



**STRATEGIC PLANNING  
COMMITTEE**

**WEDNESDAY 3 DECEMBER 2008**

**ADDENDUM**

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**HARROW COUNCIL**

**ADDENDUM**

**STRATEGIC PLANNING COMMITTEE**

**WEDNESDAY 3<sup>RD</sup> DECEMBER 2008**

**1/01 DELETE** page 1, paragraph commencing 'A unilateral undertaking.....'

**INSERT**

"Grant permission for the development described in the application and submitted plans subject to the following condition(s) and a Unilateral Undertaking in the following terms:

Harrow Churches Housing Association undertakes:

1. To ensure that the land known as Beckett Fold Harrow ("Beckett Fold") is developed for Affordable Housing within 10 years of the date of first occupation of any of the dwellings comprised in the development hereby approved.
2. If Housing Corporation Funding (or other subsidy) is not available to support the obligation in paragraph 1 above;
  - a) to apply to the Council for a modification of the covenant; or
  - b) in the alternative, to demolish Beckett Fold within 10 years of the date of first occupation of any of the dwellings comprised in the development hereby approved.
3. Subject to the expiration or termination of the existing tenancy, not to use no 14 Beckett Fold for residential purposes during the 10 year period commencing on the date of first occupation of any of the dwellings comprised in the development."

**DELETE** paragraph beginning 'GRANT permission...'

**INSERT** in its place:

INFORM the applicant that the proposal is acceptable subject to:

- 1) the receipt of a Unilateral Undertaking within two months (or such period as the Council may determine) of the date of the Committee decision on this application relating to Becket Fold and;
- 2) subject to the conditions set out below:-

**ADD** 'Summary of Very Special Circumstance' to plans list  
**ADD** plan number: '1331/106' to plans list.

**DELETE** a) i) and **REPLACE** with the following:

i) the offer to the Council of a lease to enable the provision of public access over that part of the site which is bounded by Bentley Priory Open Space, to include a timescale and specification of works to be carried out to the land and a payment of financial contribution no greater than £100,000 to be paid to the Council for subsequent maintenance.

Condition 6 – **DELETE** points b: and c:

**ADD** the following condition:

25 The development hereby permitted shall not be occupied or brought into use until details of on site cycle parking provision have been submitted to and approved in writing by the local planning authority. The cycle parking shall be implemented in accordance with the approved details and thereafter be retained.

REASON: To ensure adequate provision of cycle spaces and compliance with London Plan policy 3C.22.

**ADD** the following condition:

26 The parameters of the building hereby permitted shall in respect of its width and length be that shown in plan 1331/13 and the building shall have a flat roof not exceeding 155.28m AOD in height.

REASON To maintain the amenities of the locality.

**ADD** the following informative:

10 INFORMATIVE:

A construction logistics plan will be required by Transport for London (TfL) which should aim to consolidate load and vehicle trips avoiding peak rush hour to work periods. TfL would welcome a commitment from you to use environmentally sustainable forms who are members of TfLs Freight Operator Recognition Scheme (FORS).

**INCLUDE** the following table into the proposed details section of the report:

EXISTING BUILDING		PROPOSED BUILDING
72	<b>Number of rooms</b>	122
2156m <sup>2</sup>	<b>Footprint</b>	2842m <sup>2</sup>
3512m <sup>2</sup>	<b>Floor space</b>	11,728m <sup>2</sup>
Ground, 1 <sup>st</sup> & 2 <sup>nd</sup>	<b>Storeys</b>	Lower Ground, Ground, 1 <sup>st</sup> & 2 <sup>nd</sup>
<i><b>NB:</b> the proposed building details are the same as those approved under outline planning permission reference: P/2979/03/COU.</i>		

Applicants Statement – **DELETE** last bullet point.

**ADD** the following into the appraisal section of the report after the second to last paragraph under the **Impact on the Green Belt** heading:

PPG2 states that: 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open' and that the five purposes of including land in green belts are:

1. To check unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns from merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The proposed development is considered to comply with the principles and purposes of PPG2 and there are considered to be very special circumstances which support the redevelopment of the existing care home buildings. The Very Special Circumstances include:-

- The upgrading of the home to reach the required standards is only achievable by redevelopment of the site;
- The replacement of the current unattractive and sprawling building with an attractive and visually improved block;
- The application allows improved transport arrangements;
- The woodland and open areas of the site will be enhanced through the implementation of a landscape scheme appropriate to the site;
- Improved public access to Bentley Priory Open Space which will benefit the local community
- It is not considered that the proposed development conflicts with any of the purposes of land being included within the Green Belt as set out in PPG2 and will in fact result in a significantly improved building form in the Green Belt compared to the existing building which will not lead to any harm to the character of the Green Belt. The offer of a lease on land adjacent to Bentley Priory Open Space will also increase the public access to the Green Belt area around the site which is a significant benefit of the scheme.

**2/02** Description of development, **ADD** after 'retail club' – (Sui Generis)

**2/03** CONDITION 2  
**ADD** after a, 'b the extension/building'

**AGENDA ITEM 10** There are no requests to make representations on planning applications at the meeting.

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