



Planning Committee Map

Site address: 254 & 256 Woodcock Hill, Harrow, HA3 0PH

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This map is indicative only.

RECEIVED: 25 March, 2014

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 254 & 256 Woodcock Hill, Harrow, HA3 0PH

PROPOSAL: Single storey detached gymnasium to the rear of a residential block of 14 flats approved under outline planning permission reference 06/3267

APPLICANT: Horizon Construction

CONTACT: Mr Philip Bennington

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

Grant Consent

CIL DETAILS

This application is not liable to pay the Community Infrastructure Levy (CIL) as it falls within the definition of minor development under Regulation 42.

CIL Liable?

Yes/No: No

EXISTING

The application site known as 254 and 256 Woodcock Hill formally contained a pair of semi detached dwellinghouses. Outline planning permission was granted on 19 September 2008 to demolish the 2 dwellinghouses and erect residential building with associated car-parking and landscaping with the matters to be determined including siting and means of access (LPA Ref: 06/3267). Approval of reserved matters relating to siting, design, external appearance and landscaping of the outline planning permission for the residential development were approved on 9 July 2009 (LPA Ref: 09/0343).

Work has commenced on site on the construction of the approved residential development for 14 flats.

The site is located on the southern side of Woodcock Hill. The eastern boundary abuts Woodcock Court which contains 49 private retirement flats. The southern and western boundaries abut Woodcock Park.

PROPOSAL

Single storey detached gymnasium to the rear of a residential block of 14 flats approved under outline planning permission reference 06/3267.

HISTORY

13/2347: Details pursuant to condition 13 (materials to include windows in white uPVC, Weinerberger Rudgwick Multi Stock for the facing bricks and White through-colour render) of outline planning permission 06/3267 dated 17/09/08 - Granted, 24/10/2013.

12/0983: Certificate of Lawfulness to determine whether Outline Planning Permission (ref: 06/3267), subsequent Reserved Matters approval (Ref: 09/0343) and the discharge of the relevant conditions (Refs: 09/0558, 11/1206 and 11/1207) for development at 254 and 256 Woodcock Hill, Harrow, HA3 0PH in respect of the demolition of 2 dwellinghouses and erection of residential block comprising of 14 self contained flats, 14 car-parking spaces, communal roof terrace and associated landscaping has been lawfully implemented - 08/06/2012.

11/1206: Details pursuant to condition 4 (details of wheel washing facilities), condition 5 (details of facilities to

enable disabled people to use and escape from the building), condition 6 (refuse strategy) and condition 13 (materials) of outline planning permission 06/3267 dated 19/09/08 - Granted, 20/07/2011.

11/1207: Details pursuant to condition 1 (Refuse Strategy) and 2 (Landscape), of reserved matters to outline permission reference 09/0343 dated 09 July 2009- Granted, 20/07/2011.

09/0558: Details pursuant to condition 8 (site investigation) of outline planning permission 06/3267 dated 19/09/08 - Granted, 21/04/2009.

09/0343: Approval of reserved matters relating to siting, design, external appearance and landscaping of the residential development outline planning permission reference 06/3267 dated 19/09/08 - Granted, 09/07/2009.

06/3267: Outline planning application for demolition of 2 dwellinghouses and erection residential block building with associated car-parking and landscaping matters to be determined siting and means of access and subject to a Deed of Agreement dated 22nd August 2008 under Section 106 of the Town and Country Planning Act 1990, as amended - Granted, 19/09/2008.

POLICY CONSIDERATIONS

Core Strategy

The Council's Core Strategy was adopted by the Council on 12th July 2010. As such the policies within the Core Strategy hold considerable weight.

CP17: Protecting and Enhancing the Suburban Character of Brent - The distinctive suburban character of Brent will be protected from inappropriate development. Development of garden space and infilling of plots with out of scale buildings that do not respect the setting of the existing dwellings will not be acceptable.

Brent's UDP 2004

BE2: Townscape: Local Context & Character - Proposals shall be designed with regard to their local context, making a positive contribution to the character of the area.

BE9: Architectural Quality - Extensions and alterations to existing buildings shall be designed to:- (a) be of a scale, massing and height that is appropriate to their setting, civic function and/or townscape location; (b) have attractive front elevations which have a direct relationship with the street at ground level, with well proportioned windows, and habitable rooms and entrances on the frontage, wherever possible; (c) be laid out to ensure that buildings and spaces are of a scale, design and relationship to each other, which promotes the amenity of users, providing a satisfactory level of sunlighting, daylighting, privacy and outlook for existing and proposed residents; and (d) employ materials of high quality and durability, that are compatible or complementary colour and texture, to the surrounding area.

CONSULTATION

Consultation Period: 27/03/2014 - 18/04/2014

59 Neighbours consulted - one petition from the residents of Woodcock Court with 29 signatures (submitted on their behalf by the Scheme Manager) has been received raising the following concerns:

- Gym not shown in the original scheme
- Building of 14 flats has already taken away light, views of the park, loss of trees and other natural features when viewed from the residents flats.
- New gym will further block views.

Internal Consultation

Council's Tree Officer -Recommended that the Pear Tree is retained on site or if the Pear tree is to be removed, a replacement ornamental Pear, Pyrus 'chanticleer' with a stem girth of 12-14cm should be planted in approximately the same location. and a condition is secured for the installation of a non-permeable sheet at the base of the reinforced raft foundations. A methodology should be submitted along with photographic

evidence of the sheet being fitted prior to the reinforcement being re-secured. The applicant should continue to implement the approved landscape plan despite the addition of the gymnasium.

REMARKS

1. This application seeks planning permission for a single storey outbuilding to be built on the south west corner of the communal garden to accommodate a gym for the residents of the new residential development. There are three considerations relevant to the determination of this application and they are set out below:

- (i) whether the design and use of the outbuilding is acceptable
- (ii) whether the proposed gym will adversely impact on the communal garden and landscaping
- (iii) whether the proposed gym will adversely impact on neighbouring amenity

Whether the design and use of the outbuilding is acceptable

2. As discussed above, the proposed outbuilding will be located in the south west corner of the communal garden. This corner is closest to the boundary with Woodcock Park. The building is proposed with width of 7m and depth of 3.5m. It has a footprint of 24.5sqm. It is proposed with a flat roof at 2.9m high. The building will be finished in timber Cedar Cladding with a felt flat roof. The windows and doors will be in uPVC. It will maintain a minimum set in of 1.6m to the western boundary with Woodcock Park and a minimum set in of 2.1m to the southern boundary with Woodcock Park.

3. In design terms the outbuilding is considered acceptable. Its external finish with Cedar Cladding and a felt roof resembles a garden building and its footprint of 24.5sqm is not considered excessively large. The siting of the outbuilding at the bottom of the communal garden and set in from the boundaries result in minimal impact to the communal garden, landscaping and neighbouring amenity - see comments below.

4. The outbuilding will be used as a gym for residents for the residential development containing 4 items of equipment and 2 mats. It is recommended that a condition is secured for it to be restricted to use by residents of the new block of flats only.

Whether the proposed gym will adversely impact on the communal garden and landscaping

5. The landscape plan for the communal garden was approved as part of application ref:11/1207. The area where the outbuilding is to be located included an small area of hardstanding to accommodate some compost bins. This area of hardstanding will be increased to accommodate the new outbuilding together with a new footpath running through the grassed area. The communal garden will still provide over 700sqm of external amenity space which significant exceeds the minimum requirements of 280sqm for 14 flats. It is also considered that a footpath running through the grass area will improve access for all areas of the communal garden. Previously residents would have had to walk over the grass area which would be potentially unusable and muddy after rainfall and during winter months. It is recommended that further details of the materials of the footpath are conditioned as part of any forthcoming consent.

6. The majority of the approved landscaping will be maintained including the Viburnum tinus Hedge along the park boundaries, the existing pear tree and the proposed Alder which can be planted within the hedging along the park boundary. The areas to the east and north of the outbuilding will be unaffected by the proposal. Your Tree Officer has requested for the existing pear tree along the southern boundary within the site to either be retained or for a replacement ornamental Pear, Pyrus 'chanticleer' with a stem girth of 12-14cm should be planted in approximately the same location.

7. To protect the roots of the existing pear tree or new pear tree when constructing the base of the outbuilding, your Tree Officer has requested that a condition should be imposed requiring the installation of a non-permeable sheet at the base of the reinforced raft foundations. A methodology is required to be submitted along with photographic evidence of the sheet being fitted prior to the reinforcement being re-secured and any concrete being poured. The agent has agreed to this condition and has provided a section plan showing the installation of a non-permeable sheet at the base of the reinforced raft foundations.

Whether the proposed gym will adversely impact on neighbouring amenity

8. A distance of 12m is maintained from the outbuilding to the boundary with Woodcock Court. Windows and doors will face Woodcock Court but as a distance of over 10m is maintained to the boundary with Woodcock Court, the outbuilding is not considered to compromise the privacy of the residents. It should also be noted that the flank elevation of Woodcock Court that faces the outbuilding contains windows that serve stair wells rather than habitable room windows of the flats. As such the outbuilding is not considered to adversely impact

on outlook or visual amenities of the residents of Woodcock Court.

9. The outbuilding will be screened from the park by a 1.8m high screen and hedging along the boundary. It is therefore considered to not adversely impact on the setting of the park.

10. An indicative plan of the proposed gym suggests that it is of a size that will accommodate 4 items of equipment and 2 mats. It will only be used by residents of the residential development and it is recommended that a condition is secured restricting this. Given that it will only be used by residents within the development and is located at the bottom of the communal garden away from habitable room windows within Woodcock Court, it is not considered to adversely impact on neighbouring amenity through noise or disturbance. It is also recommended that a condition is secured to not have any music audible at the site boundaries.

Response to objections raised

11. The following objections have been raised:

Point of Objection	Response
Gym not shown in the original scheme	The gym was not proposed as part of the original scheme. It has been assessed on its individual merits in accordance with the Council's planning policies having regard to the design of the building, communal garden and neighbouring amenities
Building of 14 flats has already taken away light, views of the park, loss of trees and other natural features when viewed from the residents flats.	The approved planning permissions would have considered the impact of the residential development on neighbouring amenity and landscape features.
New gym will further block views.	The gym is not located in close proximity to habitable room windows within Woodcock Court. The nearest windows serve stairwells.

Conclusion

12. In conclusion, the proposed outbuilding to be used as a gym for residents of the residential development is considered acceptable. It is of an appropriate design that will not have a adverse impact on the communal garden or landscape setting, and is of sufficient distance from neighbouring properties to not adversely impact on their amenity.

13. Approval is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Core Strategy 2010
Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

0413/61

0413/60 Rev B

0413/63 Rev A

Brief Design Statement for Proposed New Gym - Dated 24 February 2014

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

- (3) The outbuilding hereby approved shall only be used as a gym for residents of the residential development approved as part of application ref: 06/3267. It shall not contain a kitchen, toilet, or shower room.

Reason: In the interests of the amenities of neighbouring occupiers.

- (4) The external faces of the building shall be finished in timber Cedar Cladding with a felt roof, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (5) (a) No works shall commence on site until details of the installation of a non-permeable sheet at the base of the reinforced raft foundations have been submitted to and approved in writing by the Local Planning Authority. The details shall include a methodology.

(b) No concrete shall be poured until the above details have been approved in writing by the Local Planning Authority together with photographic evidence of the sheet being fitted prior to the reinforcement being re-secured.

Reason: In the interests of existing trees within the application site.

- (6) Prior to commencement of works on site, full details of hard and soft landscape plan within the communal garden taken on board the approved landscape plan as part of application ref:11/1207 and the resulting changes as a result of this proposal shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

(a) full details of all existing soft landscaping to be retained and proposed soft landscaping including species, densities, numbers and location

(b) details of all boundary treatments including materials and heights

(c) details of compost bins showing new location

(d) details of areas of hardstanding including pathways (details to include materials and permeable construction measures)

Any planting that is part of the approved scheme that within a period of *five* years after completion is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337

