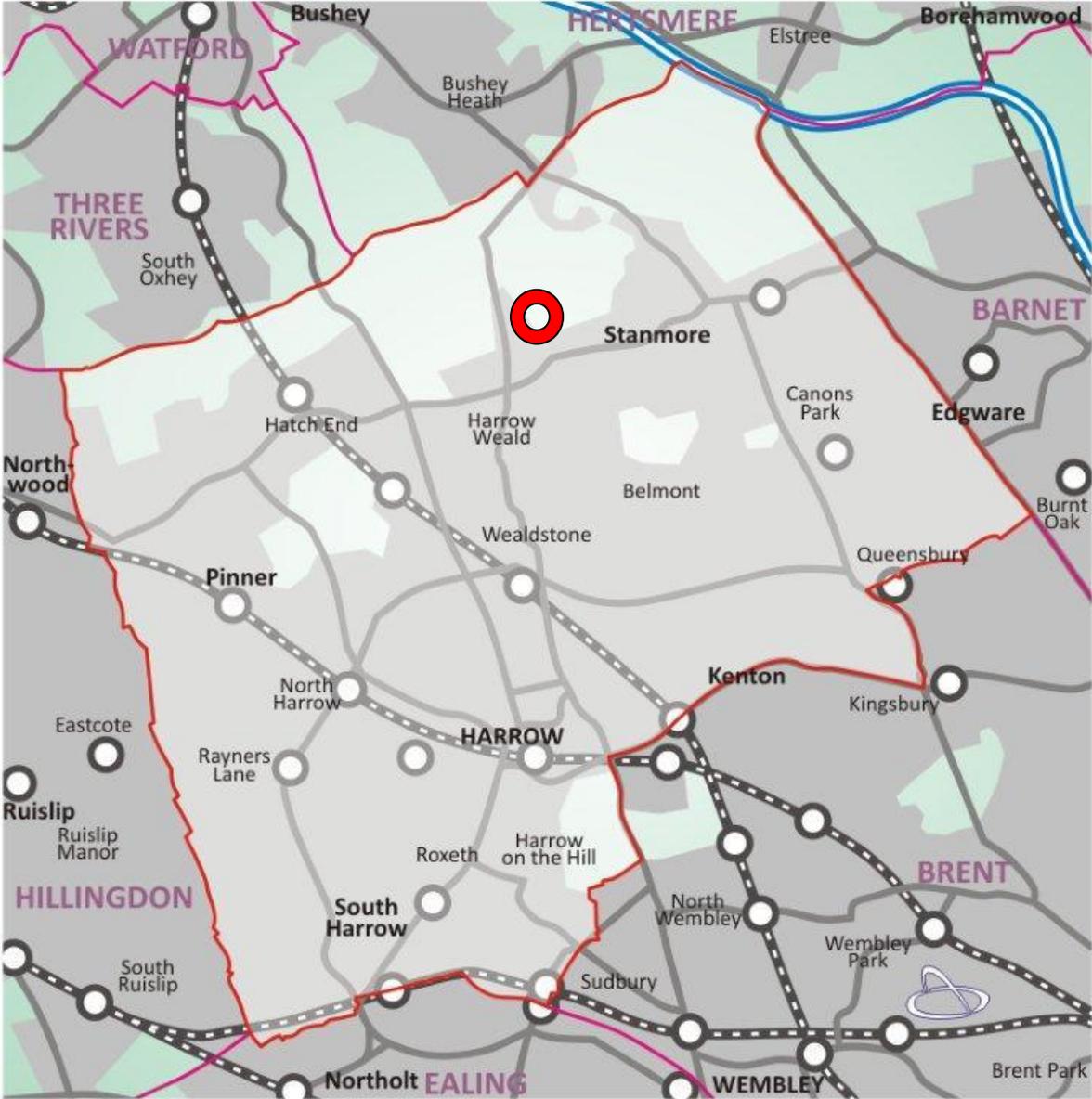
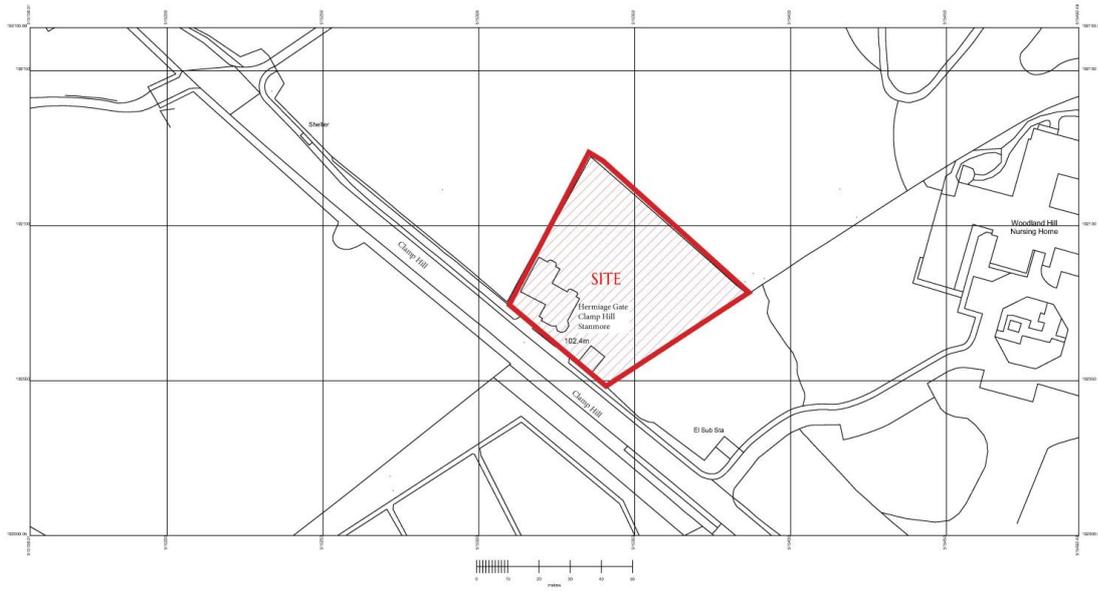


 = application site



<p>Hermitage Gate, Clamp Hill, Stanmore</p>	<p>P/1426/20</p>
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0.

Site Location Plan

1:1250

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
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www.brassarchitecture.com

TITLE
HERMITAGE GATE
Clamp Hill

DETAIL
Site Location Plan

DATE
16-04-2020

SCALE
1:1250

DRAWING No.
17013

L.O.I.

REV.

AUTHOR / CHECKED
JPB/RS

DRAWING-STATUS
Planning Application

LONDON BOROUGH OF HARROW
PLANNING COMMITTEE

2nd September 2020

APPLICATION NUMBER: P/1426/20

VALID DATE: 13th MAY 2020

LOCATION: HERMITAGE GATE, CLAMP HILL, STANMORE

WARD: STANMORE PARK

POSTCODE: HA7 3JP

APPLICANT: DR AASIM QURESHI

AGENT: BRASS ARCHITECTURE

CASE OFFICER: KATIE HOGENDOORN

EXTENDED EXPIRY DATE: 30TH SEPTEMBER 2020

PROPOSAL

Two storey side to rear extension; detached double car port; installation of 1.6m to 2m high brick pier boundary wall, installation of wrought iron pedestrian and vehicle access gates to front; relocation of pedestrian and vehicle access; external alterations (demolition of detached double garage; plant room; changing rooms, swimming pool and tennis courts)

Background

The planning application was reported to the planning committee with a recommendation for refusal on 22nd July 2020. The original committee report is attached below for information at appendix 2. At this committee the members resolved to grant planning permission and in accordance with procedures the application was deferred. The reasons given for the deferral are outlined in the committee minutes set out under appendix 3 of this report.

RECOMMENDATION

Should the planning committee still be minded to grant the planning permission, the committee is asked to:

- 1) Agree conditions and grant the application subject to the conditions set out at appendix 1

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

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 and Country Planning Act 1990.

2. Materials

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, samples of the materials to be used for the proposed extension, and for the proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. These samples shall include:

- a) Brick work bond;
- b) Mortar

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

REASON: To protect the special architectural or historic interest of the locally listed building.

Repair Works

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a repair and improvement works schedule shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the repairs listed in the Submitted Heritage statement dated April 2020, removal of hardstanding, changing room, plant room, swimming pool and tennis court shown in Plan No 17013 L.01.2, and details of the existing crenulations to the existing fabric of the building and a method statement for removal of the existing infilling of these. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To protect the special architectural or historic interest of the locally listed building.

4. Trees

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a site-specific tree protection plan and method statement shall be submitted to and approved in writing by the Local Planning Authority, this document shall:

- a) Demonstrate how existing retained trees are to be protected during the development
- b) And shall include revised proposed site plan to annotate the trees to be retained on site

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

Reason: To ensure that the retention and survival of trees and other planting of significant amenity value.

5. Plans

Save where varied by other planning conditions comprising this development, the development hereby permitted shall be carried out completed and retained in accordance with the following approved plans:

Design and Access Statement; Heritage Statement; Planning Statement; 3D Images Document; Condition statement ; 17013 L.01.I; 17013 L.01.1; 17013 L.01.2; 17013 L.01.3; 17013 L.01.4; 17013 L.01.5; 17013 L.01.7; 17013 L.01.8; 17013 L.01.9; 17013 L.03.1; 17013 L.03.2; 17013 L.03.3; 17013 L.03.4; 17013 L.04.1; 17013 L.04.2; 17013 L.04.3; 17013 L.04.4; 17013 L.04.5; 17013 L.04.6

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

Informatives

1. Policies

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

7.4 Local Character
7.6 Architecture
7.8 Heritage Assets and Archaeology
7.16 Green Belt
7.21 Trees and Woodlands

The Draft London Plan – Intend to publish (2019)

D4 Delivering Good Design
G2 Londons Green Belt
G7 Trees and Woodlands
HC1 Heritage Conservation and Growth

Harrow Core Strategy (2012):

Core policy CS1.B

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development
DM7: Heritage Assets

DM16: Maintaining the openness of the Green Belt and Metropolitan Open Land

DM22: Trees and Landscaping

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

2. Considerate Contractor code of practice

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. Party Wall Act

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: Ucommunities@twoten.comU4T

4. Per-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

5. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which

involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

6. Surface and foul water connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

8. Compliance with planning conditions

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.

**APPENDIX 2: COMMITTEE REPORT AGENDA ITEM 12.(i) AND
ADDENDUM AND SUPPLEMENTARY ITEMS HEARD AT MEETING DATED
22ND JULY 2020**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd July 2020

APPLICATION NUMBER: P/1426/20

VALID DATE: 13th MAY 2020

LOCATION: HERMITAGE GATE, CLAMP HILL, STANMORE

WARD: STANMORE PARK

POSTCODE: HA7 3JP

APPLICANT: DR AASIM QURESHI

AGENT: BRASS ARCHITECTURE

CASE OFFICER: KATIE HOGENDOORN

EXPIRY DATE: 27TH JULY 2020

PROPOSAL

Two storey side to rear extension; detached double car port; installation of 1.6m to 2m high brick pier boundary wall, installation of wrought iron pedestrian and vehicle access gates to front; relocation of pedestrian and vehicle access; external alterations (demolition of detached double garage; plant room; changing rooms, swimming pool and tennis courts)

RECOMMENDATION

The Planning Committee is asked to:

- 2) Agree the reasons for refusal as set out in this report,

REASON FOR RECOMMENDATION

1. The proposed two storey side to rear extension, in conjunction with existing extensions to the original building, would give rise to disproportionate additions over and above the size of the original dwellinghouse which would constitute inappropriate development in the

Green Belt, contrary to the National Planning Policy Framework (2019), Policy 7.16B of The London Plan (2016), Policy G2 of the Draft London Plan – Intend to Publish Version(2019), Core Policy CS1.F of the Harrow Core Strategy (2012), and Policy DM 16 of the Harrow Development Management Policies Local Plan (2013). No very special circumstances have been demonstrated by the applicant whereby the harm by reason of inappropriateness is outweighed by other considerations.

2. The proposed boundary wall with piers and gates is considered inappropriate development within the Green Belt for which no case for very special circumstances have been demonstrated which would outweigh the harm caused by reason of inappropriateness. Further, the siting and height of the proposed boundary treatment is considered to represent visual and spatial harm to the openness of this Green Belt site, contrary to the National Planning Policy Framework (2019), Policy 7.16B of The London Plan (2016), Policy G2 of the Draft London Plan Intend to Publish Version (2019), Core Policies CS1.B and CS1.F of the Harrow Core Strategy (2012) and Policies DM1 and DM16 of the Harrow Development Management Policies Local Plan (2013).
3. The proposed car port is considered to be in inappropriate development within the Green Belt and would harm the openness of the existing Green Belt site. No case for very special circumstances has been demonstrated which would outweigh the harm caused by reason of inappropriateness, the proposal is therefore contrary to the National Planning Policy Framework (2019), Policy 7.16B of The London Plan (2016), Policy G2 of the Draft London Plan – Intend to Publish Version(2019), Core Policy CS1.F of the Harrow Core Strategy (2012), and Policy DM 16 of the Harrow Development Management Policies Local Plan (2013).

INFORMATION

This application is reported to Planning Committee at the request of a nominated member due to public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type: (E)21 Householder Development
Council Interest: None
Net Additional Floorspace: 31 sqm

GLA	Community
Infrastructure Levy (CIL):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two storey detached dwellinghouse situated on the east side of Clamp Hill in Stanmore
- 1.2 The dwellinghouse is locally listed.
- 1.3 The property has been previously extended with a two storey side extension and integral attached garage and a single and two storey rear extension.
- 1.4 The property is located within the Green Belt.
- 1.5 There are a number of individually protected trees within the site and there is a group tree preservation order immediately adjacent to the southern boundary of the site.
- 1.6 There is an existing 1.4 metre high brick boundary wall across the full width of the front boundary with Clamp Hill
- 1.7 The property's front elevation faces south where there is an existing tennis court and an outbuilding within the side/front garden.
- 1.8 The site is not located within a flood zone or critical drainage area.

2.0 PROPOSAL

Extensions

- 2.1 The application proposes a two storey side to rear extension which would be located on the western elevation where the property fronts Clamp Hill.
- 2.2 The extension would be set in 2.7 metres from the existing side wall of the dwellinghouse, and would have a flat roof with an eaves height of 5.5. metres in line with the eaves height of the existing two storey rear extension.
- 2.3 The extension would be 2 metres in width and would project 9.3 metres from the rear elevation with a rear wall in line with the rear wall of the existing two storey rear extension.
- 2.4 There would be a square bay window within the proposed side wall at ground and first floor which would project a further 0.8 metres from the proposed side wall of the extension, and two new windows at ground and first floor within the recessed section of the extension. There would be no new windows on the rear wall of the proposed extension.

Boundary treatment and revised access

- 2.5 The application proposes a replacement boundary wall which would span the entire front boundary with Clamp Hill and would comprise a solid brick wall to a height of 1.4 metres with 2.3 metre high piers at 3 metre intervals. The pedestrian access would have a timber open gate to a height of 1.4 metres in line with the height of the brick wall and the proposed vehicular access would have a timber open gate to a height of 2 metres, and a width of 4.7 metres.
- 2.6 The existing pedestrian and vehicular accesses would be relocated southwards along the front boundary with Clamp Hill, with landscaping introduced and hardstanding removed and relocated from the front garden area where the properties front elevation faces south. The proposed hardstanding would provide paths to the rear garden and to the driveway.

Hardstanding alterations and car port

- 2.7 The existing tennis courts and outbuilding on the front boundary would be removed and replaced with a newly laid hardstanding and access to a proposed open sided car port.
- 2.8 The proposed car port would be 6.9 metres wide x 6.6. metres deep and would be set back 16 metres from the front boundary.

- 2.9 The proposed car port would have a pitched roof with an eaves height of 2 metres and a ridge height of 3.5 metres.
- 2.10 The car port would be constructed of timber.

3.0 **RELEVANT PLANNING HISTORY**

3.1 A summary of planning history is set out below:

Ref no.	Description	Status & date of decision
HAR/20188	Detached house and garage (outline)	REFUSED 19/04/1963
Reason for Refusal: The proposed development would be contrary to the provisions of the County Development Plan in which the site is included in the Green Belt and is not available for general residential development.		
HAR/2188A	To provide ground floor cloakroom	GRANTED 18/06/1964
LBH/2884	C Rebuilding existing garages with additional rooms over	REFUSED 16/01/1968
Reason for Refusal: The proposal does not show details of the elevational treatment of the proposed extension, showing how the extension can be satisfactorily integrated with the existing building in this exposed position in the Green Belt.		
LBH/2884/1	Rebuilding existing garages with additional rooms over (outline)	GRANTED 22/02/1968
LBH/2884/2	Erection of 2 bedrooms and bathroom over existing garages.	GRANTED 23/08/1972
LBH/2884/3	Erection of two storey extension to rear of dwellinghouse	GRANTED 10/11/1978
LBH/37447	Single storey rear extension	GRANTED 25/01/1989
LBH/38690	Single storey rear extension	GRANTED

		20/09/1989
EAST/802/01/FUL	Replacement garage & changing room.	GRANTED 07/01/2002

3.2 Pre-application Discussion

3.2.1 Pre application advice was given reference P/4444/19/PREAPP on the following proposal: 'Reinvent existing property, Update site boundary arrangements, Extension to existing property, Relocate site access, Demolish garage + showers And replace with car port, Replace tennis court with soft landscaping'

3.2.2 The following advice was provided: 'Given the excessive scale, massing and siting, the proposal is considered to be inappropriate development when viewed in conjunction with the existing extensions in the Green Belt and would harm the openness of the Green Belt. It would also fail to respect the scale of the original cottage and would not preserve the special interest of the subject locally listed building. The proposals are therefore not supported in principle. The applicant is also reminded that all the TPO trees within the subject site should be retained and protected'.

4.0 CONSULTATION

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 15th June 2020.

4.2 No objections were received from the public consultation.

4.3 Statutory and non-statutory consultation

Consultee and Summary of Comments

LBH Conservation Officer

Significance

This Hermitage Gate is locally listed. The outline around the locally listed building indicates the whole building is locally listed. The local list description is for identification purposes but indicates significance as it says: '2 storey red brick and mock half-timbered building of irregular plan. Features a tower'. Pevsner's book of North West London states the building has a 'Romantic composition with a Gothic tower, belonged to another house'. Part of the building is present on the 1864-1894 OS map and remains on there 1896, 1932-1941 and 1931-42. The 1864-1894 map is enclosed.

The supporting photo record from the last pre-application proposal states that the gate house was built circa 1650.

In 1978 planning permission was granted for 'Erection of two storey extension to rear of dwellinghouse'. In 1989 planning permission was granted for a 'Single-storey rear extension'. It is likely that these account for the remainder of the building.

There is other planning history for the outbuilding.

It is considered that part of the Tudor Revival style is of some historic and architectural interest. The 1970s addition though is of no special interest in its own right.

Appraisal

This proposal follows pre-application advice.

The proposal would cause some harm to the special interest of this locally listed building given the further addition on the Clamp Hill side adjoining the historic locally listed building and the very large rear garden terrace proposed. Since this house was designed as a gate house to a larger house it was only ever designed as a reasonably small cottage and the extensions already added to this having greatly increased its original bulk and mass. The existing extensions have been respectful in that they do not enclose all elevations and the roof of the extension is set below the existing roof height of the lodge. To add yet again to this, and enclosing the original gatehouse even more, would be harmful to this special character. Both public and private views of a locally listed building are important and this proposal would impact on both.

However, it is noted that the proposal would include works of repair to the existing locally listed building that are needed and would help ensure its ongoing conservation, and some removal of outbuildings and some removal of hardstanding which are harmful to the setting of the locally listed building. My view is that it should be conditioned that these repair/improvement works are carried out prior to the commencement of the extension, namely:

- 1) removal of the infilling of the crenulations
- 2) repair works
- 3) removal of hardstanding shown
- 4) Removal of changing room, plant room, swimming pool and tennis court

If this condition was added, and materials and brickwork bond ie arrangement of the bricks were conditioned to match, then the proposal would comply with relevant heritage policy.

The proposal should be weighed against paragraph 197 of the NPPF in particular. This states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

The Council's own adopted Locally Listed Buildings SPD is an important consideration. This is available at this link:

http://www.harrow.gov.uk/info/200162/conservation_and_biodiversity/857/locally_listed_buildings

Summary and conclusion

The proposal adds yet more to excessive in scale in relation to the original

lodge which would cause some harm. However, subject to repair and improvement works being conditioned to be carried out before the extension and materials and brickwork bond being conditioned to match, the proposal would be appropriate.

Relevant policy and guidance

NPPF paragraphs 189, 190, 192, 197

London Plan policy 7.8 C and D

Harrow Core Strategy policy CS1

Development Management Policies Local Plan policy DM 7

Locally Listed Buildings SPD

LBH Tree Officer

It's not clear what the full tree impact of the proposals would be, as I can't find a survey or impact assessment in the documents.

It does appear that the enlarged footprint would not encroach directly onto existing trees (there are both unprotected and protected trees on the site, with some notable TPOs including a Wellingtonia to the rear); the proposed new garage appears to be located in an area already hardstanding (the existing tennis court)

If this is the case and no trees are proposed for removal, then a site-specific tree protection plan and method statement, needs to be provided to demonstrate how existing retained trees are to be protected during the development

5.0 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of Development within the Green Belt
- Impact on Character and Appearance of the Locally Listed Building
- Residential Amenity
- Trees
- Development and Flood Risk

6.2 Principle of Development within the Green Belt

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.16
- The Draft London Plan Intend to Publish Version (2019): G2
- Harrow Core Strategy (2012): CS1.F
- Harrow Development Management Policies (2013): DM 16

6.2.2 The dwelling has already been significantly extended with a two storey side extension and integral attached garage and a single and two storey rear extension. It is also noted that there is an existing boundary wall which spans the full width of the front boundary to a height of 1.4 metres. It is noted that the proposal includes the removal of the existing changing room outbuilding located adjacent to the front boundary and the removal of the existing tennis court along the side boundary which would have some visual and spatial impact by opening up part of the site.

The proposed extensions

6.2.3 Below is a table of the calculations made in respect of the original and the existing building and the proposed development, including changes in the amount of hardstanding on site and the removal of an existing outbuilding.

	Original Dwelling	Existing Dwelling	Proposed Dwelling	% Change from original
Footprint (m2)	130.7	235	261	+99%
Floor space (m2)	199.8	383	482	+141%
Volume (m2)	715	1310	1412.3	+98%
Hardstanding (m2)	N/A	1028	342.5	-67%
Outbuilding	0	80	47.3	-41%

6.2.4 Based on the planning history for the site, the LPA consider that the original dwellinghouse had a footprint of approximately 130.7m² and that the existing footprint of the building is approximately 235m². The proposed extensions would increase the footprint of the dwellinghouse to approximately 261m² which would result in an increase over the original dwellinghouse of 99%. In addition, the extensions would increase the floor space by 141% above original, and the volume by 98% above the volume of the original dwellinghouse. Accordingly the proposed extensions and the existing extensions to the original dwellinghouse, when considered cumulatively, would represent significant disproportionate additions and would result in inappropriate development which cannot be outweighed by other considerations.

6.2.5 It is noted that in spatial terms the proposed extension would to some degree appear visually contained within the existing envelope of the building, due to its position on the side elevation and set back behind the existing side building line which fronts Clamp Hill. As such it is not considered that the proposed extension has a significant visual impact in Green Belt terms. However the spatial and visual assessment of the proposed is not the sole test of whether or not the proposed development is found to be appropriate in the Green Belt, and this is not considered to outweigh the harm by reason of inappropriateness which must be given significant weight.

6.2.6 Examples have been given within the Planning Statement submitted with this application of existing permissions within and outside the borough. The first of these is York House, Pinner, reference P/2179/18; whereby the Council granted planning permission for a two storey rear extension within the Green Belt. This proposal comprised increases in footprint and floor space of 28.61% and 83.5 % respectively. These increases are below the increases in volume, floor space and in footprint of this proposal and are not therefore considered a

comparable to the proposed scheme. Further, in the inspectors appeal reference APP/M5450/D/12/2187009 at Antolido, Potter Street Hill, Pinner, where the Council refused permission for 'a new pitched roof over existing garage for larger bedroom'; the inspector concluded that percentage increases of 48% in floor area, and 44% in volume were 'substantial' and that when aggregated with past extensions, the proposals would result in disproportionate additions over and above the size of the original building.

- 6.2.7 It is noted that percentage increases are not the sole assessment for concluding whether development is proportionate to the size of the original building. However, in the inspectors appeal decision reference APP/M5450/D/19/3232674 against the Council to refuse permission for a part single storey part double storey side/rear extension, roof extension and patio extension, the inspector concluded that 'there is no defined way of assessing and measuring proportionality, but the NPPF refers to 'size'. This can, in my view, refer to volume, height, external dimensions, footprint, floor space'. As such the inspector concluded that the scale of the extensions (which in this instance related to increases in volume of 60% and in footprint of 122%) would subsume in their scale, the proportions of the original dwelling, and would therefore be considered disproportionate.
- 6.2.8 A further example provided in the supporting Planning Statement with this application is for Castlewood, Pinner Hill, reference P/0548/11 whereby the Council granted permission for a replacement dwellinghouse. This example was assessed upon its own merits and against a separate section of the National Planning Policy Framework in terms of exceptions to proposed development being inappropriate in the Green Belt. As such this latter example is not considered to be comparable to the proposal.
- 6.2.9 In conclusion, the proposed two storey side to rear extension is considered inappropriate development within the Green Belt for which a case for very special circumstances has not been demonstrated which would outweigh the harm by reason of inappropriateness. The proposed side to rear extension is therefore contrary to the National Planning Policy Framework (2019), Policy 7.16B of The London Plan (2016), Policy G2 of the Draft London Plan (2016), Core Policy CS1.F of the Harrow Core Strategy (2012), and Policy DM 16 of the Harrow Development Management Policies Local Plan (2013).

The Car Port

- 6.2.10 The proposed car port would not fall within the list of exceptions in paragraph 145 of the National Planning Policy Framework and would be regarded as inappropriate development in the Green Belt. By definition this would harm the Green Belt and should not be approved except under very special circumstances.
- 6.2.11 The inspector, in their assessment of the appeal reference APP/M5450/D/15/3133689 against the Councils decision to refuse planning permission for a new detached double garage and a summer outhouse building at Mickledore, Potters Street Hill, Pinner, Harrow, noted that the construction of a detached garage did not fall within any of the exceptions. It is noted that there is an existing outbuilding on site adjacent to the front boundary

which would be demolished as part of the proposals. It is however noted that this outbuilding was given planning permission in a different policy context and that this would not provide a set of very special circumstances with which to justify the harm caused by reason of inappropriateness. Furthermore, due to the proposed siting of the car port in a prominent position set away from the buildings front elevation, it is considered that this would result in the car port being readily visible from the street scene and accordingly there would be a spatial and visual impact on the openness of the existing site for which no very special circumstances have been demonstrated which would outweigh this harm.

6.2.12 In conclusion, the proposed car port is unacceptable in principle and would cause harm to the openness of the existing Green Belt site. No case for very special circumstances has been demonstrated which would outweigh the harm caused by reason of inappropriateness.

The Boundary Wall

6.2.13 The exceptions listed within paragraph 145 of the National Planning Policy Framework do not include the construction of gates, fences or walls. As such the proposed boundary treatment is considered unacceptable in principle.

6.2.14 It is noted that there is existing boundary treatment on site however this has a maximum height of 1.4 metres and is immune from enforcement action by virtue of the time limit set out in Section 171.B of the Town and Country Planning Act 1990.

6.2.15 In the Inspectors assessment of an appeal against the Councils refusal to grant permission for boundary treatment at Belswood Cottage, Heathbourne Road, Stanmore, (reference APP/M5450/D15/3134268), it was noted that 'Paragraph 89 of the National Planning Policy Framework' (then the 2012 version)... 'sets out the limited purposes for which the construction of buildings will not be considered inappropriate. Certain other forms of development are not inappropriate providing they preserve the openness of the Green Belt and do not conflict with the purposes of including within the Green Belt.'... The inspector goes on to note... 'This does not include the construction of gates and fences. I therefore consider that the proposed development would constitute inappropriate development in the Green Belt and would not accord with London Plan Policy 7.16 and CS Policy CS1.F or the Framework.'

6.2.16 Furthermore, in the inspectors assessment of the appeal reference APP/M5450/D/14/2216456, at Xanadu, Potters Street Hill, Pinner, for the appeal against the Council to refuse planning permission for a new site access and gates; the inspector concluded that there were no considerations in favour of the proposal which would clearly outweigh the general presumption against inappropriate development and that substantial harm should be attached to the harm caused by reason of inappropriateness.

6.2.17 As such, the proposed boundary treatment, due to its prominent siting and height, would result in visual and spatial harm to the openness of the existing Green Belt site for which there are no very special circumstances which outweigh this harm.

6.2.18 In conclusion, the proposed boundary wall with piers and gates is considered inappropriate development within the Green Belt for which no cases for very special circumstances have been demonstrated which would outweigh the harm caused by reason of inappropriateness. Further, the siting and height of the proposed boundary treatment is considered to represent visual and spatial harm to the openness of this Green Belt site, contrary to the National Planning Policy Framework (2019), Policy 7.16B of The London Plan (2016), Policy G2 of the Draft London Plan Intend to Publish Version (2019), Core Policies CS1.B and CS1.F of the Harrow Core Strategy (2012) and Policies DM1 and DM16 of the Harrow Development Management Policies Local Plan (2013).

6.3 Impact on the Character and Appearance of the Locally Listed Building

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4B, 7.8
- The Draft London Plan (Intend to Publish Version) (2019): HC1
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1, DM7

6.3.2 The dwellinghouse Hermitage Gate is locally listed. The outline around the locally listed building indicates the whole building is locally listed. The local list description is for identification purposes but indicates significance as it says: '2 storey red brick and mock half-timbered building of irregular plan. Features a tower'.

6.3.3 The proposal would cause some harm to the locally listed building owing to the siting of the proposed two storey side to rear extension, and the size of the terracing area proposed. It is noted that the original dwelling has been significantly extended and that the proposal would add to this by enclosing the original gate house further. Both public and private views of the locally listed building would be impacted. However, the existing tennis courts and outbuildings which are harmful to the setting of the locally listed building would be removed as part of the proposals. It is also noted, having regard to the provisions of Paragraph 197 of the National Planning Policy Framework, that repair works to the locally listed building would ensure its ongoing conservation. These repair works would include the repair and maintenance of the existing main roof, the repair and re pointing of chimney stack and brick parapets.

6.3.4 In conclusion and on balance, it is considered that the benefits of the proposal would outweigh any harm caused to the locally listed building and that should this application have been acceptable in other aspects, suitable conditions could be placed on the permission to ensure that the existing tennis courts and outbuildings were removed and that repair works completed prior to the commencement of development. In addition, the Council's conservation officer has been consulted on the proposals and raises no objection, subject to these conditions.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6
- The Draft London Plan (Intend to Publish Version) (2019): D4
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1

6.4.2 The nearest neighbouring residential dwellings are located at Belgrano Cottages which are located over 170 metres north east of the existing property, as such there are no concerns raised with regard to outlook of neighbours or loss of privacy.

6.4.3 In conclusion, the proposal would have an acceptable impact on the privacy and outlook of neighbours and is accordingly in line with the relevant policies.

6.5 Trees

6.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.21
- The Draft London Plan (Intend to Publish Version) (2019): G7
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM22

6.5.2 It is noted that the existing site is located to the north of a group tree protection order and that there are a number of individually protected trees within the rear garden of the existing site. There are no plans which indicate that the proposed works would encroach on to the protection areas of existing trees. As such the proposal is considered to have an acceptable impact on the long term viability of trees, subject to a site-specific tree protection plan and method statement which could be provided by condition if the proposals were acceptable in principle.

6.5.3 In addition, the Council's tree officer has been consulted and raises no objections to the proposals subject to conditions.

6.5.4 In conclusion, it is therefore considered that the proposal would have an acceptable impact with regards to protected trees on site and accordingly is in line with the relevant policies.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13
- The Draft London Plan (Intend to Publish Version) (2019): SI13
- Harrow Core Strategy (2012): CS1

- Harrow Development Management Policies (2013): DM10

6.6.2 The application site is not located within a critical drainage area or flood zone. As such there are no objections or concerns raised.

7.0 CONCLUSIONS AND REASONS FOR REFUSAL

7.1 The application is considered to result in inappropriate development in the greenbelt and no very special circumstances have been advanced to offset the identified harm. Accordingly, this application is recommended for refusal.

APPENIDIX 1: INFORMATIVES

1. Policies

2. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

7.4 Local Character

7.6 Architecture

7.8 Heritage Assets and Archaeology

7.16 Green Belt

7.21 Trees and Woodlands

The Draft London Plan – Intend to publish version (2019)

D4 Delivering Good Design

G2 Londons Green Belt

G7 Trees and Woodlands

HC1 Heritage Conservation and Growth

Harrow Core Strategy (2012):

Core policy CS1.B

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM7: Heritage Assets

DM16: Maintaining the openness of the Green Belt and Metropolitan Open Land

DM22: Trees and Landscaping

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

3. Refuse with pre app

CHECKED

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Hugh Peart 13.7.2020

APPENDIX 1: PLANS

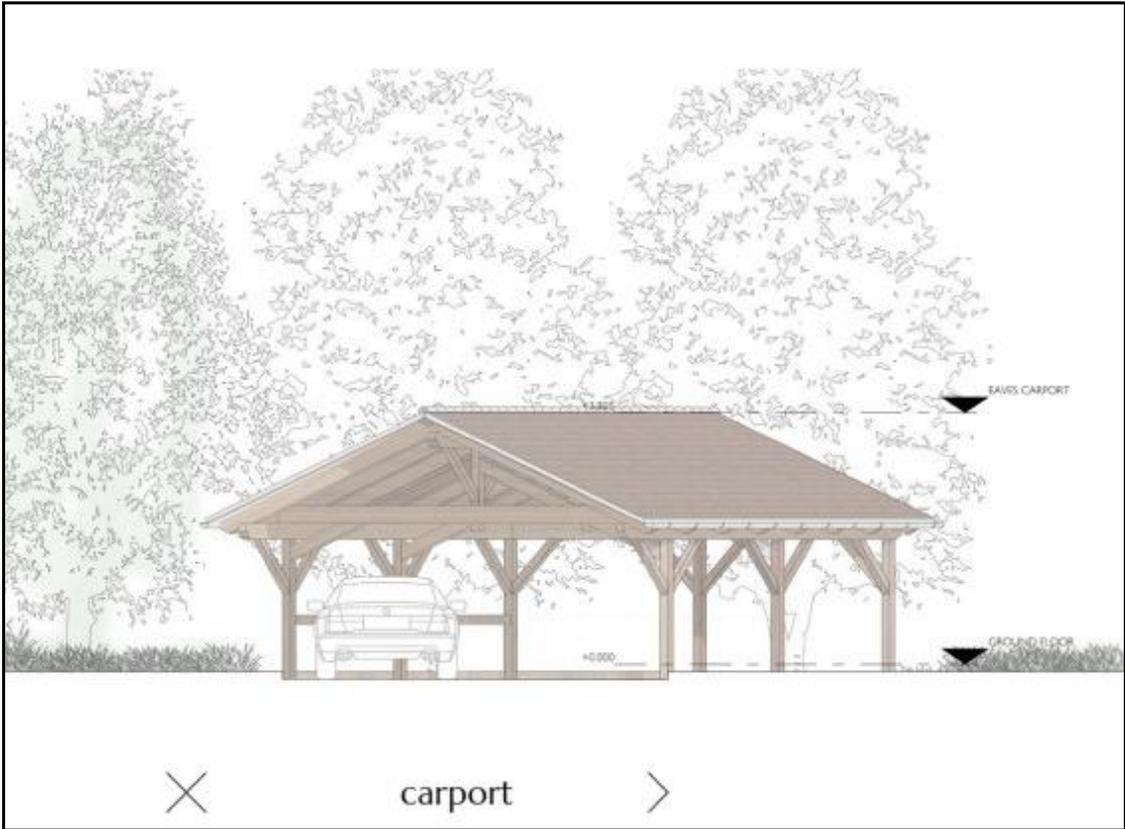
List of plans:

Design and Access Statement; Heritage Statement; Planning Statement; 3D Images Document; Condition statement ; 17013 L.01.I; 17013 L.01.1; 17013 L.01.2; 17013 L.01.3; 17013 L.01.4; 17013 L.01.5; 17013 L.01.7; 17013 L.01.8; 17013 L.01.9; 17013 L.03.1; 17013 L.03.2; 17013 L.03.3; 17013 L.03.4; 17013 L.04.1; 17013 L.04.2; 17013 L.04.3; 17013 L.04.4; 17013 L.04.5; 17013 L.04.6

Two storey side/rear extension: proposed side elevation (Clamp Hill street scene)



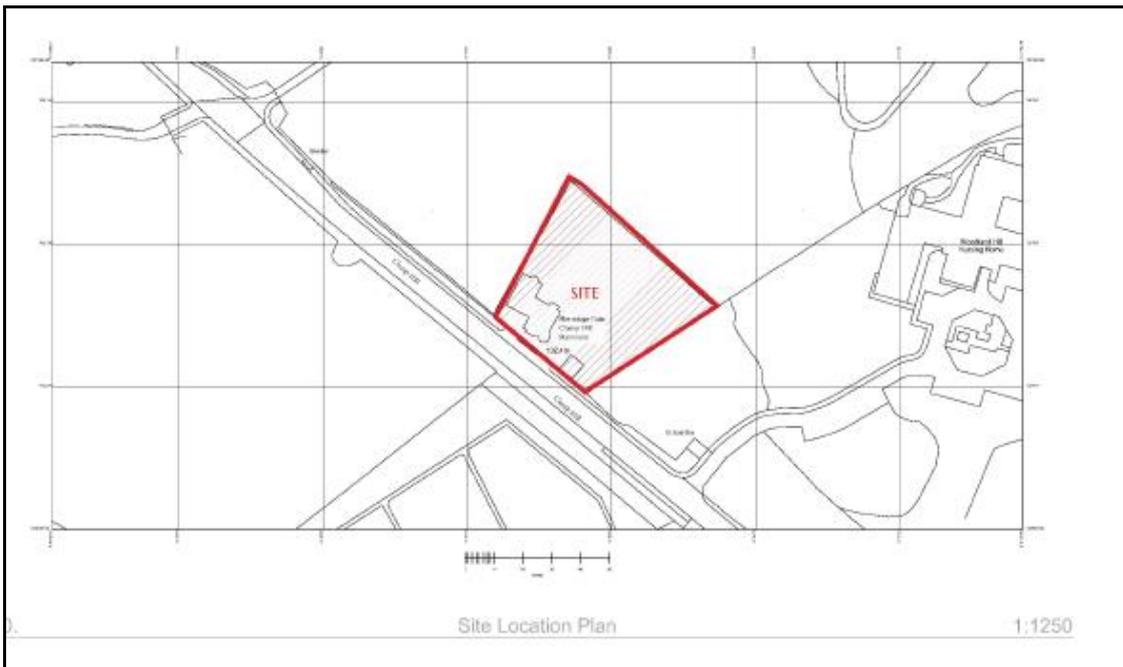
Car port: proposed elevation



Gates: proposed elevations



APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Existing front/side elevation



Existing rear elevation



Existing street side/corner of front and side elevation



APPENDIX 3: PLANNING COMMITTEE MINUTES 22ND JULY 2020

'Hermitage Gate Clamp Hill-P/1426/20

PROPOSAL: Two storey side to rear extension; detached double car port; installation of 1.6m to 2m high brick pier boundary wall, installation of wrought iron pedestrian and vehicle access gates to front; relocation of pedestrian and vehicle access; external alterations (demolition of detached double garage; plant room; changing rooms, swimming pool and tennis courts) (as amended by the Addendum). The Committee received representations from Mr Roger Birtles (for the Applicant) who outlined his reasons for seeking refusal of the officer recommendations, and subsequently requesting that the application be granted. A Member, Councillor Sachin Shah, proposed to grant the application. The motion was seconded by Councillor Marilyn Ashton, and agreed. The Committee resolved to refuse the officer recommendation. RECOMMENDATION The Planning Committee was asked to: 1) agree the reasons for refusal as set out in the report. DECISION: GRANT The Committee wished it to be recorded that their decision to be "minded to grant" the application, which would be brought back to Committee, was unanimous. The audio recording of this meeting can be found at the following link: www.harrow.gov.uk/virtualmeeting.'

CHECKED

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar 20.8.20
Corporate Director	Hugh Peart pp Paul Walker 20.8.20

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