



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 14 MAY 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 14TH MAY 2008

Section 1

1/01 Amend **RECOMMENDATION** to read:

RECOMMENDATION

Plan Nos: Lyon 02-09 (inc); 2730.P.00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10A, 11, 12A, 13A, 14A, 15, 16, 167, 18, 19

INFORM the applicant that:

1) The proposal is acceptable subject to:

The completion of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application, relating to: ...*(as report)*...

2) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon the completion of the aforementioned legal agreement:

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

APPRAISAL

7) Consultation Responses:

2nd bullet – delete "However"

6th bullet – UK Planning

1/02 & 1/03

Amend **RECOMMENDATION P/4126/07/CFU** to read:

INFORM the applicant that:

1) The proposal is acceptable subject to:

a) The completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application, relating to: ...*(as report)*...

b) The direction of the Mayor of London

2) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon the completion of the aforementioned legal agreement, and resolution of 1) b) above:

1....

2....”

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

Delete plan number: 'D3100-revP4' and replace with: 'D6100-revP1'

Plan Nos:

Planning Statement 02.05.08

Design & Access Statement Part 1: Urban Design Strategy 7.12.07

Design & Access Statement Part 2: Design Strategy 31.03.08

Transport Assessment March 2008

Residential Travel Plan March 2008

Vehicle and Pedestrian Access Strategy March 2008

Refuse & Recycling Strategy March 2008

Car Park Design & Operation Report March 2008

Cycle Parking Arrangement March 2008

Resident Car Parking Provision and Arrangement March 2008

Report on Phase 1 Desk Study August 2007

Renewable Energy Assessment March 2008

Rainwater Harvesting Strategy 29 November 2007

Flood Risk Assessment & Preliminary Surface Water Strategy March 2008

Noise and Vibration Report 5th December 2007

Wind Environment Study 4th December 2007

Archaeological Desk Based Assessment August 2007

Daylight / Sunlight Assessment & Appendix (11 March 2008)

Arboricultural Impact Report 26th October 2007

Landscape Design Statement

Secured By Design Statement 23.01.2008

Lifetime Homes Addendum 01.02.2008

Design & Access Statement - Part 2 Design Strategy - Addendum Boundary

Treatment: Updated version of 23.01.2008 (dated 01.02.2008)

Air Quality Assessment Reference: D117781-03

Review of Existing Bus Stops and Pedestrian Facilities March 2008-05-13 Play Space

Provision January 2008

Amend **RECOMMENDATION P/1254/08/CFU** to read:

INFORM the applicant that:

1) The proposal is acceptable subject to:

a) The completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application, relating to: ...*(as report)*...

b) the direction of the Mayor of London

2) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon the completion of the aforementioned legal agreement, and resolution of 1) b) above:

1....

2....”

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

Delete plan numbers '*D6702-revP3 and D6703-revP1002E*' and replace with '*D6702-revP1 and D6703-revP1*'

Plan Nos:

Add '*Air Quality Assessment Reference: D117781-03*'

Delete '*Planning Statement 01.04.08*' and replace with '*Planning Statement 02.05.08*'

P/4126/07/CFU and P/1254/08/CFU - Delete Condition 24 and replace with the following:

The approved energy efficiency measures, combined heat and power system and biomass boiler shall be implemented in accordance with the Renewable Energy Assessment dated March 2008 and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

REASON: To ensure consistency with London Plan policies 4A.3 and 4A.7.

P/4126/07/CFU and P/1254/08/CFU – add new condition 26 which reads as follows:

The development hereby permitted shall not commence until details of measures to be implemented to ensure the scheme is capable of connection to a future district heating system have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure consistency with London Plan Policies 4A.5 and 4A.6.'

P/4126/07/CFU Condition 16 – Delete '*1032-D3100-revP4 and 10320D3150-revP5*' and replace with '*1032-D6100-revP1 and 1032-D3150-revP5*'

INFORMATION

a) Summary:

Density: 878hrph 301dph

g) Consultations

Advertisement: delete '19-MAR-08' and change to '9-APR-08'

Second notification delete '19-MAR-08' and change to '9-APR-08'

Third Notification to read: 'Replies: 26' and '26 letters'

APPRAISAL

6) Residential Amenity

last paragraph to read:

"...is attached to this report to ensure minimal light pollution..."

1/04 Amend **RECOMMENDATION** to read:
INFORM the applicant that:

1) The proposal is acceptable subject to:

a) The completion of a legal agreement within six months (or such period as the Council may determine) of the date of the Committee decision on this application, relating to: ...(as report)...

Amend head of term: "**Planning Administration Fee**" to read: "...5% of the contributions up to a maximum of £50,000..."

DELETE: "that promotes an exemplary form of use between the town centre and open spaces, Harrow College and a sustainable town centre development"

ADD: "that promotes an exemplary form of sustainable town centre development"

Use of Performance Area ' at a scale of charges, and any changes thereto, to be agreed in advance in writing with the Council.

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

c) the direction of the Mayor of London.

2) A formal decision to **GRANT** permission for the development described in the application and submitted plans, and subject to the following conditions, will be issued only upon the completion of the aforementioned legal agreement, and resolution of 1) b), c) and d) above:

1....

2...."

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

Condition 7: After the access carriageway' **INSERT** 'that forms the current principle access to the College'

Condition 8: **DELETE** the whole condition

Condition 10: **ADD** to last sentence 'other than in the course of implementing the agreed landscaping plan'.

Condition 19: DELETE '20%' INSERT 15 - 20%

Amend **INFORMATIVE 1** to include:

HUDP Policies:

EP26 Habitat Creation and Enhancement

EP27 Species Protection

EP28 Conserving and Enhancing Biodiversity

EP44 Metropolitan Open Land

EP47 Open Space

D7 Design in Retail Areas and Town Centres

D29 Street Furniture

Proposal Site 6 (Harrow On The Hill Station and Land in College Road and Lowlands Road)

DELETE from **INFORMATIVE 1**: “Town Centre Development Strategy” and
INSERT “ Harrow On The Hill Station Planning Brief ”.

ADD 5 conditions and 3 Informatives (at request of Environment Agency);

Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development of any building(s) commences.

REASON: To prevent the increased risk of flooding and to improve water quality.

(Please Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development of any building(s) commences.

REASON: To prevent pollution of the water environment.

(Please Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Only clean uncontaminated roof water shall discharge direct to soakaway via a sealed drainage system (capable of preventing accidental / unauthorised discharge of contaminated liquid into the soakaway) without passing through either trapped gulleys or interceptors.

REASON: To prevent pollution of the water environment.

(Please Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

No soakaway shall be constructed in contaminated ground.

REASON: To prevent pollution of groundwater.

The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development of any building(s) commences.

REASON: To prevent pollution of groundwater.

(Note: The Environment Agency asks to be consulted on any details submitted pursuant to this condition).

INFORMATIVE:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact National Customer Contact on 08708 506506 for further details.

INFORMATIVE:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact National Customer Contact on 08708 506506 for further details.

INFORMATIVE:

ADVICE TO APPLICANT:

Oil Storage - During the construction phase and then during the use of the building all oil and fuel stored on site should be in accordance with the Oil Storage Regulations (if appropriate). Please refer to the Environment Agency website for more information (www.environment-agency.gov.uk/osr). More information is also provided in pollution prevention guidelines 26, 8 and 2 available at www.environment-agency.gov.uk/ppg. Please also refer to the Pollution Prevention Guideline specifically for Construction and Demolition sites (**PPG 6 Working at construction and demolition sites**).

Car parking drainage - Drainage from covered car parking floors should not discharge to the surface water system. Where roof parking is proposed surface water should pass through an approved oil separator before connecting to the surface water system.

Chemical and refuse storage area drainage - Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Loading and unloading bays drainage - Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Other drainage - Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Waste - Waste from demolition and construction (and during the use of the building) must be removed by a registered waste carrier and disposed of at an appropriately licensed facility

INFORMATION

a) Summary

DELETE 'Wheelchair Standards'

c) Proposal Details:

Lowlands Recreation Ground: **DELETE** "0.98 ha" **INSERT** "0.97 ha"

f) Applicant's Statement:

(Penultimate line of applicant's statement) "52 College Road" should be "51 College Road."

g) Consultation Response – Please add

The Environment Agency have now withdrawn their objections, and requested the imposition of 5 conditions and 3 informatives.

APPRAISAL

2) Harrow on the Hill Planning Brief

Mix Of Uses: **DELETE** 'that promotes an exemplary form of use between the town centre and open spaces,' **ADD:** "that promotes an exemplary form of sustainable form of sustainable town centre development".

DELETE "'sustainable form of " from final line of paragraph.

5) Views and Landmarks

(line 5) - **DELETE** "2St Mary's Spire" **Add** "St Mary's Church"

6) Tall Buildings, Design and Layout

DELETE " two years before the completion of the proposed residential development by 2014" **ADD** " the same year that it is anticipated that the proposed College redevelopment would be completed. The proposed residential development would be completed roughly two years later in 2014".

Letter from The Environment Agency received 9th May saying that they will withdraw their objection to the FRA providing the applicants submit the addendum to the FRA to the Local Planning Authority and subject to a number of conditions being included in any planning permission that is granted.

1/05 Add Informative 8:

When taking into account Informatives 2 and 5, the applicant is reminded of the need to have regard to the well-being of all persons attending the school whilst housed in temporary accommodation, including maintaining a clear separation of the building site from the school and the need for close liaison between contractors and the school.

INFORMATION

a) Summary

Amend car parking information to read:

Car Parking:	Existing:	70 (approx.)
	Proposed:	70 (approx.)

Please amend to read

g) Consultations

Environment Agency: Flood Risk Assessment sent to Environment Agency for comment on 11 April 2008. Comments were due by 2 May 2008, and no comments have been received.

APPRAISAL

3) Access for All – Add to end of paragraph

The only temporary building not fully accessible will be a single classroom block which is two storeys in height.

1/06 RECOMMENDATION

Please add the following Conditions

A community use scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school user, non-members, management responsibilities, and include a mechanism for review. The scheme shall be implemented upon commencement of the use.

REASON?????

A management and maintenance plan shall be submitted to and approved by the Local Planning Authority in consultation with Sport England. The plan shall provide details of a scheme for a period of 25 years to include measures to ensure the replacement of all artificial surfaces within the next 10 years, management responsibilities, a management schedule and a mechanism for review. The measures set out in the plan shall be complied with in full, with effect from the commencement of the use

REASON?????

Sport England have requested two conditions:

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a community use scheme for the site. The scheme shall include details of pricing policy, hours of use, access by non-school users / non-members, management responsibilities, and include a mechanism for review. The approved scheme shall be implemented upon commencement of the use.

REASON: To secure well managed and safe community access to the sports facilities provided, and to ensure sufficient benefit to the development of sport in accordance with PPG17.

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority (in consultation with Sport England), a management and maintenance plan for the site. The plan shall provide details of a scheme for a period of 25 years to include measures to ensure the replacement of all artificial surfaces within the next 10 years, management responsibilities, a maintenance schedule and a mechanism for review. The measures set out in the approved plan shall be complied with in full, with effect from the commencement of the use.

REASON: To ensure the new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose and sustainable, and to ensure sufficient benefit to the development of sport in accordance with PPG17.

INFORMATION

Council Interest - Interest delete None insert 'Owns site'

Please amend to read

g) Consultations

Environment Agency: Flood Risk Assessment sent to Environment Agency for comment on 11 April 2008. Comments were due by 2 May 2008, and no comments have been received.

APPRAISAL

5) Parking and Highway Safety

Line 4- delete 'as there are no proposed increases in staff or student numbers,

Insert at end of first para ' The additional parking takes into account the increase of pupil numbers from 1080 to 1500 when Year 7 and the Sixth Form are added to the school roll. Note this contrary to the bullet point in the applicant's statement re school numbers on page 96.'

1/07 RECOMMENDATION

Condition 2 – delete '*a: before the use hereby permitted is commenced*' and '*c: in accordance with a timetable agreed in writing with the local planning authority.*'

Condition 3 – delete '*(a) the frontage*'

INFORMATION

a) Summary – delete '*Habitable Rooms:*'

c) Proposed Details – add extra bullet point:

- Reduction in overall outdoor children's play space of 130m² (approx.)

g) Consultations – delete '*No response*' from CAAC and add following comments:

- *Object to encroachment of single storey extension towards public footpath*
- *Object to 2.1m high close boarded fence*
- *Where will bin store be located?*

- Delete '*No response*' from Environment Agency and add: '*No objection*'

g) Consultations

Advertisement – add Setting of a Listed Building

5) Consultation Responses – add:

- '*No new bin store is proposed as part of the application*'

1/08 Pages 113 to 115 delete page headings re 1/07 and insert page headings for 1/08.

Amend **RECOMMENDATION** to read:

After "Plan Nos" insert:

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

INFORMATION

g) Consultations – delete 'no response' from CAAC and add following comments:

- *Object to encroachment of single storey extension towards public footpath*
- *Object to 2.1m high close boarded fence*
- *Where will bin store be located?*

1/09 INFORMATION

a) Summary

delete '*habitable rooms*'

c) Proposal Details

Revisions to Previous Application

Delete '*P/41211/08/CFU*' and replace with '*P/4121/07/CFU*'

e) Pre Application Discussion

delete 1st bullet point and replace with – '*Reduction in rear and front parapet wall welcome*'

delete 1st bullet – “...front parapet wall...”

g) Consultations – amend to read

Sport England: Objection anticipated 14 May 2008

Summary of Response – please add

Chair of Harrow School of Gymnastics requests that representative of School addresses Committee for 5 minutes.

1/10 RECOMMENDATION

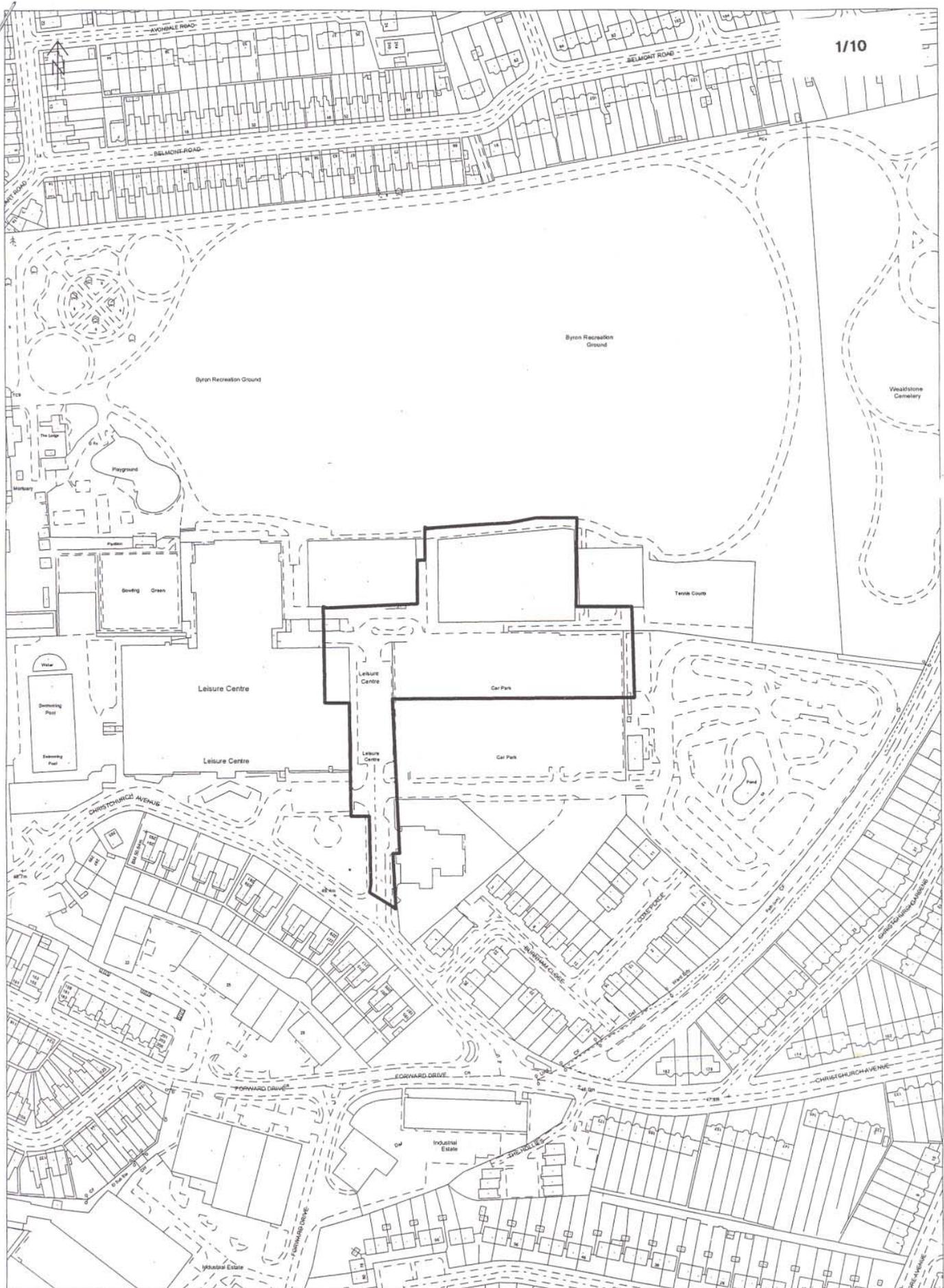
Delete: Condition 15

g) Consultations Amend to read

A further objection was received on the grounds on the impact of the Leisure Centre on the open space in terms of loss of sunlight and 'wind tunnelling'. These are not considered to be significant impacts on the area as no neighbouring properties will be affected, and the loss of sunlight will be minimal.

Section 2

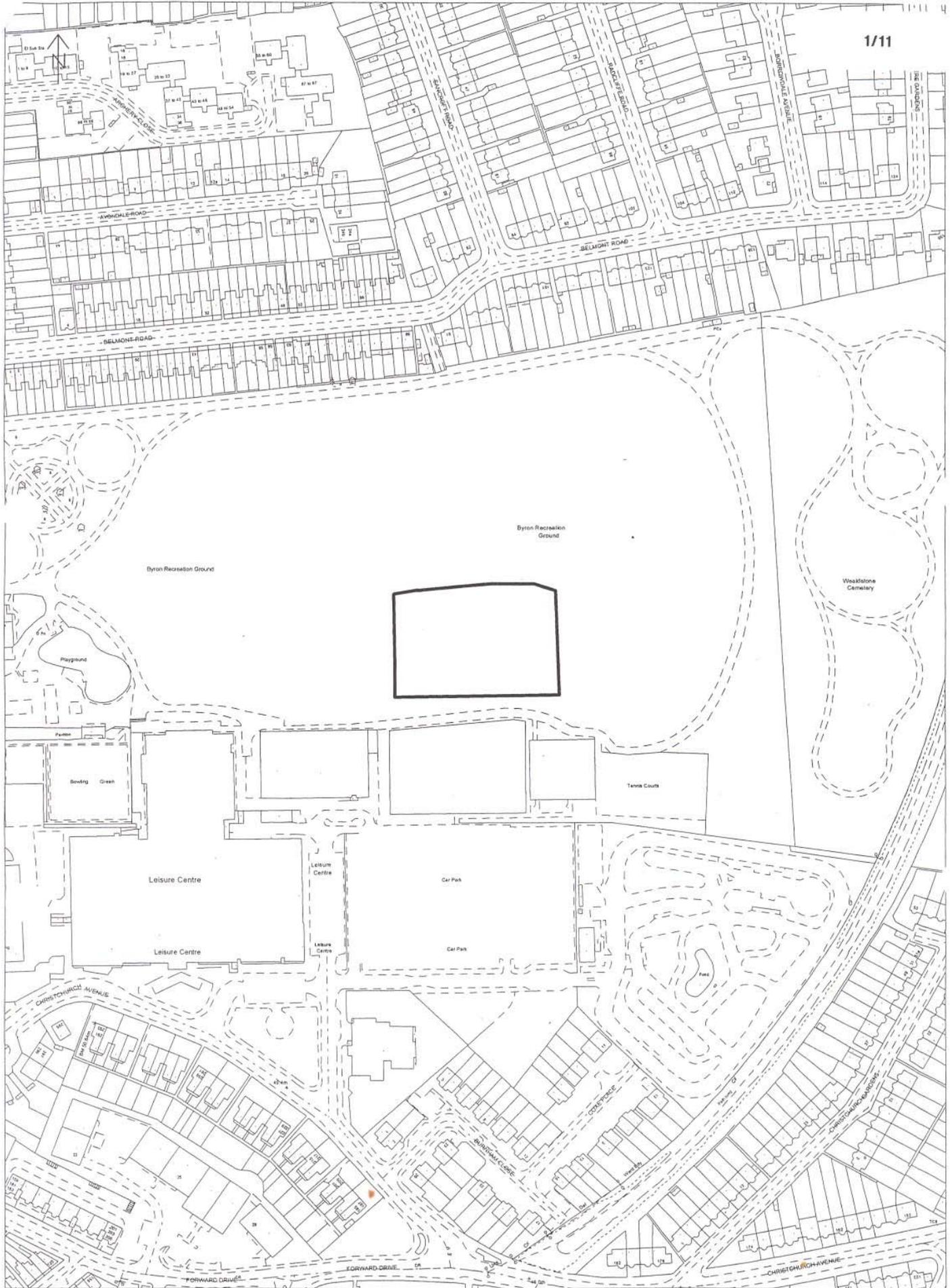
2/01 Officers request deferment since revised plans have yet to be received.



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London Borough of Harrow 100019206

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STRATEGIC PLANNING COMMITTEE – 14 MAY 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	Eve Kelly	Joel Ginn
Item 1/02 Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road, Harrow, HA1 2HH	Ron Tucker Dr Wolfgang Muller	Andrew Reid
Item 1/03 Gayton Road Car Park, Gayton Library & Sonia Court, Gayton Road, Harrow, HA1 2HH	Steve Mc Nicholas	
Item 1/04 Former Lowlands Road Recreation Ground and Part of existing Harrow College, Lowlands Road, Harrow, HA1 3QA	Ted Alat Stefan Szulc	Tony Medhurst/Louise Morton
Item 10 New Leisure Centre Skateboard Park Adjacent Leisure Centre Car Park, Christchurch Avenue, HA3 5BD	Tony Morrison Russell Sutcliffe	
Item 11 Replacement Skateboard Park Byron Park Adjacent to Skateboard Park, Christchurch Avenue, Harrow, HA3 5BD	Russell Sutcliffe	

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