood, then gradually releasing this stored water when the peak has passed. This storage area will be centred on NGR 512630E 192100N
 - To achieve this solution it is proposed to construct a 300m long earth embankment on the southern edge of Oxhey Lane Farm, which will have a pipe passing through it only big enough to pass a maximum flow which will just avoid flooding downstream. In order to make the maximum use of this flood storage area, flows from the Oxhey Lane area, including runoff from Old Redding, will be diverted to the flood storage area by a new ditch close to the farm boundary with the gardens of Royston Park Road
 - The maximum capacity of the flood storage area will be just under 24,000 m³ of water. A storage area of this volume does not fall within the provisions of the Reservoirs Act 1975, which would require a formal inspection regime. Nevertheless, Harrow Council, as landowners and as the Flood Defence Operating Authority, will carry out regular inspections to ensure the continuing safety of the embankment and its appurtenant structures
- Should a more extreme flood than the 1 in 100 year event occur, a part of the embankment will overtop, discharging water to the same streams on the downstream side that would take the floodwater if no embankment had been constructed

IMPACT OF PROPOSALS ON FLOOD RISK

- The works will reduce the peak 1 in 100 year flood flow at a point just upstream of The Avenue from 2.85 m³/s to just under 1.0 m³/s. This will reduce the flood risk to at least 60 commercial and 30 residential properties in the The Avenue, Hillview Close, Hillview Road, Grimsdyke Road and Uxbridge Road (The Broadway). There will also be some benefits along the Woodridings Stream further downstream towards its confluence with the River Pinn at Avenue Road, Pinner
- The area to be temporarily flooded is farmland, which is not intensively used. As the area will only be flooded for a matter of hours (up to 18 hours for the 1 in 100 year event) this will have no significant impact on farming operations
- Runoff to be generated from the proposed development

Item 1/04 : P/3963/07/CFU continued/...

- There will be no additional runoff generated from the proposed works, as no hard surfacing is proposed

PPS 25 SEQUENTIAL TEST

- The site of the proposed flood storage area is within Flood Zone 1, and there will be no buildings or changes in the area contributing to runoff. Therefore neither the Sequential Test nor the Exception Test as set out in Planning Policy Statement 25 will apply to the proposed works

CONCLUSIONS

- The proposed development will utilise rural land to reduce the flood risk to urban areas, and in so doing will assist the implementation of the government's aim of 'Making Space for Water'
- The proposed works do not create an increased flood risk anywhere apart from on the deliberately flooded farmland, but will significantly reduce the flood risk to commercial and residential properties in the urban area of Hatch End

f) Consultations:

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

Notifications:

Sent: 70 Replies: 0 Expiry: 31-DEC-08

Summary of Response:

N/A

APPRAISAL

1) Residential Amenity

The construction of the embankment will require temporary and permanent land take from the farm fields along the southern boundary of Oxhey Lane Farm. This land will provide the footprint of the embankment and ditch, the working areas and access routes and the site compound (an area of approximately 4 ha.

Residents whose gardens adjoin the farmland will experience some noise from construction activity and the consequent increase in construction traffic over a six-month period. Other than that, no adverse effects would result for residents.

An alternative alignment for the embankment was proposed to run between the triangular area of woodland and the rear fence line of properties along The Avenue and Royston park Road. However a tree survey revealed that this would have involved the extensive removal of trees and vegetation along the route. Consequently, a topographical survey found that the alignment could be moved further north of the tree belt without significantly reducing the volume of storage.

Item 1/04 : P/3963/07/CFU continued/...

This also meant that the length of flood embankment could be shortened, the impact on views from rear gardens of houses nearby could be lessened and there would be no conflict with HUDP Policy D10. The trees that include cherries, hawthorns, ash and willows) though not protected by a TPO, provide valuable screening for houses along White Craig Close and Royston Park Avenue. No conflict would occur therefore with HUDP Policy D11.

2) Historic Environment

The farm building is a Grade II Listed Building. The setting of the building could be affected by the groundworks but the proposed grass covered design of the embankment and its location in low lying land will ensure that the land nearby will not appear unsightly. Heavy goods traffic could also have a potentially harmful effect on the setting of the Listed Building, but as the route to the site is along The Avenue and as there will be no frequent bulk traffic movement of building materials, the risk to the setting of the Listed Building will be negligible.

English Heritage have confirmed that Scheduled Ancient Monument Consent would not be required for the development in terms of the effect that may be had on the Scheduled Ancient Monument (SAM) at Grim's Dyke which runs south and west of the site, but that an archaeological watching brief should be maintained during the construction phase, as part of the route is an Archaeological Priority Area.

3) Greenbelt Considerations /Landscape and Visual Amenity

LB Harrow's Screening Opinion concluded that an EIA (Environmental Impact Assessment) was not required. A subsequent Scoping Opinion on the scheme identified five key issues of concern; Population, Flora and Fauna, Water Quality, Landscape and Archaeology and Heritage. The effect of the proposal on air and climate, noise, soil and geology and traffic and transport was found to be insignificant.

The impact on the Greenbelt character of the site and its surroundings is also insignificant. The importance of the scheme to the urban areas of Hatch End would greatly outweigh any suggestion that it could be regarded as inappropriate development in the Greenbelt. The openness and character of this part of the Greenbelt would remain unaffected. Therefore it is concluded that no conflict with HUDP Policy EP33 would arise.

Indeed the proposal is consonant with the advice in Policy EP12 as the scheme will ensure that the likelihood of serious flooding, particularly to residents in The Avenue, Hillview Close, Hillview Road, Grimsdyke Road and The Broadway would only have a 1 in 100 eventuality.

Item 1/04 : P/3963/07/CFU continued/...

4) Nature Conservation/Biodiversity

The scheme would have no adverse effect on the SINC (Site Of Nature Conservation Importance) that is to the west of the site at the northern end of The Avenue. Some disruption will take place as the construction compound will be located there and some earth that was previously deposited alongside a 10m wide strip along the northern edge of the compound will be removed from there to supplement the earthworks for the embankment. The total area of land take will be roughly 1 Ha. The eventual permanent land take from the site will be approximately 0.35 Ha (6% of the site area).

The conclusion of a Phase 1 habitat Survey carried out by the applicants was that there would be a loss of less diverse grassland habitats of neighbourhood/parish value along the edge of the embankment and the ditch along the southern end of the site. Smaller areas of grassland south of the ditch and embankment will also be lost. However, even without mitigation, the impact is not significant.

The increased flooding of grassland habitats will actually be ecologically beneficial to some wildlife, notably species such as the grass snake, which favour wetland habitats.

Some vegetation clearance and tree works will be necessary and the potential for disturbance to nesting birds and bats and some species of reptiles arises (although none of the latter have been actually identified on or near to the site). The exact scale of the impact is not known yet as appropriate surveys have not been carried out, however the scheme has been designed to avoid the need for large scale tree clearance removal and such removal of trees and hedgerows that is required is assessed as negligible and has been agreed with the Council's Arboricultural officer in advance of the proposal

The potential for impacts on the habitats of the Woodridings stream is considered to be negligible. The construction of the new ditch will not affect the normal flow in the Stream, which flows along the back of gardens of houses on Royston Park Road. No conflict is therefore envisaged with HUDP Policy EP27 (Species Protection) and Policy EP29 (Tree Masses and Spines).

5) S17 Crime & Disorder Act

There are no issues in this regard.

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

**19 - 23 HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/01
P/2719/07/DFU/JK**

Ward PINNER

NEW SHOPFRONT ON HIGH STREET AND BISHOPS WALK

Applicant: Starbucks Coffee Co (UK) Ltd

Agent: Pegasus Planning Group

Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Awning Details, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

Had the applicant not appealed against non-determination, the application would have been **GRANTED** subject to the following conditions: -

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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D25 Shopfronts and Advertisements

C16 Access to Buildings and Public Spaces

C17 Access to Leisure, Recreation, Community and Retail Facilities

Supplementary Planning Document 'Access for All' (2006)

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.

Item 2/01 : P/2719/07/DFU continued/...

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will be providing a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

The applicant is advised that any proposal for outdoor dining would require the submission of a Planning Application. It is advised however, that outdoor dining would not likely be supported.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area (SD1, D4, D14, D15, D25)
- 2) Accessibility (C16, C17, SPD)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

Item 2/01 : P/2719/07/DFU continued/...

INFORMATION

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

a) Summary

Statutory Return Type: Minor retail, distribution and servicing
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The existing façade consists of two separate blank white fascia boards and large aluminium framed windows
- Access to the site is currently provided via a recessed glazed doorway at No. 19 (no access is gained via No. 21 or from Bishops Walk)
- There is a slight drop in ground level from the west to the east of the site; steps have been provided to the entrance to facilitate the drop in ground level
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above
- The subject site is not a listed building however, adjoining No. 25 is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26

c) Proposal Details

Shopfront

- New timber shopfront with new 500mm timber stall riser;
- The existing doorway located at No. 19 High Street will be replaced by a new doorway at No. 21 High Street; no access is proposed from the Bishops Walk frontage
- The existing 40mm step at the front entrance door would be feathered out to achieve level access to the store

Item 2/01 : P/2719/07/DFU continued/...

- The glazing to No. 19 will be brought forward to be flush with the adjoining pillars
- Manifestations to the glazing are proposed including the door.

d) Relevant History

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 04-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 05-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2717/07/DAD	Externally illuminated fascia and projecting signs	Current

- The agent was contacted on 10th October requested amendments to the scheme:
 - Provide an alternative material to the stall riser;
 - Provide a cross-section of the footpath and the proposed new door demonstrating that level access can be provided.
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007 (on the agreement that the proposed awning be removed from the scheme)
- Revised plans indicating the removal of the proposed awning were received from the agent on the 1st November 2007

e) Applicant Statement

- Design & Access Statement:
 - Site is located within Pinner High Street Conservation Area but is not Listed;
 - Existing shop front to comprises of traditional design consisting of brickwork and glass panels, with signage above;
 - Access to the site is through a double panelled glass door located on left hand side of the shop;
 - Design will retain a layout similar to existing whilst keeping with the character of the High Street and respect the site's position within the Conservation Area;
- Proposal by virtue of the sensitive design is considered to comply with Local Planning Policy and DDA requirements.

f) Consultations:

Conservation Areas Advisory Committee (CAAC)

1st Notification:

Object to uniting two shopfronts into one shopfront. It would create a longer shopfront that is not in keeping with the High Street and would ignore the fact that two separate buildings exist at first floor level.

2nd Notification:

This is an improvement on the previous scheme.

Item 2/01 : P/2719/07/DFU continued/...

Pinner Association

1st Notification:

- Shop front lacks any style or ambience
- Have concerns with lawfulness of proposed use as an A1 use (current use); no application was made to change the use; a new Planning Application is required for change of use before the current applications can be considered; strongly opposed to any non-retail use in such a large unit in such a prominent position in the heart of the Conservation Area
- Matter of 'use' has been taken up with the applicant by the Planning Department; should there be delays in relation to this matter, request that Council takes steps to prevent any work on the premises going ahead; work has already started on site

2nd Notification:

Awaiting

Notifications:

1st Notification

Sent:	Replies:	Expiry: 25-SEP-07
17	1	

2nd Notification

Sent:	Replies:	Expiry:
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Summary of Response:

Pinner has enough eating places/restaurants/coffee houses especially has Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner

APPRAISAL

1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area

The Councils UDP guidelines seek to encourage new and altered shopfronts to be in keeping with the existing buildings and the local townscape. It is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. A further supplementary planning document has been produced specifically relating to Pinner High Street Conservation Area, although which has not been formally adopted by the Council, gives more detailed guidelines on what type of signage would be acceptable within this area. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the proposed shopfront design would use sympathetic colours and materials that are considered to preserve the character and appearance of Pinner High Street Conservation Area.

Item 2/01 : P/2719/07/DFU continued/...

The shopfront at Nos. 19-23 is considered to be negative and poorly designed and there is no objection in principle to its replacement. Given the amendments made to the scheme, it is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

2) Accessibility

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will be providing a service to the public. It is considered that the proposed access to the shop would provide adequate and satisfactory disabled access in accordance with the Disability Discrimination Act 1995.

Further to this, an informative will be included in any decision notice for grant further advising the applicant's requirements in relation to the Disability Discrimination Act 1995.

3) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

4) Consultation Responses:

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

Conservation Areas Advisory Committee (CAAC)

- An amended shopfront design has been submitted. It is considered the new design addresses the concerns raised.

Pinner Association

- An amended shopfront design has been submitted. It is considered the new design addresses the concerns raised. The Conservation Officer and Conservation Area Advisory Committee support this view.
- The applications received are for a new shopfront and new signage. An application has not been made to date for a change of use and is therefore not subject to assessment as part of these applications. Whether a coffee shop such as Starbucks constitutes a change of use has been argued in case law for a number of similar types of uses (including Starbucks) in other Boroughs. Some have been found to be A1, others a mixed A1/A3. The point here is that each case needs to be determined on its merits. It is a matter of fact and degree whether a change of use has occurred. A letter has been issued to the applicant recommending them to apply for a Certificate of Lawfulness, which is not compulsory and at the discretion of the applicant as to whether or not they wish to do this. As the use has not commenced, any potential breach of the use class cannot be investigated, because it is a matter of fact and degree as to whether a change of use has occurred.
- Should the applicant start operating without formalising the use, consideration would be given at that time on what action should be taken.

Item 2/01 : P/2719/07/DFU continued/...

Public Consultation

- The matter of the use of the subject site is not subject to assessment of this application.

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.

**19 - 23 HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/02
P/2717/07/DAD/JK**

Ward PINNER

EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS

Applicant: Starbucks Coffee (UK) Ltd
Agent: Pegasus
Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

Had the applicant not appealed against non-determination, the application would have been GRANTED subject to the following conditions:-

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Item 2/02 : P/2717/07/DAD continued/...

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality and the character of the Conservation Area.

9 The advertisement(s) hereby granted shall not be illuminated except between the period from 15 minutes before the premises are open for use by the public, to 15 minutes after the premises are closed to the public.

REASON: To safeguard the amenities of the locality and the character of the 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 Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D14 Conservation Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

Item 2/02 : P/2717/07/DAD continued/...

E-mail:communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, Shopfronts and Advertisements and Impact on Conservation Area (D14)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Advertisements
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The existing façade consists of two separate blank white fascia boards and large aluminium framed windows
- Access to the site is currently provided via a recessed glazed doorway at No. 19 (no access is gained via No. 21 or from Bishops Walk)
- There is a slight drop in ground level from the west to the east of the site; steps have been provided to the entrance to facilitate the drop in ground level
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above
- The subject site is not a listed building however, adjoining No. 25 is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26

Item 2/02 : P/2717/07/DAD continued/...

c) **Proposal Details**

Fascia Signs

- Installation of two, dark green, aluminium fascia boards fronting the High Street
- The western board would be 5.0 metres in length, 0.93 of a metre in height and would project for a depth of 50mm
- The eastern board would be the same except for the length (4.2 metres)
- The signs would be externally illuminated by trough lights
- The signs would have stacked, 6mm thick aluminium, white fret cut vinyl lettering pin fixed to the fascia board stating "STARBUCKS COFFEE"

Projection Signs

- Installation of two, double sided, aluminium projection signs to be externally illuminated by two, black trough lights 1.05 metres wide
- One would be located on the on the High Street on the column between the subject site and No. 17 and would be 2.9 metres above ground level
- The other would be located on Bishops Walk and would be 2.4 metres above ground level

d) **Relevant History**

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 4-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 5-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2719/07/DFU	New shopfront on High Street and Bishops Walk; awning on High Street	Current

- The agent was contacted on 10th October requested amendments to the scheme:
 - Provide a flat fascia sign with external illumination similar to that proposed to the double-sided conservation projection sign. Provide details of proposed external lighting;
 - Split the fascia sign into two parts either side of the existing column
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007

e) **Applicant Statement**

- Design & Access Statement:
 - Proposed advertisements are entirely in keeping with the context of the building;
 - Starbucks conservation projection sign is proposed to respect the character and appearance of the Conservation Area;
- Traditional appearance of the bullet lights are considered in keeping with the prevailing character of the Conservation Area.

f) **Consultations:** **Conservation Areas Advisory Committee (CAAC)**

1st Notification:

Item 2/02 : P/2717/07/DAD continued/...

- Strong objections to the proposed internally illuminated fascia sign, as this will be bulky and overly prominent within the High Street streetscene. It should be externally illuminated. The fascia also cuts across two shopfronts and ignores the fact that two separate buildings exist at first floor level. This would further detract from the streetscene

- No objections to the hanging sign

2nd Notification:

- This is an improvement on the previous scheme. Trough lighting could be a bit garish however, and needs to be subtler. It would be better if only the hanging sign were to be lit.

Pinner Association

1st Notification:

- Need to ensure that High Street does not end up with wall-to-wall coffee shops reflecting the signage seen in every town in the country; internally illuminated fascia design is totally unacceptable in Conservation Area; shop front lacks any style or ambience
- Have concerns with lawfulness of proposed use as an A1 use (current use); no application was made to change the use; a new Planning Application is required for change of use before the current applications can be considered; strongly opposed to any non-retail use in such a large unit in such a prominent position in the heart of the Conservation Area
- Matter of 'use' has been taken up with the applicant by the Planning Department; should there be delays in relation to this matter, request that Council takes steps to prevent any work on the premises going ahead; work has already started on site

2nd Notification

Awaiting

Notifications:

1st Notification:

Sent:	Replies:	Expiry:
17	2	25-SEP-07

Summary of Response:

Pinner has enough eating places/restaurants/coffee houses especially has Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner; these signs are not in keeping with a lovely village street and I think are unnecessary; they will add to the light pollution which surely we are all trying to avoid.

2nd Notification:

Sent:	Replies:	Expiry:
17		

APPRAISAL

1) Standard of Design and Layout, Shopfronts and Advertisements and Impact on Conservation Area

It is considered that the signs would not visually dominate the townscape, as they are in scale and in keeping with the surrounding character, which is of commercial dominance and are not internally illuminated. It is considered that the proposed development would not be a detriment to the local amenity or that of the neighbouring occupiers.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. A further supplementary planning document has been produced specifically relating to Pinner High Street Conservation Area, although which has not been formally adopted by the Council, gives more detailed guidelines on what type of signage would be acceptable within this area. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the proposed signage would use sympathetic colours and text that are considered to preserve the character and appearance of Pinner High Street Conservation Area.

The removal of the internally illuminated fascia sign is an improvement and the subdivision of the sign itself respects the two shopfronts. It is considered that the signs would not visually dominate the townscape, as they are in scale and in keeping with the surrounding character, which is of commercial dominance and are not internally illuminated. It is considered that the proposed development would not be a detriment to the local amenity or that of the neighbouring occupiers.

Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

2) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:
Conservation Areas Advisory Committee (CAAC)

- Amended signage designs have been submitted. It is considered the new design addresses the concerns raised

Pinner Association:

- An amended signage design has been submitted. It is considered the new design addresses the concerns raised

Item 2/02 : P/2717/07/DAD continued/...

- The applications received are for a new shopfront and new signage. An application has not been made to date for a change of use and is therefore not subject to assessment as part of these applications. Whether a coffee shop such as Starbucks constitutes a change of use has been argued in case law for a number of similar types of uses (including Starbucks) in other Boroughs. Some have been found to be A1, others a mixed A1/A3. The point here is that each case needs to be determined on its merits. It is a matter of fact and degree whether a change of use has occurred. A letter has been issued to the applicant recommending them to apply for a Certificate of Lawfulness, which is not compulsory and at the discretion of the applicant as to whether or not they wish to do this. As the use has not commenced, any potential breach of the use class cannot be investigated, because it is a matter of fact and degree as to whether a change of use has occurred
- Should the applicant start operating without formalising the use, consideration would be given at that time on what action should be taken.

Public Consultation

- The matter of the use of the subject site is not subject to assessment of this application.
- An amended signage design has been submitted including the removal of a proposed internally illuminated sign. It is considered the new design addresses the concerns raised.

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: 2/03
P/4014/07/DDP/DT2

Ward CANONS

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

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

RECOMMENDATION

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

GRANT permission for the development described in the application

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

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

a) Summary

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

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whit church Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whit church Lane. An LUL sub station and the railway embankment form eastern boundary

Item 2/03 : P/4014/07/DDP continued/...

- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

c) **Proposal Details**

- Approval is sought for details of Tree and Hedgerow Survey required by condition 7 of the planning permission

d) **Relevant History**

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

e) **Applicant Statement**

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

Item 2/03 : P/4014/07/DDP continued/...

f) Consultations:

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

APPRAISAL

1) Trees and New Development

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

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

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

2) S17 Crime & Disorder Act

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

3) Consultation Responses:

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

- None

CONCLUSION

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

Item: 2/04

ALLEYWAY ENTRANCE AT STATION PARADE, NORTHOLT ROAD, SOUTH HARROW

Ward ROXETH

PROVISION OF ALLEY GATES TO THE REAR OF STATION PARADE, ADJACENT TO 1 ALEXANDRA PARADE AND 2 AND 4 ALEXANDRA AVENUE.

Applicant: Jackie McCormack

Agent:

Statutory Expiry Date: | 12-MARCH-2008

RECOMMENDATION

Plan Nos: Unnumbered gate specification, BE/DLGARR-1, block plan and site plan

Subject to consultation response, 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.

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:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

T13 Parking Standards

H18 Accessible Homes

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:

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

Item 2/04 : P/0057/08/DFU continued/...

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area
- 2) Residential Amenity
- 3) Highway Safety and Parking
- 4) S17 Crime & Disorder Act
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor, other

Council Interest: Highways owned land

b) Site Description

- Service road entrance located in between 1 Alexandra Parade and 2 & 4 Alexandra Avenue, entrance from Station Parade Northolt Road South Harrow
- Character of the area is mixed commercial and residential
- No. 1 Alexandra Parade is a three storey end of terrace property, with a commercial use on the ground floor with residential above which is typical of this parade
- 2 & 4 Alexandra Avenue is a two storey semi-detached building containing purpose built maisonettes, the building line of this property is set back 8 metres behind 1 Alexandra Parade

c) Proposal Details

- Provision of a set of vehicle gates, palisade design to a maximum height of 2.4 metres
- Gates would be located behind the front building line of 2 & 4 Alexandra Avenue

Item 2/04 : P/0057/08/DFU continued/...

d) **Relevant History**

- None

e) **Pre-Application Discussion**

- None

f) **Applicant Statement**

- The Anti-Social Behaviour Unit co-ordinator, the local Safer Neighbourhood Team and one of the local businessmen in the area who is also the chair of the Residents Association (currently under formation) and will distribute the keys
- The Residents Association will be responsible for any future maintenance of the gates
- The residents themselves would be responsible for any future disputes about the gates, They could also have access to the Ealing Mediation Service, which is a service that is funded from the ASB Unit budget
- A petition containing 31 signatures in support of the proposal submitted

g) **Consultations:**

Highways Engineer: Response awaited

Notifications:

Sent:

Replies:

Expiry:

Awaited

14-FEB-08

Summary of Response:

- Awaited.

APPRAISAL

1) **Character and Appearance of the Area**

The proposed gates would be set back from the edge of the footway and would be partly hidden from view by the adjacent site boundaries. Due to this siting it is considered that the proposed gates would not appear unduly bulky or obtrusive to the detriment of the character and appearance of the streetscene or that of the locality.

2) **Residential Amenity**

It is not considered that the noise generated by the operation of the gates would have an adverse impact, so long as the gates are adequately maintained. There are other examples within the borough where gates are positioned adjacent to flank elevation of a dwelling.

3) **Highway Safety and Parking**

The proposed gates would have a sufficient setback from the highway to allow enough space for a vehicle waiting to gain access and therefore a refusal on grounds of highway safety would not be substantiated in this case.

Item 2/04 : P/0057/08/DFU continued/...

4) S17 Crime & Disorder Act

The proposed gates are intended to prevent access to the road other than by local residents and business owners/occupiers, who would be issued with a key. It is considered that the principle of security gates as a method of deterring crime is an appropriate crime prevention strategy.

5) Consultation Responses

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

- Awaited

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None