

AND Architects Ltd
16 Mandeville Courtyard
142 Battersea Park Road
London
SW11 4NB

TOWN & COUNTRY PLANNING ACT 1990

REFUSE VARIATION OF CONDITION(S)

Ref: P/0665/13

With reference to the application received on 07 March 2013 accompanied by Drawing(s)

380/PL(0)100 Rev E; 102 Rev B; 110 Rev B; 111 Rev E; 1001; 380/PL(1)100 Rev B; 111 Rev B; 120 Rev B; Design and Access Statement Revision C; Drainage Plan 100 Rev D; Drainage Plan 101 Rev E; Drainage Plan 102 Rev A; Micro Drainage Calculations.

For: VARIATION OF CONDITION 29 (APPROVED PLANS - ADDED THROUGH APPLICATION P/2807/12) ATTACHED TO P/0002/07 DATED 08/04/2008 FOR 'REDEVELOPMENT FOR ENLARGED FOOTBALL STADIUM AND CLUBHOUSE, FLOODLIGHTS, GAMES PITCHES , BANQUETING FACILITIES, HEALTH AND FITNESS FACILITY, INTERNAL ROADS AND PARKING' TO ALLOW MINOR AMENDMENTS TO THE STADIUM COMPRISING: PHASE 1: INTERNAL AND EXTERNAL ALTERATIONS TO EAST STAND INCLUDING ADDITIONAL ROW OF SEATS; INCREASE IN HEIGHT, DEPTH AND CAPACITY OF WEST STAND INCLUDING CAMERA POSITION; REDUCTION IN CAPACITY OF STANDING AREAS; INCREASE IN HEIGHT OF FLOODLIGHTS AND RE-SITING OF SOUTHERN FLOODLIGHTS; ADDITIONAL TURNSTILES, SPECTATOR CIRCULATION, FENCING, FOOD KIOSKS AND TOILETS; ALTERATIONS TO PARKING AREAS. PHASE 2: REPLACE NORTH STAND WITH SEATED STAND; REDUCTION IN CAPACITY OF STANDING AREA IN SOUTHERN STAND; EXTENSION TO REAR OF WEST STAND TO PROVIDE INDOOR SPECTATOR SPACE (TOTAL STADIUM CAPACITY NOT TO EXCEED 5176 AS PREVIOUSLY APPROVED)

At: The Hive Football Centre, Camrose Avenue, Edgware, HA8 6AG

HARROW COUNCIL, the Local Planning Authority,
REFUSES permission for variation described in the application and submitted plans for the following reason(s):

1	The application has failed to demonstrate that the impact of the floodlights would not result in significant harm to the amenities of neighbours by virtue of unacceptable lighting levels within and adjacent to residential properties surrounding or near to the site. The proposals are therefore contrary to policies DM 1C and DM 48C of the Development Management Policies Local Plan (2013).
2	The height of the west stand would result in a loss of amenity to neighbouring properties, contrary to Policy DM1 of the Harrow Development Management (2013), Policy CS1-B of the Harrow Core Strategy (2012), and Policy 7.4 of the London Plan (2011).
3	The west stand by reason of excessive height, scale, bulk and proximity to the site boundary, would cause unacceptable harm to the amenity of neighbouring properties, contrary to policy DM1 of the Harrow Development Management Policies Local Plan (2013) Policy CS1.B of the Harrow Core Strategy (2012) and Policy 7.4 Of the London Plan (2011).

1	<p>INFORMATIVE: The following policies are relevant to this decision:</p> <p>National Planning Policy Statements / Guidance: National Planning Policy Framework (2012)</p> <p>The London Plan (2011): 3.19 7.4 - Local Character 7.6 - Architecture</p> <p>The Harrow Core Strategy (2012) Core Policy CS 1 - Overarching Policy Core Policy CS 9 - Kingsbury and Queensbury</p> <p>Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development DM2 Achieving Lifetime Neighbourhoods DM9 Managing Flood Risk</p>
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	<p>DM10 On Ste Water Management and Surface Water Attenuation DM18 Protection of Open Space DM20 Protection of Biodiversity and Access to Nature DM21 Enhancement of Biodiversity and Access to Nature DM42 Parking Standards DM48 New Community, Sport and Educational Facilities</p> <p>Supplementary Planning Document: Access For All (2006)</p>
2	<p>DUTY TO BE POSITIVE AND PROACTIVE Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended). The applicant has been advised of the Council and Development Plan policy requirements for the determination of the application through meetings with senior officers and correspondence. The application was deferred to enable the submission of material to support the application and re-consultation was undertaken to ensure that local residents were kept informed. The applicant was provided with specific advice by the Environmental Protection team officers and Planning officer at a meeting on site with their lighting consultants.</p>

Date of decision: 11 September 2013



Beverley Kuchar
Head of Development Management and Building Control

Decision Notice Notes are available at
www.Harrow.gov.uk in the Planning section, Planning Documents
Decision Notice Notes

YOUR ATTENTION IS PARTICULARLY DRAWN TO THE ABOVE NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL AUTHORITY.

DECISION NOTICE
DN-CVA-REF
PLMVM189

P/0665/13