

Reason for Committee

The scheme is a major proposal submitted by Harlow Council which is considered to be of sufficient public interest to be considered by the Planning Committee.

Application Site and Surroundings

The existing Bus Station is located on the eastern edge of the Town Centre. It is bound by Terminus House and Terminus Street car park to the east, Adams House to the north, retail and commercial buildings to the west and Crown Gate to the south. Vehicle access to the Bus Station is via Post Office Road from Velizy Avenue from the northern end of the site. The site provides 14 bus stands, layover areas, drop off area, bus waiting stands and an area to allow buses to turn around within the site.

Harlow Bus Station is configured of a total of 14 stands. The bays to the north are serviced via a single storey passenger waiting area with gull wing shaped canopy, bays to the south have standard bus shelters.

Details of the Proposal

The proposal is an application for the variation of Condition 6 (Approved Plans) of planning permission HW/REM/23/00272 approved by the Development Committee in October 2023.

The proposed changes are as follows:

- Alterations to the footprint, size, and number of canopies to rationalise the arrangement while retaining cover over the bus waiting bays, including repositioning columns to suit.
- Changes to the materiality of the canopy roof.
- Alterations to the transport hub building to reduce the glazing height and the introduction of metal cladding on upper part of the facade.
- Changes to the pattern and extent of hard landscaping to rationalise appearance of paving, and alterations to the height and appearance of bus waiting bay screens.

The applicant indicates that the proposed design changes are in a response to various external factors, including budget considerations and maintenance requirements.

RELEVANT PLANNING HISTORY

Planning Applications

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/OUT/22/00286	Outline planning permission with all matters reserved other than access for the redevelopment of Harlow Bus Station, including a Transport Hub and Interchange which will consist of a transport hub building incorporating flexible spaces and amenities for passengers and staff, a cycle hub, 16 bus stands (incl. 1 Community Transport Bay and 1 Coach Bay) along with public realm improvements and landscaping (Amended Proposal Description)	GTD	27.01.2023
HW/REM/23/00191	Application for reserved matters	GTD	04.09.2023

	<p>following outline planning permission under planning reference HW/OUT/22/00286 seeking the approval of access, relating to the demolition of the Terminus House footbridge and installation of a new public passenger lift.</p>		
HW/REM/23/00272	<p>Application for reserved matters following outline planning permission under planning reference HW/OUT/22/00286 seeking consent for the following: Appearance - aspects and materiality of the buildings (concourse hall and cycle hub), the canopy and the surrounding spaces which affect the way they look, including the exterior of the development. Landscaping - the improvement of the site and the surrounding area, including planting trees, planters, screens, fixed furniture and amenities for the passengers and visitors of the new Sustainable Transport Hub and Interchange. Layout of the proposed development- including the buildings layout, routes and open spaces within the development and the way they are laid out in relations to the buildings and spaces outside the development. Scale - includes information on the size of the development, including each proposed building and canopy, all in line with the outline proposal.</p>	GTD	16.10.2023
HW/CND/23/00328	<p>Application for approval of details reserved by condition 15 (Materials and Arrangement Details New Lift for Terminus House) of planning permission HW/OUT/22/00286 for redevelopment of Harlow Bus Station</p>	ADIS	09.10.2023
HW/NMA/23/00433	<p>Application for non-material amendment following a grant of planning permission under planning reference HW/OUT/22/00286 for an amendment to conditions 03, 07, 12 & 14 to exclude demolition from the condition requirements.</p>	GNMA	26.02.2024
HW/NMA/23/00434	<p>Application for non-material amendment following a grant of planning permission under planning reference HW/REM/23/00272 for an amendment to conditions 02, 03 & 05 to exclude demolition from the condition requirements.</p>	GNMA	26.02.2024
HW/REMPVAR/23/00493	<p>Application for variation to condition 1 of planning permission granted under planning reference HW/REM/23/00272 from:</p> <p>All construction/demolition works and ancillary operations (which</p>	GTD	08.03.2024

	<p>includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 08:00 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturday. No works to be carried out on a Sunday or Bank Holiday.</p> <p>REASON: To protect the amenity of noise sensitive properties.</p> <p>to</p> <p>All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 08:00 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturday. No works to be carried out on a Sunday or Bank Holiday.</p> <p>The only exception to this are the Terminus House Footbridge demolition works which will be carried out in accordance with the submitted demolition management plan and phasing drawings.</p> <p>REASON: To protect the amenity of noise sensitive properties.</p>		
HW/CND/23/00494	<p>Application for approval of details reserved by condition 11 (Demolition Management Plan) of planning permission HW/OUT/22/00286 for redevelopment of Harlow Bus Station</p>	ADIS	26.02.2024
HW/NMA/24/00149	<p>Application for non-material amendment following a grant of planning permission under planning reference HW/REM/23/00191 to exclude the passenger lift from Terminus House Car Park.</p>	GNMA	23.05.2024

CONSULTATIONS

Internal and External Consultees

Arboriculture Consultant

Advised that there are no arboricultural matters of concern.

Essex County Fire & Rescue Service

Essex County Fire & Rescue Service have made comments relating to access, building regulations, water supply and sprinkler systems. These would be imposed as informatives should planning permission be granted.

Place Services – Urban Design

Representation 1 – 11 October 2024

Place Services Urban Design team initially commented on the scheme, confirming it to be generally acceptable from an urban design perspective, but that some elements could benefit from further design refinement to ensure that a good standard of design is achieved. Their comments are summarised as follows:

- Revisit the canopy design analysis and shadow study undertaken in the DAS (June 2023) submitted for reserved matters application HW/REM/23/00272, to ensure any alterations to the size and arrangement of the canopy still reflect the analysis and architectural context of Harlow Town Centre;
- Strengthen the relationship and interaction between the transport hub building and the rest of the interchange by overlapping the building with the canopy;
- Consider keeping the previously approved Coated Aluminium Rainscreen Roof Panel as the canopy material to retain the clean contemporary finish;
- Ensure the signage at the bus gate are clear by using a contrasting colour;
- Reduce the impact of the obstruction which the proposed refuse lay-by imposes on the cycle lane along Terminus Street and explore opportunities to make it safer and more convenient; and
- Retain the previously approved colour of the cycle lane on Terminus Street to maintain definition and accessibility.

Consultation Response 2 – 20 November 2024

Following the submission of the additional information from the applicant, Urban Design consider the proposed alterations acceptable.

Neighbours and Additional Publicity

Number of Letters Sent:

Total Number of Representations Received: 1

Date Site Notice Expired: 10 September 2024

Date Press Notice Expired: 19 September 2024

Summary of Representations Received

One letter of objection was received during the statutory consultation period raising the following matter.

- Considered that that the change in material of the concourse cladding, with smaller glass and metal panels will look poor compared to the previously approved design. The change of material for paving outside of Adam's House from granite to tarmac is a serious downgrade. Granite both lasts long and looks better, plus would seriously improve the setting of the poorly designed Adam's House building. The bus gates change of material from the frameless glass to pillars is a serious downgrade in finish. The simplification of the canopy cheapens the design, though it does not as

seriously affect the design as the above details. This building represents a chance to introduce quality civic design into the area, these details make the plan look more off the shelf rather than the bespoke look before

Officer Comment: The issues raised within this representation, including design, will be discussed further under the appropriate sections of this report.

PLANNING POLICY

Harlow Local Development Plan 2020

PL1: Design Principles for Development

National Planning Policy Framework (NPPF) (2023) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Summary of Main Issues

Principle of Development

Planning permission reference HW/REM/23/00272, approved in October 2023, has established the principle of development. The issue to be considered is whether the proposed changes to that development are of a significance and nature that would warrant a different decision.

Design, Layout & Landscaping

Policy PL1 of the HLDP requires a high standard of urban and architectural design for all development and must meet the criteria set out within the policy. This requires development to demonstrate design rationale; provide local distinctiveness; respond to scale, height, massing and architectural details; provide legibility; provide a logical and legible layout, form inclusive development; provide flexibility and create a safe and secure environment.

The HLDP is supported by the design principles set out in the 2011 Harlow Design Guide 2011 (and 2021 Addendum).

The application is supported by a Design & Access Statement (DAS) and detailed drawings. The proposed amendments to HW/REM/23/00272 are summarised below:

- Alterations to the footprint, size and number of canopies to rationalise the arrangement while maintaining cover over the bus waiting bays, including repositioning of columns to suit. These amendments, which include a reduced number of perimeter gutters and steel column adjustments, would facilitate more convenient access and maintenance arrangements. These amendments would continue to relate to the original design intent, while maintaining functionality. They would also provide microclimate benefits, enabling more daylight to penetrate the public realm.

- Changes to the materiality of the canopy roof. This amendment reduces the number of covering into individual components, prolonging their lifespan without materially affecting appearance. The amended materials will also deliver various sustainability benefits, allowing more efficient structural solutions to be used and reducing the overall embodied carbon footprint
- Alterations to the transport hub building to reduce the glazing height and the introduction of metal cladding on upper part of facade. In addition, the inclusion of a curtain wall mullion framing to meet fire performance requirements. These amendments seek to maintain transparency between internal and external public spaces. The previously approved clear glass screens, back painted spandrel panels and high performance clear glazed panels would be replaced with PRC pressed metal cladding, glazed screen barriers, back painted glazed spandrel panels (capped), high performance clear glazed panels and PPC aluminium rainscreen panels. The inclusion of curtain wall mullion framing would also meet fire performance requirements.
- The amendments allow for a better visual connection between the waiting area and bus parking areas. The height of the screens would be reduced by 2500mm above ground floor level.

Overall, it is considered that the proposed amendments are in keeping with the original design intent and functionality of the interchange as approved by the Committee. The proposal is legible and contributes to the improvement of a sustainable transport mode and connections to the town centre. The reserved matters layout remains largely in accordance with the outline approved layout with some minor changes to pedestrian circulation around the Transport Hub and the shape of the soft landscaping.

From an urban design perspective, the layout is considered positive. The proposed architectural design approach is considered positive, and the proposal have continued to follow the same principles of the outline application. The proposals are contemporary and includes interesting design elements that contribute to the creation of a nodal point and landmark feature with the shape of the Transport Hub and contrasting planes of the canopy.

The development of the landscaping proposals and from a visual perspective are acceptable. The material choice and landscape features have been developed to a good standard and the proposal will increase the amount of soft landscaping and greenery within the area

While the comments from Urban Design are noted, officers consider that the proposal continues to include interesting, contemporary design elements that contribute to the creation of a nodal point and landmark feature within Harlow Town Centre.

The proposed variations are within the scope of the original application and would still result in a development that is acceptable with regards to character and appearance considerations, in general compliance with policy PL1 of the HLDP and the Harlow Design Guide SPD and Addendum and will ensure the delivery of a high quality transportation hub to benefit Harlow and the wider area.

CONCLUSIONS

The proposed variations to Condition 6 (Approved Plans) of planning permission HW/REM/23/00272 would not result in unacceptable harm to the character and appearance

of the area. It complies with the relevant policies within the HLDP and supplementary documents and is recommended for approval accordingly.

RECOMMENDATION

Granted Planning Permission subject to the following conditions:

All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 08:00 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturday. No works to be carried out on a Sunday or Bank Holiday.

Reason: To protect the amenity of noise sensitive properties.

- 2 Prior to the commencement of development hereby approved, a method statement shall be submitted to, and approved in writing by the local planning authority, demonstrating how noise will be mitigated during the permitted working hours of the demolition and construction phases. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To protect the amenity of noise sensitive properties

- 3 Prior to the commencement of development hereby approved, a dust emissions statement shall be submitted to, and approved in writing by the local planning authority, demonstrating how dust suppression will be mitigated during the permitted working hours of the demolition and construction phases. The works shall thereafter be undertaken in accordance with the approved details.

Reason: to protect the amenity of the area from excessive dust emissions

- 4 A detailed landscape scheme shall be submitted to the local authority for approval and shall be implemented during the next planting season following completion of the development. The scheme shall include all hard and soft landscaping and details of boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 3 years following completion of the scheme.

Reason: To comply with the duties indicated in Section 197 of The Town and Country Planning Act 1990 and with those policies of the Development Plan set out in the attached Informative so as to ensure satisfactory landscape treatment of the site in the interests of visual amenity and to screen and enhance the development in the interests of visual amenity.

- 5 Prior to the commencement of development, details of the proposed materials will be submitted to and approved in writing by the local planning authority. The construction will thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the development hereby approved.

- 6 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

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

<u>Plan and Document Reference</u>	<u>Date Received</u>
49CB02-MCB-52-XX-D-C-2300 Rev P09 Proposed Drainage Layout General Arrangement	07.08.2024
49CB02-MCB-BB-00-DR-A-0310-S4 Rev P03 Proposed Level 00 General Arrangement Plan (Ground) Overall	07.08.2024
49CB02-MCB-BB-00-DR-A-0311-S4 Rev P04 Proposed Level 00 General Arrangement Plan (Ground) Bus Interchange	07.08.2024
49CB02-MCB-BB-RF-DR-A-0315-S4 Rev P04 Proposed Level RF General Arrangement Plan (Roof) Overall	07.08.2024
49CB02-MCB-BB-ZZ-DR-A-0402-S4 Rev P04 Proposed GA Sections	07.08.2024
49CB02-MCB-BB-ZZ-DR-A-0503-S4 Rev P04 Proposed GA Elevations	07.08.2024
49CB02-MCB-ZZ-ZZ-DR-A-0121-S4 Rev P10 Site Elevations	07.08.2024
49CB02-MCB-ZZ-ZZ-DR-A-0132-S4 Rev P05 Site Sections	07.08.2024
HARTI-MCB-SI-SI-DR-A-0100-S4 Rev P10 Site Location Plan	07.08.2024
Energy Statement Ref. 49CB02-MCB-XX-ZZ-RP-V-0001-S4 Rev P06 August 2024	07.08.2024
Flood Risk Assessment & Drainage Strategy Ref. HAR03-MCB-XX-XX-RP-C-0001-S4 Rev P02 August 2024	07.08.2024
Wind Microclimate Technical Note Ref. 18577-2024-0805-JW August 2024	07.08.2024

INFORMATIVE CLAUSE:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13. Access for Fire Services is satisfactory. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.
3. It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or appoint an Approved Inspector. Local Authority Building Control will consult with the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") in accordance with "Building Regulations and Fire Safety - Procedural Guidance". Approved Inspectors will consult with the Authority in accordance with Regulation 12 of the Building (Approved Inspectors etc.) Regulations 2010 (as Amended).

4. It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or appoint an Approved Inspector. Local Authority Building Control will consult with the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") in accordance with "Building Regulations and Fire Safety - Procedural Guidance". Approved Inspectors will consult with the Authority in accordance with Regulation 12 of the Building (Approved Inspectors etc.) Regulations 2010 (as Amended).
5. The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. The architect or applicant is urged to contact Water Section at Service Headquarters, 01376 756000.
6. The applicant is advised that even where not required under Building Regulations guidance, Essex County Fire & Rescue Service would strongly recommend a risk based approach to the inclusion of Automatic Water Suppression Systems (AWSS), which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.
7. The applicant is reminded that the conditions pursuant to application reference HW/REM/23/00272 remain valid where applicable.

Elizabeth Beighton
Development Manager

Chris Walter
Contributing Officer