



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 16 APRIL 2008

ADDENDUM

This page is intentionally left blank



HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 16TH APRIL 2008

Section 1

1/01 Defer at officers request

RECOMMENDATION

Supersede plan no's 2730P10, 2730P12, 2730P13 and 2730P14 with revised plan No's 2730.P10A, 2730.P12A, 2730.P13A, 2730P14A

Add standard conditions

LAND APPR (Landscaping To Be Approved)

LAND IMPL (Landscaping To Be Implemented)

DISACLH3 –M (Disabled Access – Lifetime Homes Standards)

Amend condition 8 to read:

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. Before the extensions to the development hereby granted commence, the Tree Root Trench shall be dug and set out according to the Arboricultural Method Statement so approved and shall be retained thereafter as part of the tree root environment. The trench shall not be altered in any way without the prior approval in writing of the Local Planning Authority.

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

Amend condition 15 to read:

Prior to the occupation of any part of the development, the location and allocation of the car parking between residential and all other uses shall be submitted to and agreed in writing by the Local Planning Authority. The car parking layout, clearly demarcated in plan to distinguish between residential and commercial uses, shall be set out as such on site before the occupation of any of the buildings hereby approved and shall be retained thereafter and shall not be altered without the prior approval in writing of the Local Planning Authority.

REASON: To ensure a satisfactory form of development having regard to the Policies of the Harrow Unitary Development Plan (2004).

f) Consultations

One letter of objection received:

The occupier of the existing office space is extremely concerned that if the development is given planning permission their business will suffer major disruption during the construction phase of the scheme.

Business would suffer and the quality of the working environment for staff would be unacceptable by virtue of noise and disturbance, dust and loss of light from scaffolding shrouds.

The applicants should be required by the Council to submit a method statement demonstrating how existing working conditions can be safeguarded.

The application has been submitted without regard to the guidance in PPS1. It stresses the need for residential and commercial occupiers affected by a proposal to be fully consulted at the pre application stage.

The scheme has no regard for the requirements of HUDP Policy EM15, in particular the loss of B1 floor space and the fact that 388 sqm of the floor space provided would be in an inefficiently configured area, which would hamper its marketability.

The consequences of approval for the scheme may oblige the existing occupier to relocate their 130 employees to another site, possibly outside of the borough.

The proposal is deficient in detail relating to the quantum of affordable housing component and the assertion that only 31.25% is viable.

This clearly disregards the Mayor policies as set out in 'The London Plan'. No evidence is available in the application or on the website that such a level is either reasonable or acceptable to the Council, A key material consideration has been ignored.

Furthermore, it is proposed to locate all of the affordable housing on the third and fourth floors of the existing building, contrary to the Government's policies on social inclusion in communities. The accommodation should be pepper potted throughout the scheme.

In conclusion, the proposal has been poorly prepared, would take years to implement unless the existing occupier vacates the premises, in which case a valuable local employer will be lost and it takes no account of relevant local, regional and national policies.

APPRAISAL

4) Accessible Homes

DELETE 'as are the larger flats'

INSERT 'as are all of the flats'.

1/02

RECOMMENDATION

Delete Condition 2.

Wording change to Condition 8 (previously Condition 9):

The development hereby permitted shall not commence until details of a scheme for generating 10% of the predicted energy requirement of the development from on-site renewable resources has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall thereafter be retained so that it provides the required level of generation.

REASON: To ensure the development meets the basic requirements of London Plan policies 4A.1 and 4A.7.

Section 2

2/01

RECOMMENDATION

Delete drawing E2B received 23 Jan 08 replace with drawing E2B received 15 April 08

Please add to the agenda the items below as Items 2/02 & 2/03

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/02
P/4036/07/DDP/DC3**

Ward CANONS

DETAILS OF SURFACE WATER CONTROL MEASURES PURSUANT TO CONDITION 28 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 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)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007) Technical Note, Update to Flood Risk Assessment (November 2006) Management Manual For Flood Storage Areas (November 2007) Surface Water Drainage Strategy (November 2006) Modelling Report - Foul Water System (October 2004) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 28, as described in the application

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Water Storage/Attenuation Details (EP12)
- 2) S17 Crime & Disorder Act (D4)

3) Consultation Responses

INFORMATION

This application is being reported to Committee at the request of a Nominated Member. Application was deferred from Development Management Committee on 27 February and on the Strategic Planning Committee on the 17 March to await EA acceptance of details.

a) Summary

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

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

c) Proposal Details

- Approval is sought for details surface water control measures required by Condition 28 of planning permission Ref: P/2317/06/CFU
- the condition states:
Development shall not begin until details of surface water control measures have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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	REFUSE 04-MAY-07

	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.	
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/2317/06/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) Pre-Application Discussion

None

f) Applicant Statement

- Surface water drainage assessment carried out in accordance with PPS25 guidelines
- Current surface water drainage from the site is uncontrolled and discharges to the Edgware Brook via four outfalls:
- 300mm dia outfall adjacent to main access road
- 375mm dia outfall on southern boundary
- 150 and 225mm dia outfall pipes discharging from current DVLA buildings on northern sector of site
- Discharge from the site is proposed in accordance with EA requirements and in accordance with the ODPM document 'Interim Code of Practice for Sustainable Drainage System', 2004
- Discharge from the site will be controlled by a hydrobrake prior to discharge to the Edgware Brook
- On site system will incorporate SUDS elements such as permeable pavements, Stormcell units, surface storage for extreme events and some elements of rainwater harvesting for irrigation and potentially topping up of the lake
- Brown roofs are also being incorporated as some units to provide biodiversity
- Thus the approach is to design the surface water drainage system for the site to drain at a low flow rate into the Edgware Brook
- The design flow into the Edgware Brook is the same as if the site were an 'open field'
- Proposed drainage system for the developed site would allow storm runoff to soak into permeable pavement and be stored in this zone prior to discharge to the positive drainage system on site
- In addition the system also stores the runoff in the pipes, Stormcell units

and the lake for certain events – this allows water to be released at a controlled rate into the Brook via a hydrobrake

- The design of the onsite drainage systems have taken into account the storage available within the lake to be constructed adjacent to the Edgware Brook as part of the flood mitigation and landscape concept for the site

g) Consultations:

N/A

APPRAISAL

1) Proposed Water Storage/Attenuation Details

The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 28.

2) S17 Crime & Disorder Act

The proposed details of Surface Water Storage/Attenuation do not affect the security or safety of the site.

3) Consultation Responses

- N/A

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 approval.

Item: 2/03
FORMER GOVERNMENT OFFICES SITE, P/4035/07/DDP/DC3
HONEYPOT LANE, STANMORE HA7 1BB
Ward CANONS

DETAILS OF SURFACE WATER STORAGE/ATTENUATION WORKS REQUIRED BY CONDITION 26 OF PLANNING PERMISSION REFERENCE: P/2317/06/CFU

Applicant: BERKLEY URBAN RENAISSANCE LTD
Agent: TURLEY ASSOCIATES
Statutory Expiry Date: 29-JAN-08

RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007), Technical Note, Update to Flood Risk Assessment (November 2006), Management Manual for Flood Storage Areas (November 2007), Surface Water Drainage Strategy (November 2006), Modelling Report – Foul Water System (October 2004), P1 L.200, P1 L.201, P1 L.202, P1 L.203, P1 L.204, P1 L.205, P1 L.206, P1 L.207, P1 L.208, P1 L.209, L.410, L.411, L.412, L.413, L.414, L.415, L.416, L.417, 30-01 T2, 30-02 T2, 30-03 T2, 30-04 T2, 30-05 T2, 30-06 T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT-60 Model 1

APPROVE the details of Condition 26, as described in the application

MAIN CONSIDERATIONS AND POLICIES (The London Plan & 2004 UDP)

- 1) Proposed Water Storage/Attenuation Details (EP12)
- 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 Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway

- embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypt 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 of surface water storage/attenuation details required by condition 26 to planning permission P/2317/06/CFU

d) Relevant History

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

e) Applicant Statement

N/A

f) Consultations:

N/A

APPRAISAL

1) Proposed Water Storage/Attenuation Details

The proposed details submitted in accordance to this condition are considered acceptable by Harrow Council Drainage Engineers.

2) S17 Crime & Disorder Act

The proposed details of surface water storage/attenuation works does not affect the security of the site.

3) Consultation Responses:

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

- N/A

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 approval.

This page is intentionally left blank

STRATEGIC PLANNING COMMITTEE – 16 APRIL 2008

AGENDA ITEM 10

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 1/01 Equitable House, Lyon House, Harrow, HA1 2EW	Mr Michael Ficeley	Mr Joel Ginn

This page is intentionally left blank