



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 14 MAY 2008

**PLANNING APPLICATIONS RECEIVED
(SUPPLEMENTAL)**

SECTION 1 – MAJOR APPLICATIONS

SKATEBOARD PARK ADJACENT LEISURE CENTRE CAR PARK
CHRISTCHURCH AVENUE, HARROW,
HA3 5BD

Item: 1/10
P/0929/08/CFU/AF

Ward MARLBOROUGH

REDEVELOPMENT TO PROVIDE NEW LEISURE CENTRE WITH ASSOCIATED CAR PARKING AND LANDSCAPING (REVISED)

Applicant: Harrow Council

Agent: Saunders Architects LLP - David Lambert

Statutory Expiry Date: 05-JUN-08

RECOMMENDATION

Plan Nos: 4798-312-D14, 4798-314-D14, 4798-320-D11, 4798-321-D11, 4798-322-D11, 4798-323-D11, 4798-324-D11, 4798-325-D11, 4798-326-D11, 4798-327-D11, 4798-328-D11, 4798-334-D14, Design & Access Statement, Ground Investigation Report, Arboricultural Impact Assessment, Flood Risk Assessment, Transport & Parking Statement and additional information

INFORM the applicant that:

1) The proposal is acceptable subject to:

- a) the advertisement / referral of the application to the Government Office for London in accordance with the Development Plans and Consultation Departure Direction 1999; and
- b) the direction of the Mayor of London.

2) A formal decision for GRANT of the development described in the application and submitted plans, and subject to the planning conditions noted below, will be issued following the resolution of 1) a) and b) above:

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 occupation of the development hereby permitted, 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 installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx>
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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'.

Following implementation the works 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 No demolition or site works in connection with the development hereby permitted shall commence before the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

4 The development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

5 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.

6 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site

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and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

7 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

8 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.

9 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.

10 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

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

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11 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

12 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.

13 The development hereby permitted shall not be occupied until details of any external works required for ventilation and fume extraction have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until those external works have been completed in accordance with the approved plans. The works shall thereafter be retained in that form.

REASON: To safeguard the visual amenity of neighbouring residents and the appearance of the building.

14 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 4798-334-D14 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. At least 10 spaces shall be designed to BS 8300 specifications to enable them to be used by people with mobility impairments.

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

15 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.

16 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

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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.

17 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.

18 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.

19 Surface Water attenuation shall be implemented on this site together with control measures to limit the run off rate to 8 litres per second per hectare using permeable paving and an attenuation tank. No development of any buildings on the site shall commence until this scheme is implemented, and the works shall thereafter be retained (and see Informative 9 below).

REASON: To reduce flood risk and meet the requirements of the London Plan.

20 The development hereby permitted shall not commence until details of a scheme for generating 20% 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 maintained 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.

21 The development hereby permitted shall not be occupied until details of how the scheme will meet the standards set out in Harrow Council's "Access for All" SPD have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate provision of facilities for use by disabled people and safe access for all in accordance with the policies of the Harrow Unitary Development Plan.

22 The car park shall not be used until the applicant has a scheme to control its use has been submitted to and approved by the local planning authority, and the approved scheme has been implemented.

REASON: To ensure the parking spaces are used only by users of the Leisure Centre hereby approved, the skate-park, Byron Park, the Herga Bowls Club and the Harrow School of Gymnastics

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23 The use of the Leisure Centre hereby permitted shall not commence until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include the provision for annual review, and shall be implemented prior to the commencement of the use of the development.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway

24 Development of any buildings hereby permitted shall not be commenced until surface water drainage works have been carried out in accordance with details to submitted to and approved in writing by the Local Planning Authority. Prior to submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDs) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPG25, and the results of the assessment shall be provided to the Local Planning Authority with the details. Where a SuDs scheme is to be implemented, the submitted details shall:

a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters; and

b) specify the responsibilities of each party for the implementation of the SuDs scheme, together with a timetable for that implementation; and

c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

3D.6 The Olympic and Paralympic Games and sports facilities

3D.8 Realising the value of open space and green infrastructure

4A.1 Tackling climate change

4A.2 Mitigating climate change

4A.3 Sustainable design and construction

4A.4 Energy assessment

4A.7 Renewable Energy

4A.12 Flooding

4B.1 Design principles for a compact city

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- 4B.3 Enhancing the quality of the public realm
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, Security and fire prevention and protection

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
 - D9 Streetside Greenness and Forecourt Greenery
 - D10 Trees and New Development
 - EP12 Control of Surface Water Run-Off EP25 Noise
 - EP47 Open Space
 - EP48 Public Open Space
 - SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities
 - R11 Protecting Arts, Culture, Entertainment and Leisure Facilities
 - R13 Leisure Facilities
 - T6 The Transport Impact of Development Proposals
 - T13 Parking Standards
 - C17 Access to Leisure, Recreation, Community and Retail Facilities
- Access for All: Supplementary Planning Document (April 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.

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:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel:- 0645 200800.

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.

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(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:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

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).

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.

9 INFORMATIVE:

In order to discharge a drainage condition the following information is required to check that the proposed stormwater system complies with the drainage design agreed in a Surface water Flood Risk Assessment:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' referred to in the drainage calculations and the invert and cover levels of manholes.
- A manhole schedule.
- Model runs to demonstrate that the critical storm duration is being used.
- Confirmation of the agreed discharge rate, with any flow control devices

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indicated on the plan with the rate of discharge stated.

- Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs, a plan should also be submitted detailing the location of overland flow paths and the likely depths of flooding.
- Where attenuation is provided in basins, ponds, filter strips, swales and green roofs it is necessary to demonstrate that they have been designed to provide wildlife habitat.
- Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE Digest 365.

10 INFORMATIVE:

In order to discharge sewer, drainage and storm water attenuation conditions, the following information is required:

- A copy of a letter from Thames Water stating the allowable discharge from the site with permission for connections to the public sewers is required.
- Full calculations for the storage capacity for 1 in 100 year return storm should be submitted which should include all details of inputs and outputs together with impermeable and permeable areas drained. Please note that the M5-60(mm) is 21 and the Ratio "r" should read 0.43 for this region. Similarly the Volumetric Run-off Coefficient should be substantiated by calculations (Reference to Chapter 13 The Wallingford Procedure) or a figure of 0.95 should be used for winter and summer. Please note that a value for UCWI of 150 is appropriate when calculating Percentage Runoff (PR) for storage purposes.
- Full details of drainage layout including details of the outlet, cross section of proposed storage, levels and pipe run numbers are required.
- Full details of any flow restrictions (hydrobrake) that are proposed for this scheme need to be submitted together with the relevant graphs.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Principle of Development & Facilities Provision (3D.6, 3D.8, 3D.11) (SR2, R11, R13)
- 2) Open Space (3D.8) (EP47, EP48)
- 3) Design and Character of the Area (4A.1, 4A.2, 4A.3, 4A.4, 4A.7, 4B.1, 4B.3, 4B.6) (D4, D9, D10, EP25)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessibility (4B.5) (C17)
- 6) Flood Risk (4A.12) (EP12)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application was deferred at the Special meeting of the Strategic Planning Committee on 7 May 2008 at Officer's request to enable further consideration of objections raised by the Environment Agency and the applicant's response, and to await comments from Sport England.

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a) Summary

Statutory Return Type:	Major development, all other
Site Area:	1.34ha
Proposed Floorspace:	6300m ²
Car Parking:	Standard: 200 Justified: 200 Provided: 200
Council Interest:	Council Owned

b) Site Description

- Site located on the southern side of Byron Recreation Ground, with direct frontage to the park
- Currently in use as Harrow Skateboard Park, which is formed in concrete, with ancillary structures
- Skate-park enclosed with chain link fence with a footpath, adjacent to the fence, from the car park to the park
- Located between the existing gymnastics centre to the east and the indoor bowls centre to the west
- Existing Leisure Centre (with Byron Hall attached) to the southwest
- Large car park (approximately 380 spaces) to the south, former Drivers Training Centre to the southeast, and Wealdstone Cemetery further to the east
- Nearest housing over 100m to the south of the proposed building
- Existing access off Christchurch Avenue to the south of the site
- Designated as Open Space in the HUDP

c) Proposal Details

- Construction of a new leisure centre adjacent to Byron Recreation Ground on site of existing skate-park.
- Proposal intended to replace existing adjacent Harrow Leisure Centre
- Proposal based on Council's brief and amended following consultation responses to the previous (withdrawn) application, and includes 25m 8-lane pool, 20m learner pool, viewing gallery, sports hall (with space for 8 badminton courts), fitness gym, 4 x squash courts, 2 x multi-purpose studios, treatment rooms, crèche, café, reception area, changing facilities, and ancillary accommodation.
- Revised car-parking arrangement to provide 200 car-parking spaces (including 10 disabled spaces and 10 'family' spaces), 2 coach spaces, and revised access and circulation routes. Cycle and motorcycle parking is also provided
- New landscaped area between new Leisure Centre and indoor bowls centre

Revisions to Previous Application:

Following the previous decision (P/4222/07/CFU) the following amendments have been made:

- Floor area increased from 5600m² to 6300m²
- Size of sports hall increased from 6 badminton courts to 8 badminton courts
- Two additional squash courts (with movable wall for flexible usage of space),

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- to bring total number of squash courts to four
- Additional multi-purpose studio (for table tennis and other uses)
- Increase in size of learner pool from 17m x 6m to 20m x 7m
- Moving floor to main pool to allow more flexible usage of pool
- Increased changing facilities, and dry changing on same level as facilities.
- Increase in height and bulk of western portion of building to allow for additional facilities, and slight alterations to design of overall building

d) Relevant History

P/4222/07/CFU	Redevelopment to provide new leisure centre with associated car parking and landscaping	WITHDRAWN 06-MAR-08
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e) Pre-Application Discussion

The scheme as proposed is consistent with extensive discussion with officers of all relevant departments and the Council's approved brief for the site.

f) Applicant Statement

- Revisions to numbers of facilities provided (see above) as a result of consultation and objections
- Floor area increased from 5600m² (in the previous application) to 6300m²
- Proposal based on brief provided by Harrow Council
- Existing Leisure Centre becoming dated and increasingly expensive to maintain and operate. It has a large surface area with extensive flat roof and glazing with poor insulation standards. The centre has no direct relationship with the park and the entrance is remote from the other leisure facilities on the site
- Alternative sites investigated (see below)
- New Leisure Centre to be a focus point and needs to be of a high quality and be clearly visible to provide maximum incentive for people to use the facility
- Location to improve linkage between new Leisure Centre and park, improve character of the park, make the new centre clearly visible, retain avenue of trees and east/west pedestrian route
- Building well away from residential properties, which allows for a taller building, reducing the footprint of the building, improving the area to volume ratio, and allowing for the widest possible link from the access/car park to the park
- Building form reflects the nature and location of the activities contained within
- Design to include sustainable materials as far as possible and renewable energy sources to be used for at least 20% of energy
- High priority given to making the building as accessible as possible
- Site well served by public transport (with a PTAL rating of 3), surrounding roads part of the London Cycle Network, and site has good pedestrian access
- Proposed facility smaller, in footprint and floorspace, than existing. Car park currently not controlled and is 'abused' by commuters, 40 spaces leased to local businesses, and Byron Hall (not proposed to be replaced in this

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location) generates a large demand for parking.

- Future operator of Leisure Centre will be required to introduce parking controls, discourage abuse and limit demand and may be required to Future operator of Leisure Centre will be required to introduce parking controls, discourage abuse and limit demand and may be required to implement a Travel Plan
- Advantages of revised proposal:
 - Responds to consultations and user representations
 - Increase in capacity 30%
 - Increase in cost 8%
 - Better value for money
 - Maximises flexibility
 - Retains good quality provision
 - Offers potential for expansion of activities
 - Energy efficient and sustainable

g) Consultations:

Environment Agency(EA):

Initially objected on grounds of inadequate Floor Risk Assessment, due to:

- inadequate information has been submitted regarding the assessment of surface water as existing, and that likely to be generated as a result of the development
- calculations regarding the volume of storage required, including an allowance for climate change, up to the 1 in 100 year critical storm duration have not been provided
- plans have not been submitted to illustrate the drainage features of the development
- surface water run-off has not been restricted as far as possible to the Greenfield rate, and sustainable drainage systems (SUDS) have not been employed

Having received additional surface water run-off information from the applicant EA has now removed their objection, subject to inclusion of one condition and an informative.

Sport England: Awaiting comments.

Advertisement:	Major Development Departure from the UDP	Expiry: 17-APR-08
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Notifications:

Sent: 1625	Replies: 169	Expiry: 04-APR-08
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Summary of Response:

Reduction in parking numbers, land ownership/leasing, reduction/loss of facilities, disruption to parking/traffic during construction, lack of consultation, timeframes for consultation, security, loss of business, loss of the skate-park, health implications, poor access, reduction in green space, poor public transport service, people not being able to use facilities due to the lack of parking, and the piecemeal redevelopment of site.

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APPRAISAL

1) Principle of Development & Facilities Provision

The applicant has stated that the existing Leisure Centre is outdated and is becoming expensive to maintain and operate. They state that the overall footprint and floorspace of the facilities is very wasteful and in excess of what the Council and the current operators have suggested should be included in a new facility. As such, a replacement Leisure Centre is proposed to provide a new, compact, high quality facility, focused on current day demands and requirements.

Policy R11 states that *the Council will resist the loss of arts, cultural, entertainment or leisure facilities through redevelopment or change of use in sustainable locations or areas identified to be deficient unless an appropriate replacement facility is offered.* This scheme provides a replacement Leisure Centre, which is scheduled for opening prior to the demolition of the existing centre to make way for residential development. As such, there will be a transition from one Leisure Centre to another, retaining the provision of a Leisure Centre on the site.

The applicant has stated that other site location options were considered and discounted. These include:

- Existing Leisure Centre
This would involve the loss of the existing Leisure Centre for a period of two years during construction and is not an option.
- Existing car park
The site is separated from the park by the other activities which would also become hidden behind the new Leisure Centre and make access difficult to the existing facilities.
- Driving Instructor Centre
Placing the Leisure Centre on the existing driving instructor site would place it remotely from the park and the main access into the site. The bulk of the building would have a substantial visual impact on the neighbouring residential properties.
- Existing Tennis Courts
During the consultation process, the suggestion has been made that the Centre could be located on the existing tennis courts. However, this would place the Leisure Centre remote from the main access and close to the proposed residential development and cemetery, in such a location the building would need to be much lower in height to avoid detrimental effects on these.

Siting the new Leisure Centre on the existing skate-park also has its disadvantages, as the skate-park will be lost, and a large number of users wish it to be retained in its current location due to its unique nature. The Council is committed to replacing the skate-park, and a separate planning application for its replacement (P/0930/08/CFU), on the edge of the recreation ground adjacent to this site, is also under consideration on this agenda.

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The provision of a new Leisure Centre, will result in the reduction in or loss of some facilities. The number of squash and badminton courts will be reduced (from eight to four and ten to eight respectively), but the numbers of these have been increased from the previous application following responses to consultation, with four squash courts (up from two) and eight badminton courts (up from six). The length of the swimming pool will be reduced from 33m to 25m, although the width will be slightly greater than the current pool. This combined with the enlarged learner pool (17m x 6m to 20m x 7m) results in a similar amount of water space to that existing in the current Leisure Centre. The plans now show an additional studio that could be used for table tennis. Byron Hall will be replaced elsewhere in the Borough. Some of the current uses may need to be relocated to other facilities in the Borough, but it is unclear at this stage exactly which will need to be relocated.

Although the scheme does amount to a reduction in some facilities, others have been increased to reflect current demand and usage. It is considered that the principle of the new centre is acceptable. The proposal represents the development of a new modern leisure facility in the Borough.

2) **Open Space**

Policy EP47 states the Council will protect and where appropriate enhance the Borough's open spaces, parks, playing fields and recreation grounds, regardless of ownership. Development, apart from small scale ancillary facilities needed to support or enhance the proper functioning of the open space, will not be permitted on open spaces identified on the proposals map and on other open spaces with recreational, nature conservation or amenity value, or located in areas lacking such sites unless the site is surplus to requirements or suitable alternative provision is made available. This proposal does not comply with this policy, and as such is a departure from the HUDP. It has been notified as such, however no responses from Statutory Consultees have been received on this matter.

Built development should be assessed in terms of bulk, size, design and location to ensure that it is sensitive to its surroundings. The site forms part of a more informal area of open space, and the site itself has been developed with the skate-park. This is not built form as such, but a large fence encloses the site and there are some ancillary buildings on the site, which give it a less 'open' feel. The proposed building, although large, will sit well between the two existing buildings, and will form a line of recreational buildings along the edge of the park. This will provide better definition to this area of open space, while maintaining good and visible access through the site from the access point and car park. The use of the building is complementary to the area of open space, both in its leisure/recreational use and its relationship to the open space and adjoining uses. The contemporary design of the building provides a visually attractive focus point for the recreation uses in the area, and as such is considered the development on open space is acceptable in this instance.

It is considered, therefore, that the provision of improved and updated leisure facilities outweighs the minor impact of this proposal on this area of already

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developed open space.

3) **Design and Character of the Area**

The proposal represents a dramatic, contemporary addition to the surrounding non-descript buildings. It reflects the nature and location of the activities it contains. The sports hall, a studio and two of the squash courts on the upper floors require a large volume, and as such are contained within a barrel-roof-type element above the swimming pool. This element is proposed to be clad in a light 'natural metal', such as zinc or aluminium. The size of this element is dictated primarily by the function and height requirements for the sports hall.

The swimming pool is located below the sports hall at ground floor level, and the ceiling follows the curved shaped of the element above. Glazed walls allow this shape to be seen throughout the building.

The western element of the building forms a more uniform shape and contains the reception area, changing facilities, and café at ground floor, the gymnasium with changing facilities at first floor level, and a studio and two squash courts with ancillary facilities on the second floor. This element is proposed to be timber clad, with large areas of glazing on the northern flank and louvres (with glazing behind) on the northern and western flanks. Dark brick stair towers to the north and south will offset the lighter colours of the other materials. The flat roof will be used for solar panels to provide some portion of self-generated energy.

The proposed scheme provides brief details on how it will address the renewable energy and sustainable development policies of The London Plan (solar panels and wind-catchers). For major developments, 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.

The line of horse chestnut trees adjacent to the proposed building form a screen and landscape feature. The majority of these trees are to be protected by a Tree Preservation Order in order to preserve the visual amenity of this 'avenue' line of trees. There are a number of trees on the site that are the subject of an Arboricultural assessment, and the Council's Tree Officer states a number of concerns with the assessment. An existing Cherry Tree adjacent to the indoor bowls centre (T27) should be retained, as there is no sufficient reason for its removal. This should be considered as part of the tree retention works for the site. A small group of Cypress Trees adjacent to the front of the indoor bowls centre has been identified for removal on the grounds of some evidence of die back and infection. In addition, the retention of these trees would, however, impact on the new access and parking layout, and as such it is considered that the loss of these trees could be accepted to enable the development provided suitable replacements are provided as part of a comprehensive landscaping scheme for the site.

The site is located to the south of Byron Recreation Ground and is between the Item 1/01: P/0929/08/CFU continued...

existing gymnastics centre to the east and the indoor bowls centre to the west, and has a large area of car parking to the south. Surrounding the site generally are residential properties, but the nearest housing is over 100m to the south of the proposed building. The separation from the residential properties allows the construction of a taller building, as due to its distance from these properties, the increased height will not affect them. Additionally, the separation will also ensure that noise or light nuisance from the new Leisure Centre will not affect the residential properties.

In terms of design, the proposed Leisure Centre is considered to make a positive contribution to the character and appearance of the area and would act as a focal point for the recreational and leisure activities on the site.

4) Parking and Highway Safety

Neither the HUDP nor the London Plan specify set parking standards for developments of this nature, and state that cases should be assessed on their merits. The existing car park for the Leisure Centre provides approximately 380 spaces, which will be reduced to 200 as part of this proposal. However, at present, the car park is not controlled and is 'abused' by commuters. Additionally, 40 spaces are leased to local businesses, and Byron Hall, which is not proposed to be replaced in this location, generates a large demand for parking.

The applicant has stated that the future operator of Leisure Centre will be required to introduce parking controls, discourage abuse and limit demand and may be required to implement a Travel Plan. It is recommended however, that conditions be imposed requiring a Travel Plan be submitted for approval prior to the commencement of the use of the new centre, and requiring details of how the car park is to be controlled. Although some of the existing uses will remain (i.e. the gymnastics and bowls centres), it is considered that the implementation of parking controls will limit the impact of the reduction in car parking on the users of the facilities. Additionally, the site is within easy walking distance of Harrow & Wealdstone Station and a number of bus routes, has a PTAL rating of 3, and has good pedestrian and cycle access. Managing traffic generation through parking restrictions is consistent with Council, GLA and National Planning Policy.

5) Accessibility

The scheme has been designed to make it fully accessible in accordance with Part M of the Building Regulations, and Council's 'Access for All' SPD. As certain details required for compliance with these documents will be clarified and carried out once the majority of the building works are completed, a condition is recommended requiring details of how the building will be fully accessible in compliance with the 'Access for All' SPD.

6) Flood Risk

Planning Policy Statement 25: Development and Flood Risk must be taken into account in the consideration of the application. PPS25 discourages inappropriate development in areas prone to flooding and also encourages

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initiatives to reduce flood risk and enhance biodiversity. As the proposal is on a site of over 1 hectare, PPS25 requires that a Site Specific Flood Risk Assessment (FRA) be undertaken. The site falls into a Zone 1 'Low Risk' Flood Area with an annual probability of river or sea flooding of less than 0.1% (1 in 1000 year).

A FRA has been submitted which states the development has no direct risk of flooding. It also states that as a result of this proposal and the subsequent removal of the existing Leisure Centre, surface areas will be reduced, which will in turn reduce the amount of surface water run-off. The Environment Agency has objected due to the inadequacy of the FRA, and these issues are currently being discussed between the applicant and the Environment Agency. In anticipation of the resolution of these issues, the application is recommended for approval subject to the withdrawal of the Environment Agency's objection.

7) S17 Crime & Disorder Act

The proposed design and layout offers good natural surveillance of the area between the proposed building and the bowls club, the through access to the park, and the bicycle storage areas. Opening the frontage of the Leisure Centre to the park will promote natural surveillance into the park itself. This offers a considerable improvement on the current situation. Of concern however is the lack of detail as to how access to the building and the rear service area will be restricted. No details have been submitted about security to the rear restricting unwanted access to the site. As this area to the rear should be fenced off to prevent access, it will need to be carried out in such a way as to still allow the emergency exits of the gymnastics centre to function. This will need to be considered with regard to any security to the rear (eastern flank) of the site and a condition has been attached to this report to request that these details are submitted before commencement of works.

8) Consultation Responses:

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

- Reduction in parking numbers, disruption to parking/traffic during construction, poor access poor public transport service, and people not being able to use facilities due to the lack of parking – Discussed in report.
- Land ownership/leasing – The site is owned by the Council, and areas of adjoining properties have been shown on the plans for landscaping and access purposes.
- Reduction/loss of facilities – Discussed in report.
- Lack of consultation and timeframes for consultation – The application has been advertised and notified to neighbours in accordance with legislation.
- The consultation on the first application resulted in an amended scheme which was itself consulted on.
- Security – Discussed in report.
- Loss of business – Not a planning issue.
- Loss of the skate-park – A replacement skate-park is proposed, and is the subject of a separate planning application.
- Health implications – The replacement Leisure Centre will provide recreation/gymnasium facilities.

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- Reduction in green space – Discussed in report.
- Piecemeal redevelopment of site – This application is only for the replacement Leisure Centre, and any further development of the site will be assessed at a later date. . The development is consistent with the Council’s overall planning brief for the site as a whole.

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.

**BYRON PARK ADJACENT TO SKATEBOARD PARK
CHRISTCHURCH AVENUE, HARROW,
HA3 5BD**

Item: 1/11

P/0930/08/CFU/AF

Ward **MARLBOROUGH**

REDEVELOPMENT TO PROVIDE REPLACEMENT SKATEBOARD PARK

Applicant: Harrow Council
Agent: Saunders Architects
Statutory Expiry Date: 01-MAY-08

RECOMMENDATION

Plan Nos: 4845-320-D1, 4845-320-T2, 4845-321-T2, 4845-322-D1, 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 occupation of the development hereby permitted, 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 installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <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'.

Following implementation the works 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 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment (for example weld-mesh fencing) 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 use hereby permitted is commenced

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.

4 No demolition or site works in connection with the development hereby permitted shall commence before 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.

5 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 schedules of plants, noting species, plant sizes, proposed numbers / densities, details of the proposed grass mound, and proposals to link the skate-park into Byron Park.

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

6 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.

7 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.

8 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.

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9 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.

10 The development hereby permitted shall not be occupied until details of how the scheme will meet the standards set out in Harrow Council's "Access for All" SPD have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate provision of facilities for use by disabled people and safe access for all in accordance with the policies of the Harrow Unitary Development Plan.

11 The construction of the kiosk hereby permitted shall not commence until details of the design of the kiosk and samples of the materials to be used in the construction of the external surfaces have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

- 3D.6 The Olympic and Paralympic Games and sports facilities
- 3D.8 Realising the value of open space and green infrastructure
- 3D.11 Open space provision in DPDs
- 4A.3 Sustainable design and construction
- 4A.12 Flooding
- 4B.1 Design principles for a compact city
- 4B.3 Enhancing the quality of the public realm
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, Security and fire prevention and protection

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- EP12 Control of Surface Water Run-Off
- EP25 Noise
- EP47 Open Space
- EP48 Public Open Space

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- SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities
- R4 Outdoor Sports Facilities
- R11 Protecting Arts, Culture, Entertainment and Leisure Facilities
- R13 Leisure Facilities
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- C17 Access to Leisure, Recreation, Community and Retail Facilities

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:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.
Tel:- 0645 200800.

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

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) Principle of Development (3D.6, 3D.8, 3D.11) (SR2, R4, R11, R13)
- 2) Open Space and Playing Field Provision (3D.8, 3D.11) (EP47, EP48)
- 3) Design and Character of the Area (4A.3, 4B.1, 4B.3, 4B.6) (D4, D9, D10, EP25)
- 4) Highway Safety (T6, T13)
- 5) Accessibility (4B.5) (C17)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

This application was deferred at the Special meeting of the Strategic Planning Committee on 7 May 2008 at Officer's request to await statutory consultee response from Sport England.

a) Summary

Statutory Return Type: Minor development, all other
Site Area: 0.6 hectares
Proposed Area: 3070m²
Council Interest: Council Owned

b) Site Description

- Site located on a portion of the southern side of Byron Park
- Currently in use as part of the park/open space
- Located to the north of the existing skate-park
- Existing gymnastics centre to the southeast and the indoor bowls centre to the southwest. Existing Leisure Centre (with Byron Hall attached) further to the southwest. Large car park (approximately 380 spaces) further to the south, former Drivers Training Centre to the southeast, and Wealdstone Cemetery further to the east
- Existing access through to park from car park adjacent to existing skate-park
- Designated as Open Space in the HUDP

c) Proposal Details

- Replacement skateboard park adjacent to site of existing
- Concrete construction (mainly below ground) with similar features to existing
- Fence around skate-park and grass mound around three sides of the skate-park
- Access from existing path through/around Byron Park
- Possible toilet/snack bar kiosk (possible second phase)

d) Relevant History

No relevant history

e) Pre Application Discussion

None

f) Applicant Statement

- Replacement facility for existing skate-park which will be displaced by the proposed Leisure Centre
- Existing skate-park well used with strong history.
- Protests from users whose preference is to maintain the existing skate-park
- Providing a new facility provides advantages over existing including compliance with health and safety requirements and more up-to-date features
- Site chosen to provide strong relationship to proposed Leisure Centre, and the café area in particular
- Skate-park kept in line with the proposed leisure centre to maintain views through to the park
- Exact internal layout not confirmed but likely to include similar features to the existing
- Grass mound to provide viewing area and noise buffer to surrounding properties
- Toilet/snack bar possibly constructed at a later date as users have said they would use Leisure Centre facilities
- Improved security due to improved overlooking, fencing, and CCTV when the Leisure Centre is completed
- Level access and (possible) disabled toilet to be provided

g) Consultations:

Sport England: Awaiting comments

Advertisement: | General Notification | Expiry: 17-APR-08

Notifications:

Sent:	Replies:	Expiry:
1625	4	04-APR-08

Summary of Response:

Loss of green space, loss of 'historic' skate-park, cost of moving the skate-park, skate-park should be placed on disused land (e.g. the old driving centre).

APPRAISAL

1) Principle of Development

The applicant has stated that the existing skate-park site is the best option for the provision of a new Leisure Centre. As a result, the existing skate-park will need to be relocated. This site has been chosen to provide strong relationship to proposed Leisure Centre, and the café area in particular. Consultation has been carried out with users, and is still ongoing, to determine the features of the new park to ensure a quality replacement. As such, a replacement skate-park is proposed to provide a new facility which provides advantages over the existing including compliance with health and safety requirements and more up-to-date features.

Policy R11 states that *the Council will resist the loss of arts, cultural, entertainment or leisure facilities through redevelopment or change of use in sustainable locations or areas identified to be deficient unless an appropriate replacement facility is offered.* This scheme provides a replacement skate-park, which is scheduled for opening soon after the closure of the existing skate-park. As such, there will be a transition from one skate-park to another, retaining the provision of a skate-park on the site.

2) Open Space and Playing Field Provision

Policy EP47 states the Council will protect and where appropriate enhance the Borough's open spaces, parks, playing fields and recreation grounds, regardless of ownership. Development, apart from small scale ancillary facilities needed to support or enhance the proper functioning of the open space, will not be permitted on open spaces identified on the proposals map and on other open spaces with recreational, nature conservation or amenity value, or located in areas lacking such sites unless the site is surplus to requirements or suitable alternative provision is made available.

Built development should be assessed in terms of bulk, size, design and location to ensure that it is sensitive to its surroundings. The development is relatively small scale, and is ancillary to the leisure use of the open space. The current skate-park is located within open space, so relocating the skate-park further into the park will maintain this designation.

The development is complementary to the area of open space, both in its leisure/recreational use and its relationship to the open space and adjoining uses. The small scale and low level design of the structure results in a fairly unobtrusive feature, and as such is considered the development on open space is acceptable in this instance.

The relocation of the skate-park onto the park will result in the number of playing pitches on Byron Park being reduced from four to three. The applicant

has stated that the pitches are not well utilised at present, and are not subject to formal use. They have stated that pitch provision can be supplemented at other sites nearby. Sport England has been consulted on the application as it affects playing field provision, and the Council is awaiting their comments.

3) Design and Character of the Area

The proposal will be a relatively small scale development, and will be predominantly at ground level or below and formed in concrete. Small sections of ramps may be above ground, and a small kiosk (if built) will be the only above ground structures. A condition is recommended to ensure the details and materials of the kiosk are submitted to the Council for approval.

The proposed landscaping, including the grass mound surrounding the skate-park, shown on the plans could be improved to ensure there is visual integration between the skate-park and the rest of Byron Park. As shown the landscaping, could isolate it from the rest of the park. A landscaping scheme will need to be submitted to allow this integration to occur, and this is recommended as part of a landscaping condition. The proposed fencing of the skate-park should be done in a way and in a material sympathetic to the overall park context. In terms of security, it is recommended that more than one exit is provided to the skate-park, and that one of the exits is aligned with leisure centre entrance. A condition requiring this is recommended.

The site is located on the south side of Byron Park and is to the northwest of the existing gymnastics centre, and to the northeast of the indoor bowls centre, and has a large area of car parking to the south. The proposed Leisure Centre will be located to the south of the development. Surrounding the park site generally are residential properties, with the nearest housing over 120m to the north of the proposed skate-park. The separation, along with landscaping of the site will ensure that noise nuisance from the new skate-park will not affect the residential properties.

4) Highway Safety

There is an existing skate-park on the site, and the proposed replacement is of a similar size. As such, it is not considered that the replacement will create additional traffic or a demand for additional car parking over that which exists at present. Also, the users of the skate-park are less likely to use private vehicles to visit the site, which further reduces the need for car parking for this development.

Neither the London Plan nor the HUDP specify set parking standards for developments of this nature, and state that cases should be assessed on their merits. The proposed car park for the replacement Leisure Centre will provide 200 spaces. The redeveloped car park is considered to be adequate for all the uses on the site and additionally, the site is within easy walking distance of Harrow & Wealdstone Station and a number of bus routes, has a PTAL rating of 3, and has good pedestrian and cycle access.

5) Accessibility

The scheme has been designed to make it as accessible as possible. The development will be required to comply with Council's 'Access for All' SPD. From the information provided with the application it appears that the development has been designed with the relevant standards in mind. As many details required for compliance with these documents will be clarified and carried out once the majority of the works are completed, and are not clarified at this point, a condition is recommended requiring details of how the development will be fully accessible in compliance with the 'Access for All' SPD.

6) S17 Crime & Disorder Act

The proposed design and layout offers good natural surveillance of the proposed skate-park from both the proposed Leisure Centre and from around the park. The relationship to the proposed new Leisure Centre provides the opportunity to improve natural surveillance from the current situation where the skate-park is separated and obscured from the Leisure Centre. CCTV that is proposed for the new Leisure Centre will also be able to be used to provide surveillance of the skate-park. The skate-park will be fenced with a lockable gate to allow it to be locked at night. However, at least two exit points are recommended for the safety of users. The Leisure Centre and skate-park are to be laid out in a way to maintain the view through to the park from the access point and car park. The security of the site will need to be considered in more detail, and 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:

- Loss of 'historic' skate-park – the existing skate-park is not a listed structure, and the replacement will allow it to be brought up-to-date, with a major input from skate-park users on the design
- Cost of relocation of skate-park – not a planning issue

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.