

**317-319 Station Road,
Harrow
Heritage Statement**

Client: FRESHBAY LTD.

AB Heritage Project No: 60189

Date: 6/11/17

GLHER Data Licence Number: 13646

317-319 Station Road, Harrow Heritage Statement

Client	Freshbay Ltd.
Project Number	60189
Prepared By	Mark Harrison
Illustrated By	Pighill Illustrations
Approved By	Daniel Dodds
GLHER Data Licence Number	13646

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Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Freshbay Ltd. to produce a Heritage Statement to cover a proposed development at 317-319 Station Road, Harrow, London, HA1 2AA.
- 1.1.2 This report will form part of a planning application for demolition of the existing property and construction of a new four-storey mixed-use building.

1.2 Site Location & Description

- 1.2.1 The site is located at 317-319 Station Road, Harrow, HA1 2AA and covers an area of approximately 260sq m; centred on NGR: TQ 15532 88230, on the western side of Station Road.
- 1.2.2 The property comprises a pair of Victorian semi-detached units, two-storeys in height. Each unit is used for retail purposes, with a shopfront entrance to the Ground Floor. There is storage or office space to the rear of the shop floor and on the first floor of the property.
- 1.2.3 The property is located in a prominent position on Station Road, a busy shopping street in Harrow. It is located c. 305m north-east of Harrow-on-the-Hill Train Station.
- 1.2.4 The site fronts east onto Station Road. It is bounded to the north by 315 Station Road, a Grade II-listed bank. To the south it is bounded by 321 Station Road, a three-storey property with a commercial unit to the ground floor and residential apartments to the upper floors. To the west, the property is bounded by the rear of a mixed retail and office use building at 1-9 St. Anne's Road.

1.3 Statutory Designations

- 1.3.1 There are no designated heritage assets within the site boundary.
- 1.3.2 Within the Study Area 22 designated heritage assets have been identified. The closest of these is 315 Station Road, a Grade II-listed bank (NHLE: 1358647), located adjacent to the north of the proposed developed site.
- 1.3.3 Also identified within the Study Area is Roxborough Park & The Grove Conservation Area. The site is located approximately 325m north of the boundary of the conservation area. Due to the urban density of the setting, distance and lack of intervisibility between Roxborough Park & The Grove Conservation Area and the application site, there is considered to be no appreciable effect on the Conservation Area from the proposed development. As such, the Conservation Area will not be discussed further in this report.
- 1.3.4 The Church of St. John the Baptist (Grade II; NHLE 1254900), is located approximately 200m north-east of the development site. 317-319 Station Road is not deemed to contribute towards the significance of the setting of the Church. As a result, the Church will not be subject to impact assessment.

1.4 Proposed Development

- 1.4.1 The proposal is for the demolition of the existing building and construction of a new development, with a similar footprint to the existing property including a height increase to four-storeys.
- 1.4.2 It is proposed that the ground floor retains two retail units. Access and facilities, including refuse and cycle storage, for residential accommodation on the upper floors will also be incorporated into the ground floor.
- 1.4.3 The upper floors will contain 2 no. 2-bed apartments and 4 no. 1-bed apartments. There will be a terrace to the rear of a first and second floor apartment, on the western elevation.
- 1.4.4 The third floor will be set into a mansard-style roof. Overall the development is proposed to continue the design and scale of 321 Station Road (see Fig. 4).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Consultation between Mark Harrison, Assistant Heritage Consultant, AB Heritage and Lucy Haile, Conservation Officer, Harrow Borough Council, established a study area radius of 500m. Lucy Haile agreed 500m on the condition that the proposed development was not of excessive height, such that it would affect heritage assets beyond a 500m radius.
- 2.2.2 It was agreed that due consideration should be given to 315 Station Road, as this property is Grade II-listed and abuts the current and proposed development.
- 2.2.3 Several locally listed buildings within the agreed study area were highlighted. These are numbers 307-313 Station Road (c. 60m north-east of the site), 329-353 Station Road (c. 70m south of the site), 361-369 Station Road (c. 160m south of the site), 2-24 St. Anne's Road (c. 40m north of the site) and 12a College Road (c. 125m south-west of the site).

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012

2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The GLHER Commercial dataset search reference number for this project is 13646.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or the Greater London Historic Environment Record;
- Pastscape and other research resources, including Discover: The National Archive;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 26th October 2017. During the site visit, an inspection of the building was made and digitally photographed. The images included a photographic scale where appropriate.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Freshbay Ltd., and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

- 3.1.2 The first cartographic record of a building at 317-319 Station Road, is on the 1868 OS Six-Inch Middlesex map Sheet X (Plate 1 and 2). The building can be seen to form part of a row of properties fronting onto Station Road, which connected Harrow Station c. 1.2km to the north, the village of Greenhill c. 300m north-east and Harrow-on-the-Hill c. 1.25km to the south. This part of Station Road is shown as the eastern road on a block of development which includes a terrace of houses with backlands and a school on St Annes Road c. 75m west of the application site. Havelock Place, the road parallel to Station Road c. 55m to the west appears to have townhouses or villas.
- 3.1.3 The Metropolitan Line was opened in 1880, along with the station at Harrow-on-the-Hill c.250m south-west of the development site. The Harrow and Uxbridge Railway extended the line in 1904 toward Uxbridge (Harrow Council, 2008). The introduction of the railway and the station at Harrow-on-the-Hill resulted in a development boom, particularly centred on Harrow itself (see Plate 3).



Plate 3. 1916 OS Six-Inch Middlesex X.NE map

- 3.1.4 The 1937 OS 25-Inch Middlesex (sheet X.8) map (Plate 4), is the earliest to show 315 Station Road, the Grade II-listed bank built in 1915, on the corner of Station Road and St. Anne's Road. The property is immediately adjacent to the proposed development site.

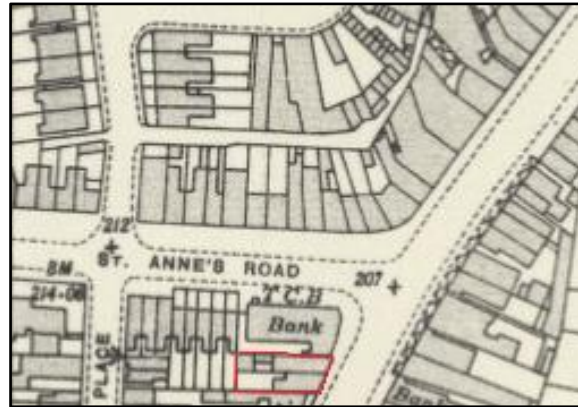


Plate 4. 1937 OS 25-Inch Middlesex X.8 map

3.1.5 Harrow town centre has been significantly redeveloped in modern times. St. Anne's Centre, a shopping mall c.175m west of the site, was opened in 1987 after the demolition of many buildings on St. Anne's Road and College Road. St George's shopping and cinema complex was constructed in 1996, c. 300m west from the proposed development site. Modern redevelopment is also evident on Station Road, however the late-Victorian to Edwardian layout and building style remains prominent.

3.2 317-319 Station Road

3.2.1 The proposed development site is located on Station Road, which is a major high street in Harrow. It has a predominantly retail character. There is a mix of buildings styles from the Victorian period through to very recent developments (see Photo 1).



Photo 1. Looking south onto the junction of Station Road (L) and St. Anne's Road (R). Mix of building styles can be seen to the left (opposite 317-319 Station Road).

3.2.2 The site of 317-319 Station Road has no heritage significance. It does not contain any designated heritage assets. The property at 317-319 Station Road was constructed in the early to mid-19th century, and is typical of domestic architecture in Victorian London. The historic fabric of the exterior of the property has been altered by the introduction in the 20th century of shopfronts extending on to Station Road. The building has also been extended to the rear, altering the original planform.

3.3 NatWest Bank 315 Station Road (Grade II Listed. NHLE: 1358647)

- 3.3.1 Adjacent to the north of the development site is 315 Station Road, located on the busy corner of Station Road and St. Anne's Road in the town centre. It is a Grade II-listed building and is considered to be a heritage asset of Regional importance in line with Table 1.
- 3.3.2 The building is red-brick with Tuscan order pilasters and a classical pediment. The entrance is canted, to face the junction of Station Road and St. Anne's Road. The property has a clay-tile roof. (Historic England, 1983).
- 3.3.3 There is an abutment between the ground floor shop frontage extensions of 317-319 Station Road and the bank. There is also a small (less than 1m) abutment at First Floor level up to the eaves of no. 317-319 (see Photo 2).



Photo 2. Looking west from Station Road. Left to Right: 321 Station Road, 317-319 Station Road and 315 Station Road.

- 3.3.4 Much of the heritage value of 315 Station Road is derived from its setting, which includes a prominent corner position on an important street junction in the middle of the town. The late 20th century glass shop fronts at the application site are considered to compromise the setting of the NatWest Bank to a slight degree.
- 3.3.5 As well as the setting the NatWest Bank building derives heritage value from the design and appearance of the building. The building is of a more detailed and intricate design than the surrounding buildings, and this was designed to show off the status and importance of the bank to those in the community.

3.4 Nos. 329-353 Station Road (Locally Listed)

- 3.4.1 Nos. 329-353 Station Road are a terrace of locally listed buildings c. 70m south of the site. The properties at Nos. 329-353 Station Road are collectively considered to be a heritage asset of Local importance, in line with Table 1.

- 3.4.2 They are a uniform terrace of early-20th century red-brick properties, three-storeys in height, with half-timbered gabled pediments over leaded casement bay-windows. All of the units have a retail shopfront to the ground floor (see Photo 3).



Photo 3. 329-353 Station Road, looking south-west from Station Road.

- 3.4.3 Nos. 329-353 Station Road derive heritage value as they are attractive examples of surviving late-Victorian or Edwardian properties.

3.5 Nos. 307-313 Station Road (Locally Listed)

- 3.5.1 Nos. 307-313 Station Road form a three-storey early Edwardian terrace c. 60m north-east of the site. Nos. 307-313 Station Road are collectively considered to be a heritage asset of Local importance, in line with Table 1.
- 3.5.2 The terrace comprises three-storey gault-brick constructed properties, with red brick party walls. The buildings have casement windows under a shallow brick arch, dormer windows into a slate-tiled roof and tall chimney stacks (see Photo 4).
- 3.5.3 Nos. 307-313 Station Road derive heritage value as surviving Edwardian properties.



Photo 4. 307-313 Station Road, looking west from Station Road.

4. IMPACT ASSESSMENT AND RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

4.1.1 The proposal is for the demolition of the current property and construction of a new four-storey development. The new development will adopt a similar footprint to the existing property. The proposed development will maintain the mixed retail, commercial and residential character of the area, including respecting the general heights and massing of the surrounding dwellings.

4.2 Predicted Impacts

4.2.1 The proposal will have a direct adverse impact to the fabric of 315 Station Road. The work carried out during the demolition and subsequent construction may require some fastenings or attachments to the fabric of the NatWest Bank. However, the design of the proposals means that such disturbance/damage will mainly affect such parts of the fabric that have already been affected by the existing building. As a result, there is considered to be a Negligible adverse direct magnitude of impact on the fabric 315 Station Road, in line with Table 2. This results in a Not Significant effect, in line with Table 3.

4.2.2 The proposed development will carry over the roofline and general building proportions of number 321, the property adjacent to the existing building (Fig 4.). The proposed new building will be higher than the NatWest Bank, but the potential for the new development imposing over the bank, is reduced by the location of the bank on an open junction and by the offset design of the proposed building. Therefore, it is considered that the proposed development will have a Low magnitude of impact on 315 Station Road, in line with Table 2. This results in a Minor significance effect, in line with Table 3

4.2.3 The new development proposes to remove the 20th century shop frontages of 317-319 Station Road, which jut approximately 2-3 metres street level. New retail units will be incorporated within the new building and aligned with the frontage of 321 Station Road.

- Removal of the current shopfronts will be beneficial to the setting of 315 Station Road as traditional views north along Station Road towards the bank will be reinstated resulting in a less cluttered appearance to the street.
- The removal of the shopfronts will also result in a slight beneficial impact to the settings of locally listed assets 307-313 Station Road and 329-353 Station Road for the reasons stated in the point above.

4.3 Outline Recommendations

4.3.1 No further heritage works are recommended.

4.3.2 The final decision regarding further work rests with the Local Planning Authority.

5. REFERENCES

5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015
- National Library of Scotland, 2017. Map references. <http://maps.nls.uk/view/101454859>

5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
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- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

5.3 Consultation

- 5.3.1 Consultation between Mark Harrison, Assistant Heritage Consultant, AB Heritage and Lucy Haile, Conservation Officer, Harrow Borough Council, was undertaken via telephone at 1pm on Friday 20th October 2017.

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly 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.

Local Planning Policy

The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

Local Planning Policy: Harrow Local Plan

Core Strategy

The Core Strategy, adopted on 12 February 2012, sets out Harrow's strategic approach to managing growth and development to 2026.

Borough-Wide Objectives for Core Policy 1

Overarching Policy Objectives

8. *Protect the character of Harrow's suburbs and town centres.*

18. *Conserve and enhance Harrow's heritage assets, such as its conservation areas.*

Overarching Policy

Local Character

B. Proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.

C. Proposals that would harm identified views or impede access to public viewpoints will be resisted.

D. Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged.

E. All new development must create and maintain accessible, safe and secure neighbourhoods in accordance with best practice standards. Where appropriate, development should also seek to promote and enhance biodiversity in accordance with the aims of the Harrow Biodiversity Action Plan and best practice.

Development Management Policies DPD

The Development Management Policies, adopted on the 4th July 2013, set out Harrow Council's approach to managing development in Harrow through specific standards and policy criteria.

Policy DM 6: Areas of Special Character

A. Proposals affecting an area of special character will be considered having regard to:

- a. the impact of the proposal upon the strategic value of the area of special character;*
- b. the desirability of preserving or enhancing the environmental, architectural, historic and landscape features that contribute to the area of special character;*
- c. the protected views to and from areas of special character.*

B. Proposals that would realise sustainable opportunities for increased appreciation of, or public access to, areas of special character will be supported.

C. Proposals that would substantially harm an area of special character, or its setting, will be refused.

Policy DM 7: Heritage Assets

Managing Heritage Assets

A. When assessing proposals affecting heritage assets, including non designated heritage assets, priority over other policies in the DPD will be afforded to the conservation of the assets affected and their setting as appropriate to the significance of the assets. Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved.

B. The impact of proposals affecting heritage assets will be assessed having regard to:

- a. emerging or adopted supplementary planning documents, including character appraisals and management plans or other relevant documents;*
- b. relevant issues of design, appearance and character including proportion, scale, height, massing, bulk, alignment, materials, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form and landscaping;*
- c. the preference to be afforded to proposals that both conserve and sustain heritage assets and their setting;*
- d. any sustainable economic benefits;*
- e. the need to mitigate climate change and to ensure that heritage assets are resilient to the effects of climate change; and*
- f. the desirability of increasing understanding and interpretation of heritage assets; and*
- g. the reversibility of any change.*

C. The Council will use planning conditions and planning obligations where necessary to secure the exploitation of opportunities for sustainable public access to the historic environment.

Conservation Areas

D. In addition to (A) and (B) above, when considering proposals within conservation areas, the Council will: a. support the redevelopment of sites that detract from the character or appearance of the conservation area; and b. exploit opportunities to restore lost features or introduce new ones that would enhance the character and appearance of the conservation area.

Listed Buildings

E. In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will:

- a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards; and*
- b. exploit all opportunities to secure the future of listed buildings particularly those on the 'heritage at risk' register.*

Harrow and Wealdstone Area Action Plan

The Harrow and Wealdstone Area Action Plan was adopted on 4th July 2013, and contains detailed standards and policy criteria that will be used to determine planning applications within the Harrow and Wealdstone Intensification Area.

The site is located within an area known as the 'Heart of Harrow' a term the Council has given to the area that encompasses the two town centres of Harrow and Wealdstone, immediately to the north of the Policy Sub-Area 'Harrow on the Hill and Sudbury Hill'.

Policy AAP1: Development within Harrow town centre

A. Development within all three sub areas of Harrow town centre will be required to strengthen its character, legibility and role as a Metropolitan centre. Proposals should have regard to the general design principles identified in paragraph 4.3 and should:

- a. Contribute to meeting the needs of the town centre in respect of new and enhanced retail, office, leisure, community and residential uses in accordance with the strategic objectives of the Area Action Plan and each sub area;
- b. Provide distinctive, high quality and contemporary design, showing creativity and responsiveness to the local context in a way that contributes to the Metropolitan character of the town centre at every scale including the appearance of the town centre from further afield, the town centre skyline, the sub area, and the street;
- c. Enable comprehensive development of large sites;
- d. Be of a massing, bulk and scale appropriate to the centre's Metropolitan status and make a positive contribution to the immediate site surroundings and wider context;
- e. Incorporate a mix of ground floor uses, including retail, leisure, cultural and community uses to increase the vitality of the Harrow town centre;
- f. Differentiate uses between different levels within a development;
- g. Provide for an adaptable building form at ground and first floor levels, encouraging the reuse and conversion of building space over time;
- h. Re-establish a capillary network of walkways through sites, increasing the permeability of the town centre for pedestrians;
- i. Contribute to a vibrant and attractive public realm;
- j. Where appropriate, make on-site provision of public art; and
- k. Contribute to planned transport improvements.

B. Within the Harrow town centre west sub area, proposals should also:

- a. Maximise opportunities to redefine the image and character of the sub-area as an integral part of the town centre by providing a strong pedestrian amenity and pedestrian links to, from and across the sub area, particularly east-west connections; and
- b. Engage directly and carefully with the streetscape at all sides.

C. Within the Harrow town centre east sub area, proposals should also:

- a. Create a transition between the town centre and surrounding residential development through appropriate scaling of development at the town centre boundary edge; and
- b. Improve pedestrian links to the primary shopping area and to Harrow-on-the-Hill Station and Harrow Bus Station.

Policy AAP2: Station Road

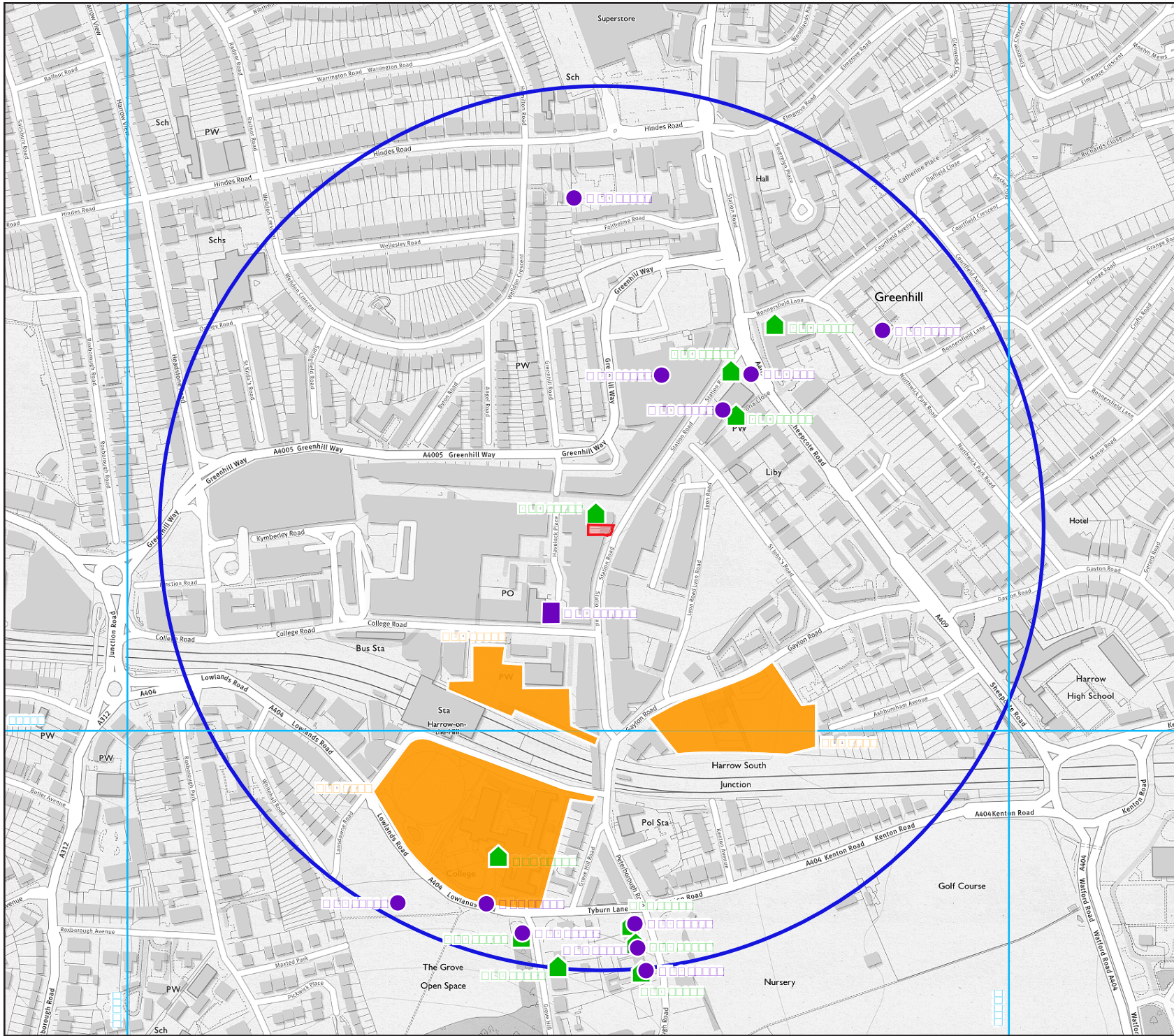
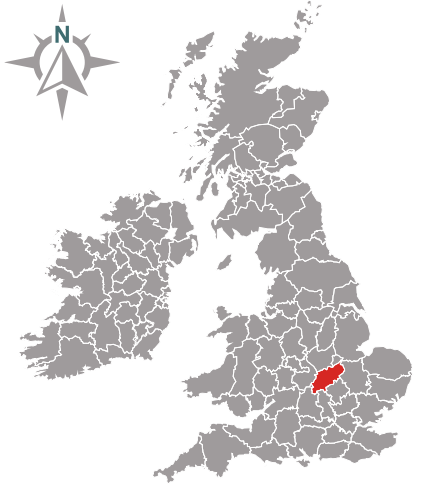
A. Development within the Station Road sub area will be required to make a positive contribution to its environment and identity. Proposals along the Station Road frontage should:

- a. Be of massing, bulk, scale and design that helps create a coherent boulevard character, complemented by a series of special 'stepping stones' – carefully chosen and designed existing and new buildings and spaces that enhance visibility, increase access to surrounding areas, and aid orientation;

- b. Provide active, viable and serviceable non-residential ground floor frontages;
- c. Create a single, clearly defined streetscape through provision of a consistent building line within each parade and the promotion of a coherent appearance to private forecourt areas along Station Road; and
- d. Contribute to planned improvements to the public realm and road junctions, and to the creation of a green boulevard. On sites that create new public realm, the Council will require a consistent finish that will result in a seamless connection with the planned or delivered improvements in Station Road.

B. The design and layout of development within the Station Road sub area must respect the scale and character of surrounding residential areas and maintain or increase pedestrian and cyclist permeability between surrounding residential areas and public transport facilities.

C. The Council will seek to realise any opportunity that emerges to remove the existing cladding from the Safari Cinema building and restore the Art Deco façade.





AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk