



PLANNING COMMITTEE

WEDNESDAY 24 JUNE 2009

ADDENDUM

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HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 24th June 2009

<p>1/01</p>	<p>List of viewpoints visited at Members' site visit of 13th June 2009:</p> <p>Hindes Rd with Welldon Cres [E];</p> <ul style="list-style-type: none"> • Hindes Rd with Welldon Cres [W]; • Station Rd / College Rd; • Station Approach; • The Grove; • Bessborough Rd Bridge; • Harrow View / Hindes Rd; • Harrow Recreation Ground [Cunningham Pk Entrance]; • Headstone Manor Recreation Ground [Melbourne Ave]; • Courtenay Ave / Pinner Pk Ave; • Mountside / Vernon Dr [Junction with Beverley Gdns]; • Drummond Dr [Additional Viewpoint]; and • Old Redding. <p>Two representations received since publication of officer's supplementary report:</p> <ul style="list-style-type: none"> • The Harrow Hill Trust - Reiterating the objections made over a year ago. Main concerns regarding views of the Hill and St Mary's Church. • Member of Campaign for a Better Harrow Environment - Concerns regarding high rise apartment blocks in the centre of Harrow and the occupants of such development [commuters] is not viable. Oppose on the following grounds: No amenities to the people of Harrow; Increase traffic and congestion; Not supported by developments in the Borough's infrastructure; and Destroy the views and beauty of an historic area.
<p>1/03</p>	<p>Under RECOMMENDATION</p> <p>DELETE part 1a) of the recommendation; REPLACE with :</p> <p>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:</p> <p>i) To require the implementation of either planning permission P/3519/08 only or the proposal subject to this application P/0620/09, but not both.</p>

	<p>ii) 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.</p>
1/04	<p>ADD the following conditions:</p> <p>5. Prior to the commencement of any development a schedule detailing the finish and materials for the poles in each site, and details of the groundworks adjacent to statutory listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall thereafter be retained. REASON : To protect the special architectural or historic interest of the listed buildings, the character and appearance of the conservation areas and the streetscene at each site.</p> <p>6. Work to create holes adjacent to statutory listed buildings shall be carried out by hand tools or by tools held in the hand, other than power-driven tools. REASON: To protect the special architectural or historic interest of the listed building.</p>
2/02	<p>ADD Parking Plan [Drawing No. SK01-11 Rev B], to address parking displacement resulting from proposed development.</p>
2/04	<p>ADD plans 021,022A</p>
2/05	<p>Under Consultations ADD: Waste Management Engineers: The applicant would need to provide 1 no. 1100 litre Waste Bin and 1 no. 1280 litre Blue Recycling Bin.</p> <p>Under Notifications ADD: The number of replies to the notification letters should be 8.</p>
2/06	<p>Further comments received from the Highway's Engineer:</p> <p>The existing vehicular access from Cannon Lane which leads to the double garage arrangement affiliated with the development of 157-159 Village Way conforms to best practice guidance as directed by the Department for Transport and Manual for Streets.</p> <p>Under best practice, a junction or vehicular crossing should normally be set back a minimum distance of 20m from a road junction serving traffic signal installation in order not to prejudice road safety. The positioning of the crossing in question exceeds this minimum distance requirement. Manual for Streets also makes a presumption that the creation of a low use intensity access to a dwelling is not statistically shown to be prejudicial to road safety even on main thoroughfares.</p> <p>Therefore on the basis of national guidance combined with relatively low traffic levels in Cannon Lane, it is considered that the location of this crossing facility is acceptable in highway safety terms.</p>

<p>2/10</p>	<p>Under Notifications: ADD Hatch End Association: No objection in principle. Concerns raised over lighting levels in interior, provision of water and storage facilities.</p> <p>Under Appraisal Section, Part 1 – Character and Appearance of the Area; Listed Buildings: DELETE final paragraph SUBSTITUTE with: The applicants have supplied samples of Ibstock Arcadian Antique brick slips and Marley Eternit Hawkins roof tiles in colour Staffordshire Mix. These samples are considered acceptable. However, no samples of the mortar jointing, windows or doors have been supplied.</p> <p>Therefore, a condition requiring the two supplied materials to be used has been added to this condition, together with a further condition requiring samples of the mortar, windows and doors to be submitted to, and approved in writing by, the local planning authority, has been added to this permission.</p> <p>Under Conditions: DELETE Condition 2. INSERT new Condition 2: The walls of the proposed development shall be clad with Ibstock Arcadian Antique brick slips laid in a Flemish bond, and the roof finished with Hawkins roof tiles in colour Staffordshire Mix. REASON: To protect the special architectural or historic interest of the listed building.</p> <p>ADD new Condition 3: The development hereby permitted shall not commence until detailed drawings, specifications or samples of materials, as appropriate, in respect of the following external surfaces noted below have been submitted to, and approved in writing by, the local planning authority: a) window materials b) external mortar c) external doors The development shall be completed in accordance with the approved details and shall thereafter be retained. REASON: To protect the special architectural or historic interest of the listed building.</p> <p>Under Consultation Responses: ADD Lighting levels in interior – the use of the building would be for a variety of community uses and not just for art classes. The proposed arrangements of the windows are considered suitable for this building in this location. Provision of water and storage facilities – the internal arrangement of the building is not a material planning consideration in this instance.</p>
<p>2/11</p>	<p>Under Appraisal Section, Part 1 – Character and Appearance of the Area; Listed Buildings: In the final paragraph ADD: The applicants have supplied samples of Ibstock Arcadian Antique brick slips and Marley Eternit Hawkins roof tiles in colour Staffordshire Mix. These samples are considered acceptable. However, no samples of the mortar jointing, windows or doors have been</p>

	<p>supplied.</p> <p>Therefore, a condition requiring the two supplied materials to be used has been added to this condition, together with a further condition requiring samples of the mortar, windows and doors to be submitted to, and approved in writing by, the local planning authority, has been added to this permission.</p> <p>If these conditions are complied with, the proposal will comply with Harrow UDP policy D11.</p> <p>Under Conditions: DELETE Condition 2. INSERT new Condition 2: The walls of the proposed development shall be clad with Ibstock Arcadian Antique brick slips laid in a Flemish bond, and the roof finished with Hawkins roof tiles in colour Staffordshire Mix. REASON: To protect the special architectural or historic interest of the listed building.</p> <p>ADD new Condition 3: The development hereby permitted shall not commence until detailed drawings, specifications or samples of materials, as appropriate, in respect of the following external surfaces noted below have been submitted to, and approved in writing by, the local planning authority: a) window materials b) external mortar c) external doors The development shall be completed in accordance with the approved details and shall thereafter be retained. REASON: To protect the special architectural or historic interest of the listed building.</p>
2/13	<p>REPLACE condition 2 with the following: This permission relates to the integral use with the ground floor restaurant and shall only operate as a single restaurant. REASON: To prevent the establishment of a separate restaurant on the site.</p> <p>ADDITIONAL Consultation: Crime Prevention Advisory: Should be deferred to Council's Licensing Authority</p>
2/14	<p>AMEND condition 2 to read: The building hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, and shall not be used for any business use. REASON: To safeguard the amenity of neighbouring residents and the character of the locality and to avoid an unacceptable intensification in the use of the site.</p>
2/15	<p>As noted in Section G of the committee report, concerns have been raised by an objector in relation to the use of dark materials in the construction of the proposed dwelling. Notwithstanding the conclusions reached in the appraisal section, the applicant has since confirmed that the intention is now to use a lighter coloured brick, possibly a yellow stock brick.</p> <p>Therefore, the applicant states that the proposed elevation drawings should be treated as indicative only (in terms of the representation of the colour of the proposed surface materials). It should be noted that a condition is imposed requiring samples of materials</p>

	<p>to be submitted and approved prior to commencement and this condition is considered to adequately address this matter.</p>				
<p>2/19</p>	<p>AMEND 3rd paragraph of Appraisal section. The date states 2/10/09. This should read: 2/10/08</p> <p>AGENT: DS Squared Architects – Mr. Dipesh Shah</p> <p>Conservation Area Advisory Committee: This would be overextended and un-neighbourly. This looks very large. It would be far too large. There would not even be a side alleyway now. Dormers too big and bulky. It would be out of character. It would be poor detailing. For such a big house it would have to share its entrance with another house.</p> <p>Computer generated model submitted to show the effect of the proposed extensions on overshadowing. (See presentation)</p>				
<p>2/21</p>	<p>Letter from Agent, David Yeaman, 23/06/09: Letter confirms materials and timetables proposed are as set out in the report to committee. States that gates and gate posts do not form part of the submission and will be applied for separately. Refers to drawing 605.1H as the only relevant submitted drawing, and the sample board except for its roof tile which has been superseded by separate roof tile samples.</p> <p>Letter from Applicants, Mr & Mrs Shah, to Planning Committee Members 24/06/09: After many meetings and presentation of samples which were studied in collaboration with Harrow Council's planning officers, we have together arrived at a concise list of materials and finishes which we all believe satisfies the condition fully. We very much hope that you are also in agreement with us in this regard.</p> <p>The timescales required to be submitted by condition 9 (i) have also been discussed with the planning officers and although we shall try our very best to carry out the changes required by the condition as soon as is possible and well before the submitted deadlines. However, due to ill health and continued medical care of my husband, Mr Shah, and the fact that most of the changes require major building work during the winter months and disrupt family life for our two children (both under 5 years old), we wish you to allow us until the times submitted to carry them out. As you are aware, my husband Mr Shah has been very unwell and I am trying my utmost to care for his long term health and look after my young children.</p> <p>Mr Shah had a second operation last Wednesday evening less than 2 months after the first. He is still currently recuperating. Please accept our apologies for not being able to attend the planning committee, but also please be assured that we wish to work with the council in complying with the conditions and put a closure to all on going matters as soon as is possible.</p> <p>Third notification:</p> <table data-bbox="279 1915 758 1982"> <tr> <td>Sent:</td> <td>Replies:</td> </tr> <tr> <td>13</td> <td>1</td> </tr> </table>	Sent:	Replies:	13	1
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Summary of Response (additional):

Letter from Alan Gunne-Jones on behalf of Mr & Mrs Derman, residents of 5 Aylwards Rise, 19/06/09:

Any decision notice should make clear the limitations of what has been decided. Gateposts should not be included in any approval. Ambiguity regarding letters submitted by the Agent detailing the scope of the submission. Compliance with conditions 2 and 3 of the appeal decision should be much sooner than proposed. Works to rectify the walls and roof should also be brought forward. No reason why all works cannot be completed by 30th November 2009, as the applicants have known for 17 months the requirements of the appeal decision. The judgement on the acceptability of the proposals based on the window cills and facings is based on their replacement in line with drawing ARP/TP/6A. Concerned that a timber close boarded fence along the boundary with No.5 will detrimentally impact the vegetation at No.5. No works should take place beyond the boundary or that could damage the root system without the occupants of No.5's prior agreement and any works should be carried out sensitively.

4) Consultation Responses (additional)

- Ambiguity regarding letters submitted by the Agent detailing the scope of the application – Letter from Agent, David Yeaman, 23/06/09, clarifies the scope at details of the submission.
- Suggested informatives make clear the scope of any approval and the need to carry out works close to the boundary No.5 with due care.

Plan Nos: Letter from Agent, David Yeaman, 23/06/09;
605.1H;

Samples (as per submitted sample board):

- Charcon Woburn Infilltra Autumn block paving (three sizes) – Driveway
- Limestone Paving – Pathways and threshold to the driveway entrance
- Golden Resin Bound Gravel – Central pathway in rear garden
- Marble – Window cills and facings
- Stained timber – Boundary fence
- Dulux 'Chalky Downs 4' (Ref. 30YY67/084) – Walls of house and garage

Sample of roof tile (as per submitted additional sample, letter from Agent dated 23/06/09 confirming that this supersedes the tile originally submitted on the sample board):

- Redland 'Medium Mixed Brindle' Colour Code 82 tiles – Roof of house and garage

ADD INFORMATIVES

1. INFORMATIVE:

This submission as detailed in the Plan Nos. does not include gate posts or gates at the front of the site. The applicant is advised that the retention and/or completion of these structures will require a separate planning permission.

2. INFORMATIVE:

With regards to the window cills and facings, this submission has been considered in

	<p>relation to the materials only and does not relate to the design, size or position of the window cills and facings on the dwellinghouse.</p> <p>3. INFORMATIVE: The applicant's attention is drawn to BS3998 – Recommendations for Tree Work. In particular the applicant is advised that, in constructing the fence hereby permitted along the boundary with No. 5 Aylwards Rise the work should be undertaken:</p> <ul style="list-style-type: none"> • by hand with extreme care; • using hand tools to achieve clean cuts; • by cutting away only the minimum necessary overhanging vegetation; and • with no cutting beyond the boundary line. <p>When excavating the post holes extreme care should be taken to restrict damage to overhanging branches and vegetation roots.</p>
2/22	<p>REPLACE condition 2 with: 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) The development shall be carried out in accordance with the approved details and shall thereafter be retained. REASON: To safeguard the appearance of the locality.</p>
2/23	<p>AMEND ward to read Headstone South</p>

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PLANNING COMMITTEE – 24 JUNE 2009

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 51 College Road, Harrow	Irene Wears * Abe Hayeem * * If the Committee wish for the speakers to make representations, in accordance with Committee Procedure Rule 27.1, Committee Procedure Rule 18 must be suspended. This is because the item was deferred from the last meeting and representations had been made previously.	Andrew Wagstaff * Bob Gardiner * * If the Committee wish for the speakers to make representations, in accordance with Committee Procedure Rule 27.1, Committee Procedure Rule 18 must be suspended. This is because the item was deferred from the last meeting and representations had been made previously.
Item 2/09 Heriots, The Common, Stanmore	Anton Felton	
Item 2/21 4 Aylwards Rise, Stanmore	Alan Gunne-Jones	

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