



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 4 FEBRUARY 2009

PLANNING APPLICATIONS RECEIVED

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APPLICATIONS

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PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

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SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SCANMOOR HOUSE, 56-60 NORTHOLT ROAD, HARROW	Item: 2/01 P/3519/08/RH
	Ward HARROW ON THE HILL
CHANGE OF USE FROM OFFICE BUILDING (B1 USE) TO A HOTEL (C1 USE) WITH 40 ROOMS, RESTAURANT, KITCHEN AND CONFERENCE FACILITIES. ROOF EXTENSION TO PROVIDE FIFTH FLOOR AND TWO STOREY REAR EXTENSION	
Applicant: Eurotraveller Hotel Group	
Agent: JPB Architects	
Statutory Expiry Date: 02-MAR-09	

RECOMMENDATION

Plan Nos: 10349 01, 07, 08, 09, 10, 11, 12, 13 and A4 photo sheet dated 24th October 2008; Planning Design and Access Statement dated 1st December 2008.

INFORM the applicant that:

1. The proposal is acceptable subject to:

a) The completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

i) A sum of £15,000 shall be deposited with the Council to fund the monitoring of traffic and parking conditions in the locality, the preparation and installation of on street parking controls for a period of five years from scheme completion. Any monies not expended for these purposes shall be returned to the applicant at the end of that period".

2. A formal decision notice to GRANT permission for the development described in the application and submitted plans, and subject to the following condition(s) will be issued only upon the completion of the aforementioned legal agreement

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 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.

3 Notwithstanding the detail shown on the plans hereby approved, prior to commencement of development revised plans shall be submitted to, and approved in writing by the Local Planning Authority, to detail revision to enclose the north west boundary of the site, including removing access to the site from Shaftesbury Avenue preventing the ingress and egress of vehicles to the site. The development shall be carried out in accordance with the approved details and shall thereafter be retained as such.

Reason: To secure the site and ensure that the development in accordance with Harrow Unitary Development Policy D4.

4 Notwithstanding the detail shown on the plans hereby approved, prior to commencement of development revised plans shall be submitted to, and approved in writing by the Local Planning Authority, to detail revision of the proposed parking layout. The development shall be carried out in accordance with the approved details and shall thereafter be retained as such. Notwithstanding the detail shown on the plans hereby approved, prior to commencement of development revised plans shall be submitted to, and approved in writing by the Local Planning Authority, to detail revision to enclose the north west boundary of the site, including removing access to the site from Shaftesbury Avenue. The development shall be carried out in accordance with the approved details and shall thereafter be retained as such.

REASON: To secure the site and ensure that the development in accordance with Harrow Unitary Development Policy D4.: To secure the site and ensure that the development in accordance with Harrow Unitary Development Policy D4.

5 Prior to the commencement of development details of external lighting shall be 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 as such.

REASON: To safeguard the amenity of neighbouring residents in accordance with Harrow Unitary Development Policy D4.

6 The windows in the north first floor wall of the first floor addition of the approved development shall:

- a) be of purpose-made obscure glass
- b) be permanently fixed closed below ,and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents in accordance with Harrow Unitary Development Policy D4.

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

The boundary treatment shall be completed:

- b: before the building(s) is/are occupied

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

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

8 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

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

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

10 The use hereby permitted shall not commence until the car parking, turning and loading area(s) shown on the approved plans have been constructed and surfaced with permeable materials, or drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

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

11 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 use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

12 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

13 The development hereby permitted shall not commence 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 use shall not commence 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 roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

15 Prior to the first taxable occupation of the building a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved and adhered to thereafter.

REASON: To safeguard the amenity of neighbouring residents, and in the interests of highway safety, in accordance with policy T6 of the Harrow Unitary Development Plan.

16 Prior to commencement of development, details of compliance of the scheme with the standards set out in Harrow Council's "Access for All" SPD shall be 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 as such.

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.

17 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, details of the proposed living roof as shown on the approved plans. The living roof as shown in the approved plans shall be provided and subsequently maintained in a live condition for the life of the development hereby permitted.

REASON: To ensure the appearance and sustainability of the development in accordance with policies D4 and D9 of the Harrow Unitary Development Plan.

18 Prior to commencement of development, details shall be submitted to, and approved in writing by the Local Planning Authority to detail the predicted base line energy demand of the development hereby approved and energy efficiency measures to reduce energy demand. Development shall proceed in accordance with the details as approved and energy efficiency measures shall be retained thereafter.

REASON: To reduce the energy demand of the development in accordance with policies 4A.1, 4A.2, and 4A.4 of the London Plan.

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19 Prior to commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of on-site renewable energy measures that will generate 20% of the predicted energy requirement of the development. The approved scheme shall be implemented before the development is first occupied and shall be retained thereafter.

REASON: To reduce the carbon dioxide demand of the development in accordance with policies 4A.1, 4A.2 and 4A.7 of the London Plan.

20 Prior to commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of a BREEAM or equivalent assessment of the development. The development shall proceed in accordance with the details as approved and be retained as such thereafter.

REASON: To assess the overall sustainability rating of the proposed development to ensure that the scheme adequately addresses sustainability requirements in accordance with policies 4A.1, 4A.2 and 4A.3 of the London Plan.

21 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 for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules 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.

22 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.

23 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.

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: 4A.1, 4A.3, 4A.4, 4A.6 , 4A.7, 4B.1, 4B.5, 4B.6

Harrow Unitary Development Plan:

EM13, EP20, EP21, EP25, R15, D4, T6, T13
Supplementary Planning Document
Access for All

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:

Please note that guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

4 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Development (EM13, EP20, EP21, R15)
- 2) Design and Character of Area, (4B.1, 4B.5, D4)
- 3) Neighbourhood Amenity (EP25)
- 4) Parking and Highway Safety (T6, T13)
- 5) Accessibility (D4, SPG)
- 6) Sustainability – Energy Demand and Water Resources (4A.1, 4A.3, 4A.4, 4A.6, 4A.7)
- 7) Crime & Disorder Act (4B.1, 4B.6, D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major development, all other (change of use)
Site Area: 640m²
Floor Area: 1791m²
Council Interest: None

b) Site Description

- Site comprises a vacant five storey flat-roofed office building on the north west side of Northolt Road with ground floor undercroft parking to the rear of the site
- South Harrow Police Station, a four storey building adjoins the site to the south west
- Site to the north east is currently under construction to provide 25 residential flats, parking and landscaping
- Parking and access road is located directly to the front of the site
- Located 500m north of South Harrow district centre
- London distributor road extends along the front of the site (Northolt Road), the access road to the rear of site is accessed from Shaftesbury Avenue (Borough Distributor Road)
- Site located within designated Business Use Area.
- Surrounding area comprises a mix of commercial and residential uses

c) Proposal Details

- Change of use from office building (B1 use) to a hotel (C1 use) with 40 rooms, restaurant, kitchen and conference facilities.
- A roof extension to provide a fifth floor and part single storey extension at first floor level over an area of car parking (measuring 16.4m in depth along the western elevation, 11.4m along the eastern elevation and 7m in height) and part four storey rear extension (measuring 3.2m wide by 5.2m deep) that would adjoin the north west corner of the existing building.
- Alterations to the front and rear elevations are proposed; first floor windows at the front and rear of the building are to be removed and replaced with floor to ceiling windows, blue zinc panel are proposed at three window intervals between the existing windows at second, third and fourth floor level.

d) Relevant History

P/849/04/CFU	Two additional floors with mansard roof to provide 3 flats, with residential access on ground floor.	WITHDRAWN 12-MAY-04
P/1369/04/CFU	Additional floor within mansard roof to provide 2 flats with residential access on ground floor	GRANT 08-JUL-04
P/3184/06	Change of use of floors 1 to 4 from offices to 12 flats and construction of two class A3 units	WITHDRAWN

e) Pre-Application Discussion

- None

f) Applicant Statement

- Change of use from existing office use to hotel use class C1. First floor rear extension is proposed to accommodate the conference and kitchen facilities, side extension proposed to accommodate staff rooms and laundry facilities. The proposal includes an additional floor at roof level;
- The property currently benefits from planning permission for an additional floor with mansard roof to provide two flats;
- Development would comply with Local Plan and London Plan Policies and National Planning Guidance;
- Scale of development is appropriate to the existing building and generally in keeping with the extant approval;
- No parking for staff members green travel plan will encourage use of alternative modes of transport;
- The development would incorporate sustainable and green technology.
- Current proposal would make use of previously development and currently empty property;
- The site has been empty for a number of years and was put up for sale in 2007 with the only expressed interest in the site being for residential development to provide 14 units however this was abandoned following the changes to the affordable housing criteria reducing it to 10 units. Site has since changed ownership;
- Consider proposed use is appropriate given the context of the area, which is now mix of residential and commercial. It would not have an adverse impact on the amenities of nearby residential properties, and its location relative to Harrow, Wembley and London, and public transport links make it viable and sustainable use of a vacant property.

g) Consultations:

Advertisement: | Major Development | Expiry: 25/12/2008

Notifications:

Sent:
13

Replies:
1 (in support)

Expiry:
23/12/2008

Summary of Response:

Given the high level of local office space that is empty, other uses should be considered. The development would bring much needed business to the area.

APPRAISAL

1) Principle of Development

The site is located within a designated business use area in the Harrow Unitary Development Plan. The development proposes to change the use of the existing office block to provide a 40 bedroom hotel with a restaurant and conference facilities.

Policy EM13 of the Harrow Unitary Development Plan seeks to resist the loss of land and buildings within designated business areas from business and light industrial (B1) uses to help ensure sufficient employment land supply.

The Design and Access Statement states that the site has been empty for a number of years and was put up for sale in 2007 with the only expressed interest in the site being for residential development to provide 14 units. The Design and Access Statement advises that this development proposal was abandoned due to the lowering of the affordable housing threshold in the consolidated London Plan from 15 units to 10 units.

Reference is also made to the South Harrow Office Market Assessment dated July 2006 undertaken by King Sturge for the change of use of Raeburn House 86-100 Northolt Road to residential accommodation. The study concluded that research from the Local Authority records confirms that there is an oversupply of office accommodation in South Harrow.

It is noted that all but three of the office blocks (including the application site) located between the round-about serving Waitrose and the Shaftesbury Avenue junction have been recently converted to residential accommodation. The application has demonstrated that the building has been vacant for a number of years, an attempt has been made to market the site for other class B uses, that there is sufficient provision of other sites available for B1 uses and the loss of the unit would not result in unacceptable harm to the local economy. The proposed hotel use would retain an employment generating use on the site that would be compatible with the surrounding residential and remaining commercial environment.

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Policy EP20 of the Harrow Unitary Development Plan seeks to secure all new build development to take place on previously developed land. Policy EP21, as part of process of securing full, effective use of land and building resources allows the review and release vacant land and buildings surplus to its requirements to ensure that they are put to beneficial use. The proposed development would take place on previously developed land and would make use of a vacant building in accordance with policies EP20 and EP21 of the Harrow Unitary Development Plan.

Policy R15 supports the development of smaller hotels in appropriate locations that are well served by public transport. There is an identified need for purpose built hotels with conference and meeting facilities and more middle range accommodation. Proposals to increase or improve the supply and range of overnight accommodation are encouraged provided that there is no adverse impact on environmental quality or residential amenity.

The site is located 500m to north of South Harrow District Centre and tube station and is serviced by six bus routes along Northolt Road. The proposed hotel use is considered to be an acceptable use within the context of surrounding commercial and residential properties.

Accordingly, the principle of the loss of the existing commercial use and replacement hotel use is considered to be acceptable.

2) Design and Layout

The application proposes an additional storey to form a fifth floor level, a part single storey and part four storey rear extension and changes to the external façades.

Explanatory paragraph 4.10 of Policy D4 Harrow Unitary Development Plan 2004 (HUDP) states that 'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces. Policy D4 explanatory paragraph 4.11 of the, states that 'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'.

Permission was granted in 2004 planning ref P/1369/04/CFU for an additional floor with a mansard roof to provide 2 flats with residential access on the ground floor. Unlike the extant approval, the front and rear elevations of the current application scheme would continue the existing façade. This level would however, be distinguished from the lower levels through the use of a different cladding material. While the roof extension would be a highly visible element of the building within the street scene, it would not be overly dominant on the existing building and could improve the overall proportions of the building. Use of high quality and appropriate materials also provides the potential to significantly improve the appearance of the building.

The first floor office windows would be removed and replaced with 2m high windows that would serve the restaurant. The windows in the front façade at second, third and fourth floor level would have a zinc panel inserted between every third window. The proposed changes to the external façade are considered to be sympathetic to the design of the overall building.

A part single storey extension and part four storey extension is proposed to the rear of the building. The first floor element would project from the rear of the existing building to cover the majority of the currently open part of the site to the rear of the building. This extension would accommodate conference and kitchen facilities. An open sided level of car parking would be provided at ground floor level below this extension. A green roof is proposed to the first floor addition. While the extension is of a large size, it is consistent with the large scale of the building and considered to be acceptable.

The proposed four storey extension would be positioned to the rear of the existing stairwell, and would extend to the rear elevation of the existing building, effectively infilling this area. The four storey addition would appear as a logical extension to the original building, and is considered to be acceptable.

Overall, the proposed extensions would provide a coordinated appearance and would not harm the appearance of the building within the street scene.

3) Neighbourhood Amenity

Policy D5 of the Harrow Unitary Development Plan 2004 requires new development to protect the amenity of occupiers of surrounding buildings.

To the northeast, the site adjoins nos. 50-54 Northolt Road. Construction is currently taking place on this neighbouring site to implement planning permission to provide a part 3 and part 6 storey building of 25 self contained flats. The site adjoins South Harrow Police Station to the west.

The first floor addition would be located approximately 2.2m from the shared property boundary with no. 54 Northolt Road and 10.5m from the eastern elevation of the new residential block. The proposed extension would be positioned 2m from the shared property boundary with South Harrow Police Station to the west of the site.

The proposed first floor extension would breach the northern end of the 45 degree angle taken from the neighbouring residential development to the east of the site. It is however considered that this breach would have a minimal impact on the amenity of future occupiers of the adjoining residential development given the 10.5m distance from the windows directly facing the first floor addition.

A condition preventing the use of the green roof as a roof terrace is recommended to ensure that it would not result in loss of privacy and overlooking to neighbouring residential properties.

The access road and parking area to the north of the existing office building separate the site from the rear gardens of the residential properties to the north of the site nos. 3-11 Shaftesbury Avenue. The mature trees in the rear gardens of nos. 3-11 Shaftesbury Avenue largely screen the properties from the rear of the existing office building. A distance of approximately 15m is currently provided between the rear elevation of the office block and the southern site boundary of the no 3 Shaftesbury Avenue and a minimum of approximately 25m is provided between the windows of the office building and Shaftesbury Avenue residential properties.

The access road would separate the proposed first floor addition from the rear property boundary of nos. 3 and 5 Shaftesbury Avenue. The kitchen would be located in the north east half of the first floor addition. A condition requiring that the kitchen windows are obscurely glazed to prevent overlooking and loss of privacy of the neighbouring residential properties is recommended.

Policy EP25 of the Harrow Unitary Development Plan seeks to minimise noise disturbance, development proposals that would lead to unacceptable level of noise, vibration or disturbance will be refused.

The proposed hotel use is not considered to be an unacceptable use of the site and would not be dissimilar to the B1 office use with regard to noise and traffic generation. Two air inlet grills and extract ducting are proposed in the rear elevation of the first floor addition a condition is recommended requiring details of the inlet and extract ducting to ensure that noise and fumes from the ducting would not harm the amenities of the future occupiers of the adjoining residential development.

4) Parking and Highway Safety

The site is accessed from Northolt Road at the front of site and from an access road to the rear of the site off Shaftesbury Avenue. Currently twenty car parking spaces are provided beneath the building and to the rear of the site.

The site is located within 500m of South Harrow Station, 1.25km from Sudbury Hill Station, 1.5km from Harrow on the Hill station and is within walking distance of South Harrow district centre.

The application proposes to reduce the parking provision on the site to 15 car parking spaces along the northwest and northeast site boundaries. Two of these spaces would be provided to wheelchair standard. The car parking area would be accessed from both the front and rear of the site.

The proposed retention of site access from the service road to the rear of the site is not considered to be appropriate, due to both site security reasons and the impact on the properties to the north. A condition is therefore recommended requiring amendment to the submitted plans to enclose the northwest site boundary.

This will result in consequential necessary amendment to the car parking layout, and the likely removal of two of the car parking spaces, which could only be accessed from the service road to the rear of the site.

A travel plan has been submitted with the application that states that no parking provision will be made available for conference visitors or staff. Potential clients would be made aware of the parking restrictions of the venue and public transport options through the marketing of the site. Staff members would be encouraged to use public transport, cycle or walk to the site. Showers facilities and covered and secure cycle parking would be provided on site for staff. A more detailed travel plan with measurable targets is recommended to be required by condition.

The Council's hotel car parking standard allows a maximum provision of one space per five bedrooms. While the proposed car parking provision would exceed this standard, it would be an improvement on the existing situation and would not be detrimental to highway conditions in the area.

Refuse storage is proposed in the undercroft area. This area would not provide sufficient vertical clearance for the Council's refuse collection vehicles. A condition is recommended requiring full details of the proposed refuse and recyclables storage and collection arrangements.

5) Accessibility

Policy C17 of the Harrow Unitary Development Plan seeks to ensure that all development relating to retail facilities, leisure, recreation and other services adequately address the needs of disabled people, parents with children, the elderly and other people with special needs.

The proposed development appears to comply with general accessibility standards. However, a condition is recommended to ensure the detailed design and layout of the proposed hotel complies with Harrow Council's Supplementary Planning Guidance Access for All.

6) Sustainability – Energy Demand and Water Resources

London Plan policy 4A.1 'Tackling Climate Change' defines the established hierarchy for assessing the sustainability aspects of new development. This policy sets out the 'lean, clean, green' approach to sustainability, which is expanded in London Plan policies 4A.2, 4A.3, 4A.4, 4A.6 and 4A.7. Overall, the set of policies seeks to address climate change through minimising emissions of carbon dioxide.

While the application proposes a change of use of the building as opposed to demolition and construction, for clarity, this form of proposal is considered to be development that is subject to the London Plan energy policies. In this case, the proposal also includes substantial extensions and external alterations and would involve significant internal refurbishment, offering opportunities for the design to provide energy demand reduction.

The set of London Plan energy policies require development proposals to:

- calculate an estimated baseline energy demand for the development and demonstrate improvement to this demand through energy efficiency design measures,
- evaluate the incorporation of combined cooling heat and power (CCHP) and combined heat and power (CHP) technology into the scheme, and
- demonstrate a 20% reduction in carbon dioxide emissions from on-site renewable energy generation.

The application has not submitted any detail to address these requirements. However, in this case, it is considered acceptable to address these aspects by condition. A condition is also recommended requiring submission of an acceptable BREEAM (or equivalent) assessment for the scheme.

7) S17 Crime & Disorder Act

Policy D4 of the Harrow Unitary Development Plan 2004 advises that crime prevention should be integral to the initial design process of a scheme. Policies 4B.1 and 4B.6 of the London Plan (consolidated with alterations since 2004) seeks to ensure that developments should address security issues and provide safe and secure environments.

The Design and Access Statement provides some detail of proposed crime prevention measures, including the provision of CCTV and external lighting. To ensure that the proposal incorporates an effective crime prevention strategy, a condition is recommended requiring detail of compliance with the Metropolitan Police Secure by Design scheme.

8) Consultation Responses:

- None

CONCLUSION

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

2 JUNCTION ROAD, HARROW**Item: 2/02****P/4002/08/GL**

Ward GREENHILL

REDEVELOPMENT TO PROVIDE SIX-STOREY BUILDING TO PROVIDE 172 SQ.M. OF OFFICE SPACE AT GROUND AND FIRST FLOORS; EIGHT FLATS ON FOUR UPPER FLOORS WITH GLAZED BALCONIES; ROOF TERRACE; DEMOLITION OF EXISTING TWO-STOREY BUILDING (RESIDENT PERMIT RESTRICTED)

Applicant: Mr Anup Vyas**Agent:** David R Yeaman & Associates Architects**Statutory Expiry Date:** | 06-FEB-09

RECOMMENDATION

Plan Nos: 101; 102A; 103A; 104; 105

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 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.

3 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

4 Prior to 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.

5 Development shall not proceed beyond ground level damp proof course until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure the development provides a satisfactory level of renewable energy.

6 The bathroom windows in the rear wall of the approved development shall:

a) be of purpose-made obscure glass,

b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

7 The development hereby permitted shall not be occupied or brought into use until details of the roof gardens and roof amenity space have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: In the interests of character and appearance of the street scene and residential amenity.

8 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.

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 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.

11 The development hereby permitted shall not commence until details showing how the site will be externally lit at night times and during hours of darkness have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: In the interests of neighbouring amenity and the character 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: 3A.1, 3A.2, 3A.3, 3A.4, 3A.5, 4A.7, 4B.1, 4B.8

Harrow Unitary Development Plan:

D4, D5, D7, T6, T13 Supplementary Planning Guidance, Extensions: A Householder's Guide (2008)

Supplementary Planning Guidance, Designing New Development (2003)

Supplementary Planning Document, Accessible Homes (2006)

2 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

3 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.

4 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB
Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

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

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

6 INFORMATIVE:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

7 INFORMATIVE:

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

8 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area/Sustainable Development (4A.7, 4B.1, 4B.8, D4, D5, D7)
- 2) Residential Amenity (D4, D5)
- 3) Land and Buildings in Business Use / New Residential Development (EM15, D5)
- 4) Transport (T13)
- 5) Refuse (D4)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings	
Site Area:	170 m ²	
Habitable Rooms:	16	
Density:	940 hrph, 470 dph	
Car Parking	Standard	9.8
	Provided	0
Lifetime Homes:	8	
Wheelchair Standards:	0	
Council Interest:	None	

b) Site Description

- Property is a two-storey office building (Class B1) on the southern side of Junction Road
- Kelly House to the east is a three-storey office block with undercroft parking
- Aspect Gate to the west is a seven-storey office block
- To the rear of the site is open space attached to Roxborough Heights, a six-storey residential development
- Opposite the application site is Bradstowe House, a new residential development of up to seven storeys in course of construction

c) Proposal Details

- Six-storey building with ground and first floor for office use (Class B1) and a total of eight one-bedroom flats on second to fifth floors (two flats on each floor)
- Roof garden with landscaping
- Balconies on front elevation
- Bin storage to the west of proposed building

Revisions to Previous Application:

Following the previous decision (P/2446/08) the following amendments have been made:

- Design of building amended to reduce actual bulk and to reduce the appearance of bulk
- Balconies would make use of side views as well as facing Junction Road
- Internal layouts amended so that bedroom windows face Junction Road and not the amenity space of Roxborough Heights
- Windows facing Roxborough Heights would be to bathrooms, with glass blocks for stairway

d) Relevant History

P/2525/07/DFU	Construction of six storey building to provide 212 sqm of office floorspace at ground & first levels; 8 flats on four upper floors; terrace with glazed safety balustrade on roof top; demolition of existing two storey office building	REFUSED 16-OCT-07
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Reasons for Refusal

- The proposed development, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive and overbearing with inadequate space about the building and would detract from the appearance and character of the locality, contrary to Policies SD1, D4, D5, of the Harrow Unitary Development Plan
- The proposed residential units provide cramped and substandard accommodation, which, by reason of inadequate layout, design, room size and non compliance with Lifetime Homes standards, would be detrimental to the amenities of future occupiers of the site contrary to the provisions of policies SD1, D4 and H18 of the Harrow Unitary Development Plan (2004).

P/2446/08	Construction of six-storey building to provide 211sq.m. of office floor-space at ground and first floor; 8 flats on four upper floors; roof terrace with glazed balustrade; demolition of existing two-storey office building	REFUSED 29-AUG-08
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Reasons for Refusal

- The proposal represents piecemeal development that would prejudice the future development of the adjoining land, and would therefore fail to respect the local context, the comprehensive development of the area, and the principles of good design, contrary to policy D4 of the Harrow Unitary Development Plan (2004).

- The proposed development, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive and overbearing with inadequate space about the building and would detract from the appearance and character of the locality, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).

e) Pre-Application Discussion

None specific to current application. Previous proposal was referred to Planning Advice Team:

PAT/ENQ.3403/17/01/08

- Proposed development acceptable in principle
- Reduction of the visual bulk replacing concrete balcony walls with clear glazed balcony glazing welcomed
- Residential units now compliant with Lifetime Homes Standards

f) Applicant Statement

- Proposal has been designed to make good use of a restricted site and would allow for future development on neighbouring site
- Sustainable design integrated into design proposals
- Design would allow for flexible commercial space on ground and first floors
- Design incorporates elements of glazing that allow for uplighting of building, provide good natural illumination and protects privacy of occupiers
- Main residential amenity space would be a green roof, with each flat having its own balcony

g) Consultations

Roxborough Road Residents Association: Proposal would remove an existing welcome gap in high rise development; Junction Road acts as wind funnel; overbearing to open space to rear of communal space at Roxborough Heights; parking pressure

Harrow Hill Trust: No response received

Site Notice: | Expiry: 11-JAN-09

Notifications:

Sent: 94

Replies: Awaited

Expiry: 13-JAN-09

Summary of Responses:
To be reported

APPRAISAL

1) Character and Appearance of the Area/Sustainable Development

The general principle of residential use on the upper floors of a development in this town centre location has been considered acceptable by the Planning Advice Team. Furthermore, the core details of the proposal have been amended and it is considered that the previous objections have been overcome.

Although the footprint of the proposed development is the same as the previous refused scheme, the design has been altered to add a high level of architectural detailing, with significant use of glass, timber and pre-cast concrete. The proposed use of materials serves to reduce the appearance of bulk of the building.

The proposed scheme would make efficient use of a small site and would complement other taller buildings in the vicinity.

The glazed balconies have been redesigned so that they would be contained within the core building and would not overhang the pavement. When viewed in connection with the other design changes it is considered that the previous second reason for refusal, based on bulk, siting and design, has been overcome.

The application site, and the neighbouring Kelly House, is on the fourth side of an island block formed by Junction Road, Headstone Road, College Road and the elevated Pinner Road. Kelly House is a three-storey building of little architectural merit. With the previous proposal, it was considered that the then proposed redevelopment of this application site would have represented a form of piecemeal development that would have prevented the comprehensive redevelopment potential of this fourth side.

However, with the current proposal, it is considered that the design retains the potential for the redevelopment of Kelly House. This would be in accordance with the principles of PPS1 which notes that: 'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' PPS1 further notes that a key objective should be to optimise the potential of the site to accommodate development. It is considered that the proposal would optimise the potential of the site and would respect the local context and the principles of good design, in accordance with policy D4 of the Harrow Unitary Development Plan (2004).

The proposal would incorporate a roof terrace. Additionally, it would use sustainable building materials and incorporate other sustainability features such as photo voltaic panels for electricity generation and sustainable water management measures. These are required by London Plan policy 4A.7, which has a presumption that developments should achieve a reduction in CO₂ emissions by 20%. As full details of the sustainability measures to be used have not been supplied at this stage, a suitable condition has therefore been attached.

2) Residential Amenity

Eight flats are proposed for the new building. These flats would be accessed via a separate door at ground floor level which would keep the residential and office uses separate. A lift and stairs would provide access to the upper floors. The internal habitable area and internal arrangements of the proposed flats is considered acceptable and would conform to Lifetime Homes standards.

Private amenity space would be provided in the form of balconies and a roof terrace. Given the town centre location and the restrictions of the site, this is considered acceptable.

The rear of the property would abut the amenity space attached to Roxborough Heights. There would be bathroom windows, and the glass blocks providing illumination to the lift and stair area at the rear facing that amenity space. This means that these aspects of the development would be dependent on third party land remaining open for light. However, this glazing would not be to habitable rooms, and even if the open space were similarly developed up to the boundary, this would not be considered to be detrimental to the residential amenities of the future occupiers of the site. Notwithstanding the above, Roxborough Heights has been developed within the past ten years, and it is unlikely that this open land would be built upon, other than in a comprehensive development involving the whole island site, which would include the land to which this application applies. Although the proposal could appear overbearing when viewed from the amenity space of Roxborough Heights, which would be detrimental to the residential amenities of the occupiers of that development, the nature of development in the area is one of relatively tall buildings in a dense urban environment. Given the proposed obscure glazing to bathrooms and the glass blocks to the stair area, it is considered that although the amenity space to the rear of Roxborough Heights could be overlooked by future occupiers of the application site, this would not be unreasonable in this town centre location. Furthermore, the separation between the proposed building and the habitable windows of Roxborough Heights is considered sufficient to protect the residential amenities of the occupiers of Roxborough Heights with respect to overlooking from the application site.

It is considered that the proposal would not be detrimental to the residential amenities of neighbouring occupiers of or future occupiers of the site.

The Design and Access Statement notes that the building would have uplighting from a frosted glass strip set flush with the pavement at the front of the building. The level of proposed lighting is not detailed, and therefore a condition requiring details of external night time lighting to be submitted and approved has been attached to safeguard the residential amenities of nearby occupiers and the appearance of the area.

- 3) Land and Buildings in Business Use / New Residential Development**
The proposed mix of office and residential uses is considered appropriate in this town centre location. The proposal would result in an increase in office space provision. This is considered acceptable and represents an efficient use of the site. London Plan policy 3A.3 requires boroughs to achieve the maximum intensity of use compatible with local context. The residential density is within the range recommended in the associated table 3A.2 for this town centre location, with a good Public Transport Accessibility Level.
- 4) Transport**
The proposal would be located within Harrow Metropolitan Centre, and would be a car free development. Given the proximity of public transport and other facilities this is acceptable, subject to the future occupiers being ineligible for residents parking permits to mitigate any additional parking stress in the surrounding area.
- 5) Refuse**
The proposal would site refuse facilities to the west of the building. The area provided for refuse facilities would be sufficient to accommodate bins for both the business and the residential uses of the building. The refuse area would be shielded from the street scene by a 2m high wall. This is considered acceptable.
- 6) S17 Crime & Disorder Act**
The proposal would conform to the principles and practices of Secured by Design and Safer Places. Notwithstanding this, a condition requiring details of security measures to be submitted and approved has been attached to ensure full compliance with the Secured by Design requirements and to minimise the risk of crime.
- 7) Consultation Responses**
Addressed in appraisal.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

Item: 5/01
LAND OUTSIDE OF 10 PAINES LANE, P/4000/08/HG
PINNER

Ward PINNER
PRIOR APPROVAL FOR SITING AND APPEARANCE: 10 METRE HIGH
TELECOMMUNICATIONS MAST WITH ONE ASSOCIATED EQUIPMENT
CABINET AND ONE METRE PILLAR

Applicant: Orange PCS Ltd.
Agent: Waldon Telecom Ltd
Statutory Expiry Date: | 24-FEB-09

RECOMMENDATION

Plan Nos: 01 Rev B; 02 Rev B; Design, Access and Supporting Statement; ICNIRP Certificate; Supplementary Information; Health and Safety Statement
(All Received 30.12.08)

- 1 **PRIOR APPROVAL** of siting and appearance is required.
- 2 **GRANT PRIOR APPROVAL** of details of siting and appearance for the development described in the application and submitted plans, subject to the following informatives:

INFORMATIVES

1 INFORMATIVE:

The applicant is advised that this decision relates only to the planning requirements imposed by the Town and Country Planning (General Permitted Development) Order 1995.

2 INFORMATIVE:

The applicant is advised that a notification to the local highway authority will be required under the New Roads and Street Works Act 1991 for opening the highway (footway) for installation and any associated ductwork.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual/Residential Amenity (D4)
- 3) Telecommunications Development (D24)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: None

b) Site Description

- Application site is a highway verge on the western side of Paines Lane 11m from the junction of Barrow Point Lane and 15m from the junction of Moss Lane.
- The grass verge is 2.5m wide, with a 2m wide tarmac path to the east.
- The highway verge is approximately 4.7m wide at the proposed mast location.
- There is an 8m high lamp post within 10.5m of the proposed mast and an 8m high telegraph pole within 4.5m of the proposed mast.
- There is a 1.1m high cabinet within 3m of the proposed pillar.
- There are two mature trees to some 12m and 15m in height to the north of the proposed mast.
- The nearest residential property is no.10 Paines Lane and the proposed mast would be within 22m of the nearest façade of the dwelling on this property.

c) Proposal Details

- 10m high pole mast, painted midnight green, with the top 2m of the mast comprising a shrouded antenna.
- Mast would be set-away 400mm from the eastern side boundary of no.10.
- One equipment cabinet, 1.465m wide, 0.665m deep and 1.4m high located 800mm to the north-west of the proposed mast.
- One metre pillar, 0.5m wide, 0.3m deep and 1m high sited 200mm to the north-west of the proposed cabinet.
- The proposed cabinet and pillar would set-away 100mm from the eastern side boundary of no.10.

d) Relevant History

- None.

e) Pre-Application Discussion

- Height and impact on residential amenity could be an issue.
- The preliminary plans submitted as part of the pre-application advice included 5 equipment boxes which was also raised as an issue.
- The proposal has been revised and the application proposes one equipment cabin.

f) Applicant Statement

- The proposed site has been selected as there are no suitable buildings and no site sharing opportunities available.
- The proposal would blend in to the existing run of street lights, telegraph pole and street furniture and would not be an alien feature in the street scene.
- Some mature trees in close proximity would provide some natural screening when viewed from the north and a backdrop when viewed from the south.
- Alternative sites were rejected due to operational inefficiency or because the mast would have a greater impact on residential amenity.

The mast would be within 400mm of the eastern boundary of no.10 Paines Lane and would be sited approximately 22m from the nearest façade of the dwelling on this property. This distance is considered sufficient to overcome issues relating to visual obtrusiveness. It is also noted that the property has an outdoor amenity space to the west of the dwelling and the mast would not be visible from this space. Given the separation distance between the proposed mast and nearest dwelling houses it is considered the proposed development would not have an unreasonable impact on the residential and visual amenities of surrounding occupiers. It is considered the proposed cabinet and pillar would not have a material impact on the amenities of surrounding occupiers.

3) Telecommunications Development

Policy D24 of the Harrow UDP outlines that proposals for telecommunications development will be considered favourably subject to six criteria.

The applicant has provided a list of alternative sites and has outlined why none of the alternative sites are suitable.

It is considered that the proposal has been sited and designed to minimise visual impact due to its location, and would not have an unreasonable impact on residential amenity. In terms of any potential health hazards, the applicant has also provided an ICNIRP declaration confirming compliance with the public exposure guidelines.

It is considered that the requirements of Policy D24 have been met, and that prior approval of the siting and design of the equipment should be granted.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) Consultation Response

- Property value and 3rd party ownership dispute are not material planning considerations.
- All other material planning considerations have been addressed in the sections above.

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.