

Planning Committee

ADDENDUM

DATE: Thursday 18 December 2014

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HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 18th December 2014

1/01	<p>1. On Page 1 under Applicant detail the applicant is HARROW COUNCIL</p> <p>2. Regarding CIL liability information on Page 2 of the Agenda</p> <p>Net additional Floorspace: 153.65sqm (new welcome building and porch extension only)</p> <p>GLA Community Infrastructure Levy (CIL) Contribution (provisional): £5,377.75 Harrow CIL: Nil</p> <p>3. Under Consultation (Page 9) <u>Environment Agency</u> 2nd Consultation Response – 11.12.2014 (summarised): The attached information is sufficient to overcome our objection subject to the inclusion of suggested condition.</p> <p>4 In relation to the <i>Development and Flood Risk</i> section of the appraisal – Page 23/24 please note:</p> <p>The EA are now satisfied with the submitted additional information subject to a condition being imposed requiring a detailed surface water drainage scheme for the site. As such, the proposal would meet the policies aspirations set out in the NPPF, policies 5.12 and 5.13 of The London Plan, policy AAP 9 of the AAP and polices DM9, DM10, DM11 and DM12 of the DMP.</p> <p>4. Within the <i>Environmental Impact Assessment</i> section of the appraisal - Page 28, please note:</p> <p>The development falls within the thresholds set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the Regulations) whereby an Environmental Impact Assessment may be required to accompany the planning application for the purposes of assessing the likely significant environmental effects of the development.</p> <p>Schedule 2 paragraph 10(a) of the Regulations states that proposals for urban development projects of more than 0.5 hectares in area may require an</p>
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Environment Impact Assessment (EIA). The site area for the subject site is 2.89 hectares and therefore does require a screening opinion to assess whether there would be any impact upon the environment. Having done a screening opinion for this site, it has been concluded that the proposed development would not amount to any significant environmental impact that would warrant a full Environment Statement. Appropriate conditions would be imposed to safeguard against any detrimental impact upon the specific character of the site.

5. ADD the following Conditions:

No.14

Notwithstanding the details shown on the approved drawings, the development hereby approved shall not commence until there has been submitted to, and approved in writing by the Local Planning Authority, a suitable safety barrier to a maximum height of 1100mm around the edge of the moat. The details shall include full elevation, layout and material specification. The development shall be carried out in accordance with the details approved and therefore retained in that form.

REASON: To ensure that the safety of visitors to the site, in accordance with policy AAP4 of the Harrow and Wealdstone Area Action Plan (2013) and policy DM2 of the Development Management Policies Local Plan (2013).

No.15

The development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Headstone Manor Regeneration Project, reference 47069086, dated August 2014, the subsequent email from URS dated 27th November 2014 and along with the updated drawings numbered HSMR_URS_XX_XX_DR_LA_00009 and 6852-101 revision P1. The drainage strategy shall include a restriction in run-off and surface water storage on site to Greenfield rates of 14.5l/s as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with the policies contained in the National Planning Policy Framework (2012), policies 5.12 and 5.13 of The London Plan (2011 as altered in 2013 and 2014), policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013) and policies DM9, DM10, DM11 and DM12 of the Development Management Policies Local Plan (2013).

No.16

Notwithstanding the details shown on the approved drawings, the proposed car extension to the east side of the existing car park shall not be brought into use until a secure lockable gate is installed to the entrance point of this car park extension, details of which should be submitted as required by Condition 8 attached above. The car park extension shall only be operated in conjunction with peak time events including but not limited to weddings/ conferences being held on the Headstone Manor site and the wider Recreation Grounds. At all other times access to the car park should be closed off from the main car park. Any wear and tear to the proposed ground treatment for the extended car park shall be repaired and replaced as necessary.

REASON: To ensure that the car park extension is not overused and afford protection of the openness of the Open Metropolitan Land, and to ensure that the proposed use does not give rise to unacceptable disturbance to adjoining residential amenity or rise in accordance with policies 7.4, 7.8 and 7.17 of The London Plan (2011 as altered in 2013 and 2014), Core Policy CS.1 of the Harrow Core Strategy 2012, policies AAP3 and AAP4 of the Harrow and Wealdstone Area Action Plan 2013 and policies DM1, DM16 and DM17 of the Development Management Policies Local Plan (2013).

No.17

The buildings shall only be used for the purposes set out in the application (New Welcome Building as Café and Shop associated with Museum/ Recreation Grounds; Manor House and Small Barn as Museum) and for no other purpose, including any other purpose in Classes A1, A3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: The safeguard the amenity of neighbouring residents and to ensure such uses would be appropriate within the recreation ground environment in accordance with policies 7.6B and 7.15.B of The London Plan (2011 as altered in 2013 and 2014), policy AAP4 of the Harrow and Wealdstone Area Action plan (2013) and policy DM1 of the Development Management Policies Local Plan (2013).

No.18

The use hereby permitted shall only be open to customers within the following hours:

New Welcome Building:

1000 and 1900hrs on Mondays to Sundays and Bank Holidays

Museum

1000 and 1700hrs on Mondays to Sundays and Bank Holidays

No deliveries shall take place outside of these hours.

REASON: To safeguard the nearby residential amenity from undue levels of noise and disturbance, thereby according with policies 7.6B and 7.15.B of The London Plan (2011 as altered in 2013 and 2014). policy AAP4 of the Harrow and Wealdstone Area Action plan (2013) and policy DM1 of the Development Management Policies Local Plan (2013).

No.19

Notwithstanding the details shown on the approved plans, the New Welcome Building shall not be brought into use until there has been submitted to, and approved in writing by the Local Planning Authority, details to provide shade/ cover to the outdoor seating area. Details shall include layout and elevation details for any fixed structures. The scheme shall subsequently be implemented in accordance with the approved details before the building is first brought into use and it shall thereafter be retained.

REASON: To ensure that an appropriate outdoor shade/ cover is provided as oppose to the use of outdoor large patio umbrellas to protect the setting of the new building and the setting of the listed buildings on this site in accordance with policies 7.4 and 7.8 of The London Plan (2011 as altered in 2013 and 2014), Core Policy CS.1 of the Harrow Core Strategy 2012, policies AAP3 and AAP4 of the Harrow and Wealdstone Area Action Plan 2013 and policies DM1

and DM7 of the Development Management Policies Local Plan (2013).

No.20

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design and Access Statement 10 July 2014; Planning Statement 24 July 2014; Heritage Impact Statement 24 July 2014; Heritage Statement: Assessment of Significance & Statement of Significance 10 July 2014; Biodiversity Report- by Harrow Council; Archaeological Impact Statement 11 August 2014; Energy Statement 24 July 2014; External Lighting Revision* 08 August 2014; Landscape Statement; Sustainability Statement 24 July 2014; Headstone Manor External Lighting Policy; Statement of Community Involvement 24 July 2014; (01)0001 REV B; (01)0002 REV A; HSMR_URS_XX_XX_DR_LA_00002 REV H; HSMR_URS_XX_XX_DR_LA_00003 REV A; HSMR_URS_XX_XX_DR_LA_00004 REV A; HSMR_URS_XX_XX_DR_LA_00005; HSMR_URS_XX_XX_DR_LA_00006; HSMR_URS_XX_XX_DR_LA_00007; HSMR_URS_XX_XX_DR_LA_00008; V[21]100; (01)2000 REV A; (01)2001 REV A; (02)2000 REV A; (02)2001 REV A; (02)2002 REV A; (03)2000 REV A; (03)2050 REV A; (04)2000 REV A; (04)2001 REV A; (31)2001 REV A; (05)2000 REV A; (05)2001 REV A; (05)2002 REV A; (06)2000 REV A; (06)2050 REV A; South & West Elevations (New Welcome Building); North & East Elevation (New Welcome Building); (04)5000 REV A; (05)5000 REV A; (04)5001 REV A; (05)5001 REV A; (06)5001 REV A; (06)5000 REV A; (32)5000 REV A; (01)3000 REV A; (01)3001 REV A; (02)3000 REV A; (02)3001 REV A; (03)3000 REV A; (01)3003 REV A; (03)3051 REV A; (03)3050 REV A; (04)3000 REV A; (04)3001 REV A; (05)3000 REV A; (06)3000 REV A; (06)3050 REV A; (06)3051 REV A; (01)1000 REV A; (01)1001 REV A; (01)1002 REV A; (01)1003 REV A; (01)1004 REV A; (02)1000 REV A; (02)1001 REV A; (02)1002 REV A; (02)1003 REV A; (03)1050 REV A; (03)1051 REV A; (03)1052 REV A; (04)1001 REV A; (04)1002 REV A; (04)1003 REV A; (06)1050 REV A; (06)1051 REV A; (06)1052 REV A; Tree Survey Report September 2014; Flood Risk Assessment Draft Report August 2014; (02)1050 REV A; (02)1051 REV A; (02)1052 REV A; (02)1053 REV A; 6852-101 REV P1; HSMR_URS_XX_XX_DR_LA_00009 (Dated 01.12.14); Preliminary Ecological Assessment Report October 2014

REASON: For the avoidance of doubt and in the interests of proper planning.

6. ADD the following Informatives:

No.5

Grant with pre-application advice

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

No.6

INFORMATIVE:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

a) A clearly labelled drainage layout plan showing pipe networks and any

	<p>attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.</p> <p>b) Confirmation of the critical storm duration.</p> <p>c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.</p> <p>d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.</p> <p>e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.</p> <p>f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the 'Planning Practice Guidance: Flood Risk and Coastal Change'. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.</p>
<p>1/02</p>	<p><u>Addendum Item 1:</u></p> <p>Please note on page 34 the application site address is: Harrow Museum, Headstone Manor, Pinner View, Harrow, HA2 6PX</p> <p><u>Addendum Item 2:</u></p> <p>On Page 41 the following additional comments were received from The Council for British Archaeology: London and Middlesex Archaeology Society (LAMAS) who respond on behalf of the Council for British Archaeology responded on 29th October 2014 to state: 'The LAMAS comments [of 14th October, 2014] still apply, though I will have a more thorough look through the re-submitted drawings later as they appear to be much clearer and may need more detailed comments. Our general comments, however, will not be altered. The other point that was raised last night was to do with the discussed closure of the Museum, and how this tied in with the Application proposals. It was felt that some comment on the future of the Museum would be useful if we are to consider this Application seriously'.</p> <p>Officer response: In terms of the LAMAS (who act on behalf of the Council for British Archaeology) request for some clarification on the discussed closure of the museum, so that the application is taken seriously. It is noted that the Council has a budget to last until March, 2016. During that time the Council have authorised alternative governance options to be explored to make the museum more sustainable in the long term. The Council are also going ahead with the Heritage Lottery Fund application.</p>
<p>3/01</p>	<p><u>Addendum Item 1:</u></p> <p>On Page 83 of the agenda, REPLACE the written comments under the heading Landscape Architect (Any comments received from the Landscape Architect would be reported in the Addendum) and amend, so that it shall therefore read as follows;</p>

Landscape Architect

Soft Landscape

The existing cypress trees / hedge on the side boundary with No. 156 Stanmore Hill are proposed to be 'faced back' to a hedge form and under-planted with a holly hedge. Any new planting would struggle to establish and survive under a Cypress hedge and therefore this proposal would be unrealistic. The hedge would either need to be retained, or, removed and a new hedge planted. The existing hedge would dominate the garden area, reduce any openness of the boundary and in part would touch and overhang the proposed building as well as taking away the light. If the proposed development was considered acceptable, the viability of retaining the hedge would require consideration.

If you are minded to approve this application the following hard and soft landscape conditions would be required:

- Landscaping to be approved.
- Landscaping Scheme – Implementation including a period of 5 year period for replacements of soft landscape
- Boundary Treatment
- Levels
- Hard landscape Material Details

Trees

18 trees would be removed as a result of the proposed development. However, none of these trees are particularly special trees and therefore there would be no objections as long as replacement trees are provided. Adequate new tree planting is proposed in the Landscape Framework Proposals and the detail of this would need to be agreed.

Protection for the trees selected for retention is essential to ensure they are not affected by the development. All trees to be retained should therefore be protected as set out in the Arboricultural Method Statement. This includes the use of Tree Protection Fencing and Ground Protection Methods, through the use of construction methods and the planned and controlled operation of the site. An arboriculturist would need to be appointed to be the main contact with the Local Authority Tree Officer and would need to notify them of the proposed schedule of works, prior to work commencing on site.

If this application is minded to be approved, conditions would be required to ensure the retained trees are protected and follow the recommendations set out in Arboriculturists report - Impact Assessment and Method Statement.

Addendum Item 2:

On Page 85 of the Agenda, under the section heading **Principle of Development**, **ADD** the following as paragraphs six, seven and eight to read;

Harrow's new housing target is anticipated to be 593 homes per annum, which is likely to come into effect in March 2015. The Council believes that this will be challenging but will not require a revisit to its current spatial strategy approach. It will mean however that Harrow will go from a particularly strong housing position to one that is marginal towards the latter stages of Harrow's Local Plan period. Surpluses achieved since 2009 will be negated and achieving the target

will require **all sites** allocated for housing in the Local Plan to be built out over the plan period and may require a further call for additional sites towards the end of the plan period (i.e. post 2021).

Harrow currently has a very strong 5 year housing land supply. There are 3,576 net units identified to come forward over the 5 years from 2014/15. Sites with planning permission account for 1,958 net units, while 1,618 net units from other identified sites are also expected to be completed in the five year period. As a result, the Borough expects to exceed its current London Plan target for housing supply of 1,750 (1,838 including the NPPF 5% buffer) by 1,826 units (or by 1,739 taking into account the 5% buffer). Harrow therefore has a supply of housing land over the next five years to meet 11.5 years of its annualized housing target when past over delivery of homes is taken into account.

With the introduction of the new housing target in 2015, the new 5 years housing supply target increases to 2,858 units, including the 5% buffer. This new target is still projected to be exceeded by some 718 units but with the level of supply reduced to 6.7 years.

Addendum Item 3:

On Page 95 of the Agenda, under the section heading **Impact of Trees on Development**, **ADD** the following as a third paragraph to read;

If the proposal had been otherwise considered acceptable, it would have been expedient to attach the conditions recommended by the Landscape Architect (prior to the commencement of any development on site) in respect of the submission and approval of a hard and soft landscape scheme, boundary treatments, levels, a scheme for new tree planting (to replace the ones that would be removed), protective measures for the trees to be retained on the site, and the need to appoint an arboriculturist to be the main contact with the Local Authority Tree Officer, as well as the need to notify them of the proposed schedule of works, prior to work commencing on site.

**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)
2/01 6 ACACIA CLOSE, STANMORE	GLENYS BARKER	MR HIRJI