



**PLANNING
COMMITTEE**

WEDNESDAY 13 MAY 2009

ADDENDUM

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HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 13th May 2009

<p>1/01</p>	<p>AMEND under the heading 'Views from the Hill' on page 24 the last sentence should read '...is considered to be appropriate and would not detract from views away from the Hill's conservation area'.</p> <p>Similarly, under the heading 'Conservation Areas' on page 25 the second sentence of the final paragraph should read: 'Regarding views of the Hill the judgment is that the majority of spire views will not be interrupted'.</p> <p>ADDITIONAL petition received of 8 signatures; reasons being, scale and architecture and design.</p> <p>ADDITIONAL letter of support from The Trustees of Harrow Baptist Church (HBC) refer to their letter of the 23rd May 2008, supporting the original planning application, and look forward to the redevelopment of the old Post Office site in the modified manner now proposed.</p> <p>ADDITIONAL letter of objection from the Campaign for a Better Harrow Environment, dated 7th May 2009, has been received after the committee report was finalised. The letter refers to the following matters:</p> <ol style="list-style-type: none"> 1. The height of the proposed development and its impact on the adjacent Conservation Area. 2. Social infrastructure needs in Harrow town centre i.e. Lack of Police and PCT presence in the scheme. 3. Housing Density, Quality and mix and, in particular, the reduction in affordable housing, larger units and Section 106 contributions currently proposed. 4. The development should aim to meet level 4 rather than level 3 of the Code for Sustainable Homes. 5. The site should incorporate facilities such as a public library; an arts centre and performance space; sports and leisure facilities; a tourist office. 6. Traffic and parking problems that they consider will increase as a result of the development in isolation and in conjunction with other planned developments such as Bradstowe House and Harrow College.
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	<p>7. The proposed pedestrian footbridge would serve mainly to carry utilities over the railway and should provide access to the station platforms.</p> <p>The matters raised are generally consistent with the comments contained in their latter dated 18th November 2008 and are discussed in the Appraisals section of the report however; it is worth noting here that the scheme does make provision for a police presence within the scheme. Officers are not aware of any declared requirements by the PCT that would relate to the application site.</p> <p>A letter has been received from the applicant's agents, CBRE, expressing their surprise at the recommendations in the report as they have been in discussion with the Council for more than 2 years and that over the course of more than 20 meetings they have sought to engage positively with the council to negotiate an acceptable scheme and benefits package. The issue of prematurity has not been raised with them previously and they doubt whether a refusal on grounds of prematurity would pass the test set out in Section 19 of PPS1. These matters are addressed in the 'Further policy considerations' section of the report.</p>
1/02	<p>DELETE Plans: 5440-2001 Rev N, 5440-2106-Rev C, 5440-2107-RevD, 5440-2108</p> <p>REPLACE with revised plans: 5440-2001 Rev Q, 5440-2106 Rev D, 5440-2107 Rev E, and 5440-2108 Rev A</p> <p>DELETE Plan: 5440-2000 Rev I</p> <p>ADD Plans: 5440-C07 Rev C, 4770-010 Rev B, 4770-100 Rev B</p> <p>ADDITIONAL Objection received from 87 Whitmore Road following second round of consultation: object to the new school building being any higher than single storey by reason of unacceptable intensification of the site, adverse impact on the surrounding neighbouring properties and interference with views of trees.</p> <p>Response: The part two and part three storey scale of development was considered acceptable at outline application P/0892/07/CFU. The proposed school building would be located 41m from the rear elevation of no. 89 Whitmore Road. The curved eastern elevation of the building is set at an angle to no. 89 Whitmore Road and the Porlock Avenue properties adjoining the site, Millook and Field End thereby offering restricted views towards the dwellings. The redevelopment of the site proposes to increase the open space in the western half of the site and landscaping along the site boundaries effectively increasing the leafy open character of the area. The modern building would consolidate development on the site into a more coordinated form and is considered to enhance the visual character and appearance of the local area.</p>
2/01	<p>DELETE Plans: 18531A/101 REV B, 18531A/303 REV A</p> <p>REPLACE with revised plans: A9161 D2 100, 18531A/303 REV J</p>
2/04	<p>ADD INFORMATIVE:</p> <p>Notwithstanding that the Planning Committee has granted planning permission on the basis of the submitted plans, the Committee request that consideration is given to the provision of access to the property for people with mobility impairments, to enable them to gain access to, and egress from, the building(s) without the need to negotiate steps. In June 2006 Harrow Council adopted a Supplementary Planning Document "Access for All" which contains design guidelines for the provision of</p>

	safe and convenient access for all disabled groups. The document can be viewed on the Planning pages of Harrow Council's website: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
2/05	<p>ADDITIONAL objection Letter received following re-consultation on revised scheme.</p> <p>Summary of response:</p> <ul style="list-style-type: none"> • Objection to any extension that projects more than 8.5m from existing property; • Would not leave sufficient ground area to serve the property deliveries, visitors, workman etc and therefore would block the service road; • Impact on parking for restaurant and flat above; <p>DELETE Condition 4 and replace with: Prior to commencement of development, details of the noise levels shall be submitted to and approved in writing by the Local Planning Authority. The level of noise emitted from any plant shall be lower than the existing background level by at least 10 LPA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 during which plant is or may be in operation. Following installation but before the new plant comes into operation, additional measurements of noise from the plant must be taken and a report demonstrating that the plant as installed meets the design requirements and shall be submitted to and approved in writing by the Local Planning Authority. All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority. The installation should further not emit tones or other specific sounds which might cause subjective disturbance. A frequency spectrum or noise rating curve for the (proposed) plant should be part of any report. The details as approved shall be maintained and thereafter permanently retained. REASON: In the interest of residential amenity.</p>

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)
1/01 51 College Road, Harrow	Irene Wear John Orchard	Andrew Wagstaff

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