

Agenda Item 10

Redevelopment Of Harlow Bus Station And Adjacent Land, Terminus Street, Harlow, Essex, CM20 1XA,

Application Reference: HW/REMVAR/24/00307

Application for variation to condition 6 (Approved Plans) of planning permission HW/REM/23/00272 for proposed 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 facade. In addition, the inclusion of expressed curtain wall mullion framing to meet fire performance requirements. 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 for proposed redevelopment of Harlow Bus Station, Including a Transport Hub and Interchange.

Application Details

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

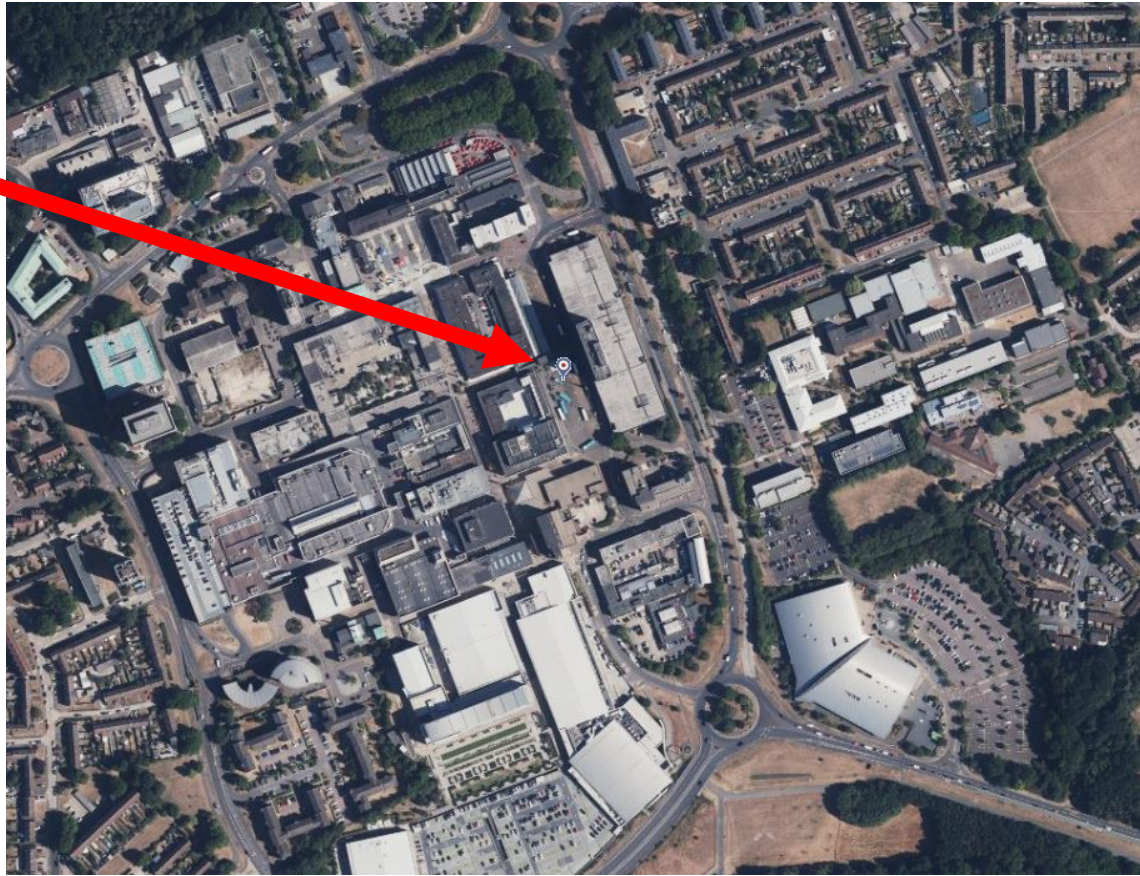
Changes to the materiality of the canopy roof

Alterations to the transport hub building to reduce the glazing height and the introduction of metal cladding on upper part of 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

Aerial Image

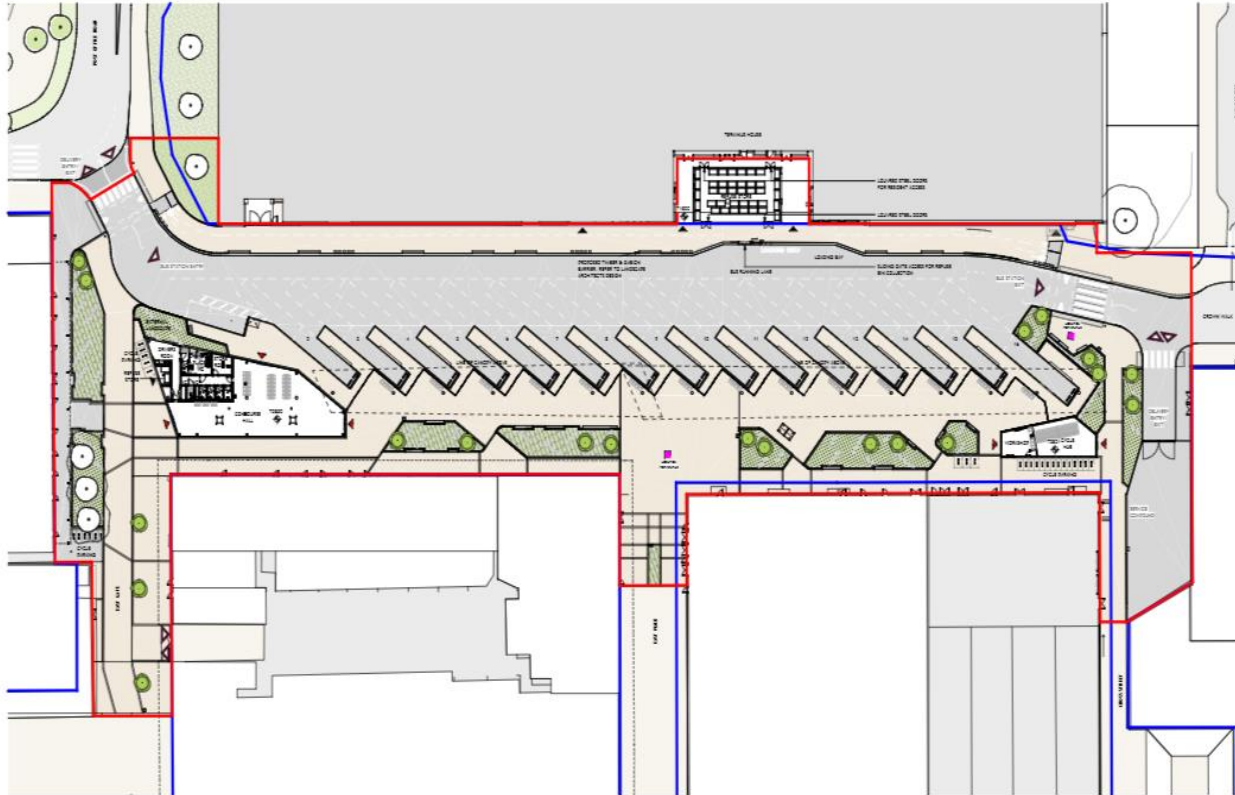
Site



Site Photos



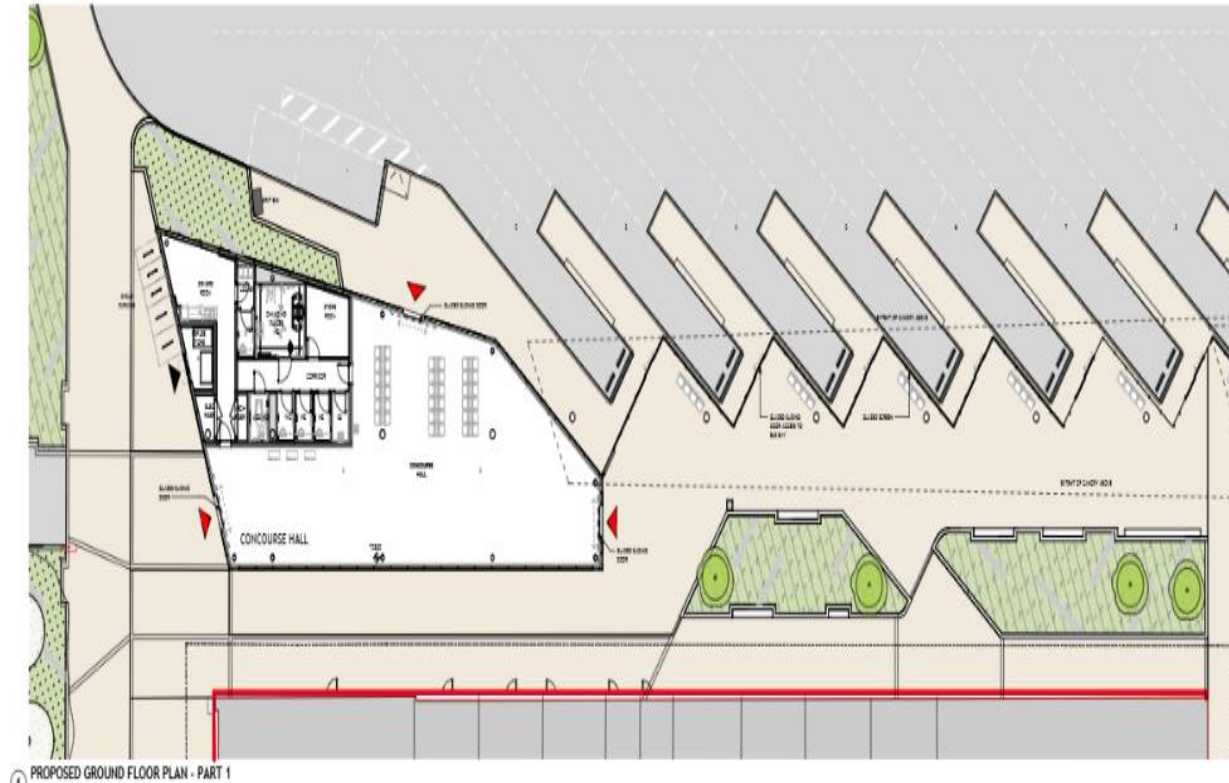
Proposed Layout



1 PROPOSED OVERALL GENERAL ARRANGEMENT PLAN
1:1 250

Layout is as per the approved previous permission.
Landscaping details reserved by condition.

Proposed Ground Floor Plan (1)



Layout is as per the approved previous permission.
Landscaping details reserved by condition.

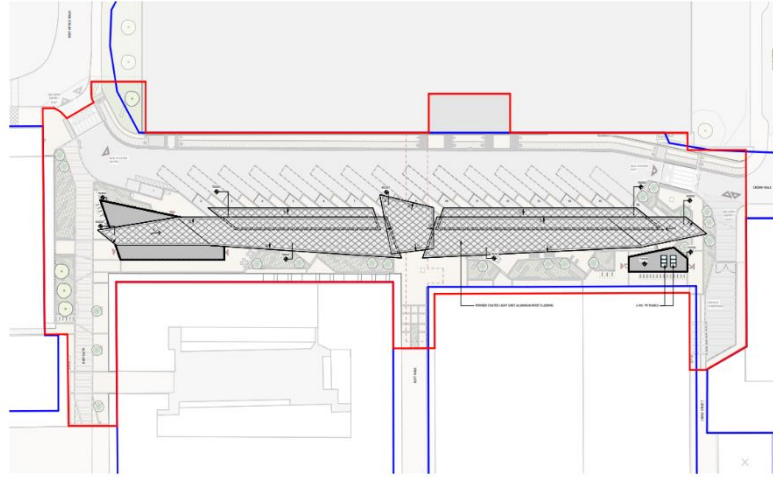
Proposed Ground Floor Plan (2)



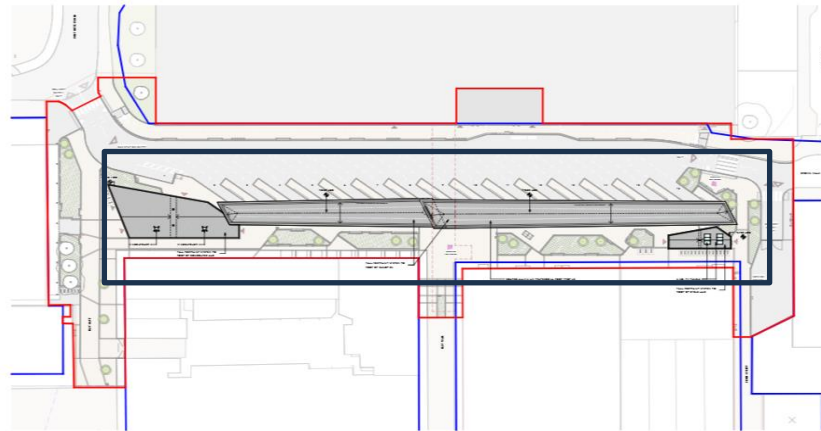
Layout is as per the approved previous permission.
Landscaping details reserved by condition.

Proposed Layout(Roof)

Previous permission



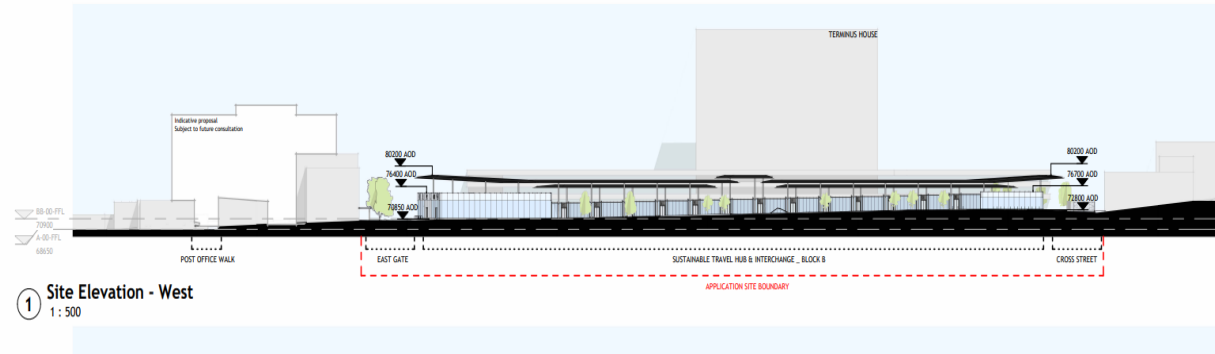
Proposed permission



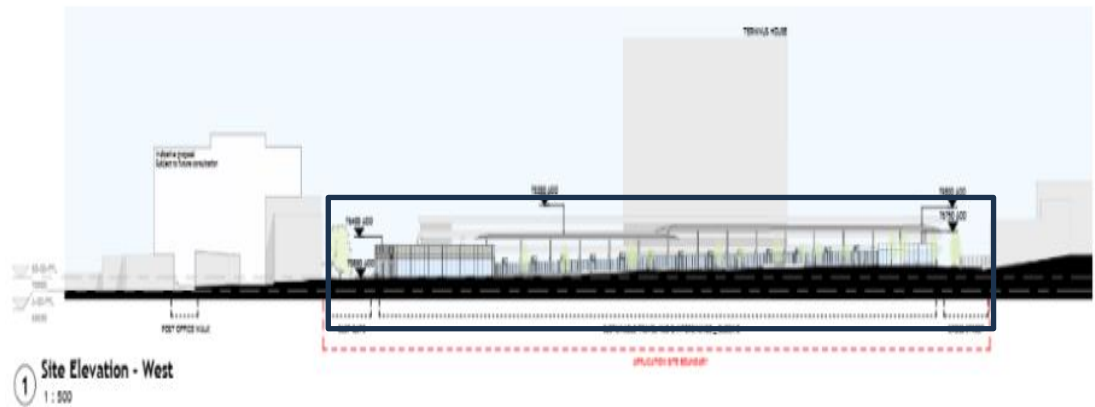
© PROPOSED OVERALL GENERAL ARRANGEMENT ROOF PLAN
17/20

Site Elevations (West)

Previous permission

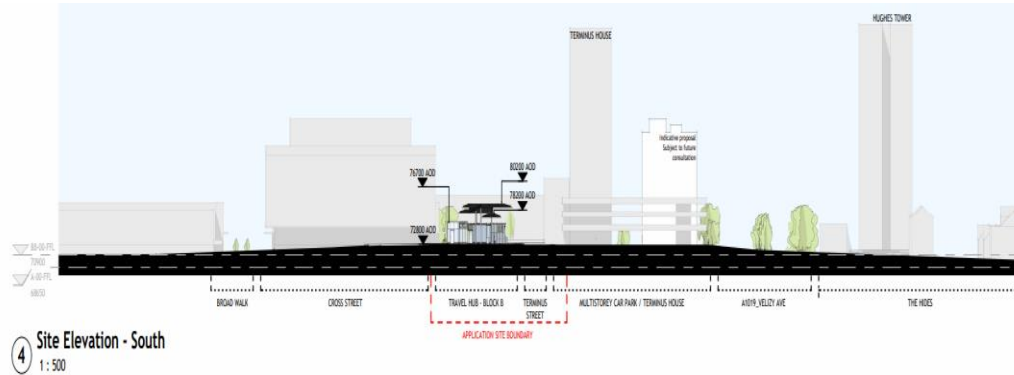


Proposed permission

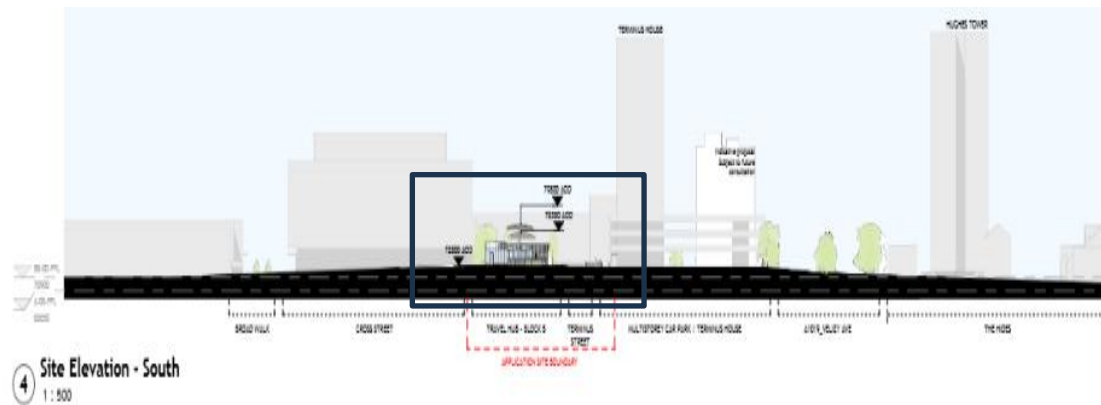


Site Elevations (South)

Previous permission



Proposed permission

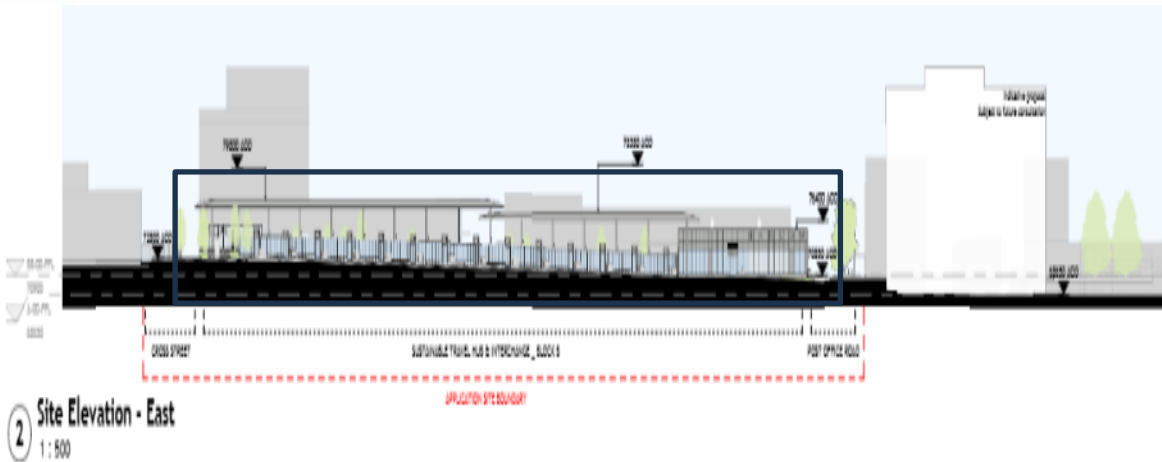


Site Elevations (East)

Previous permission

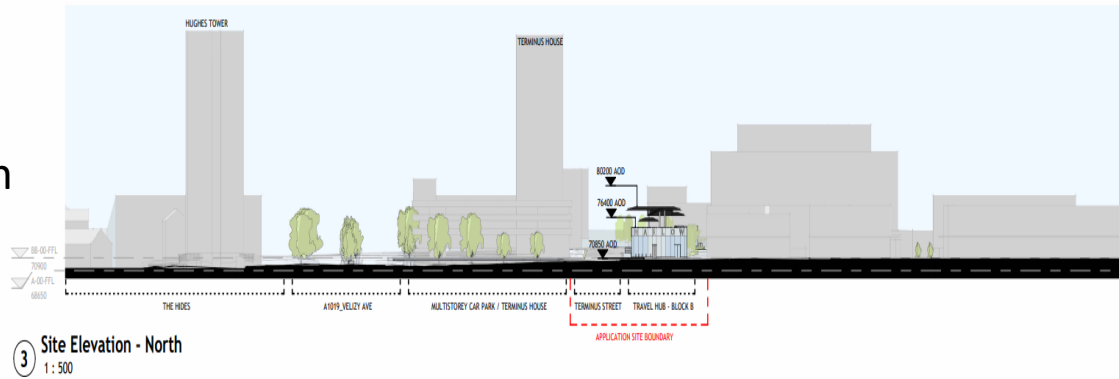


Proposed permission

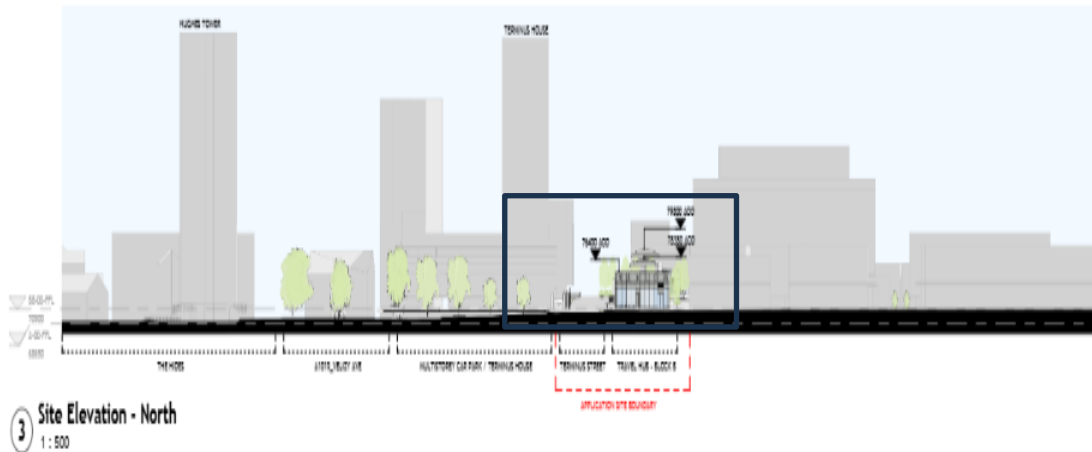


Site Elevations (North)

Previous permission



Proposed permission

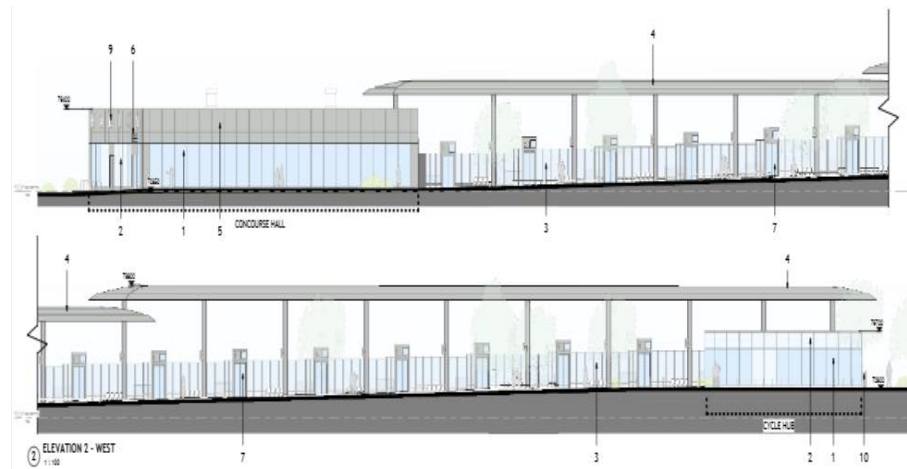


Elevations (West)

Previous permission

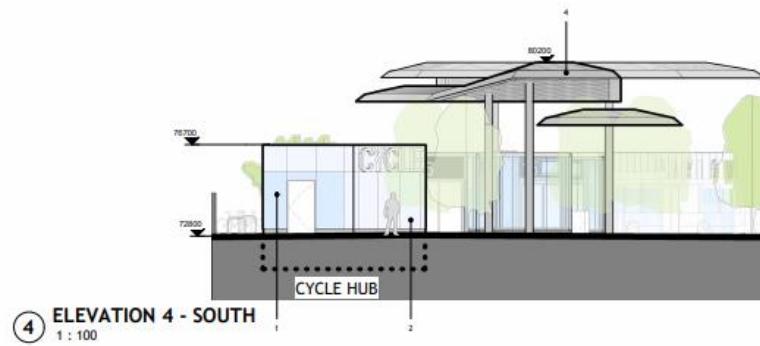


Proposed permission

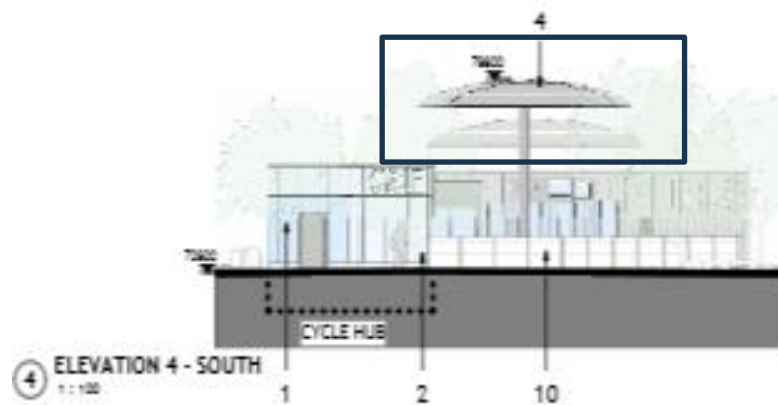


Elevations (South)

Previous permission



Proposed permission

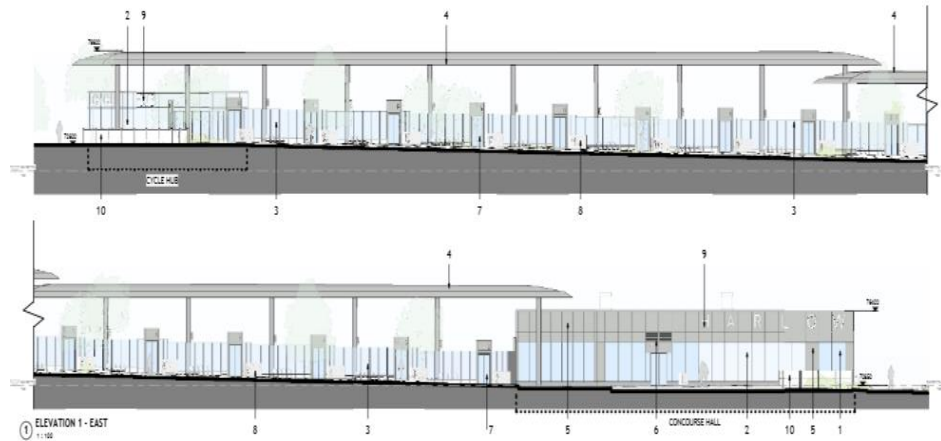


Elevations (East)

Previous permission

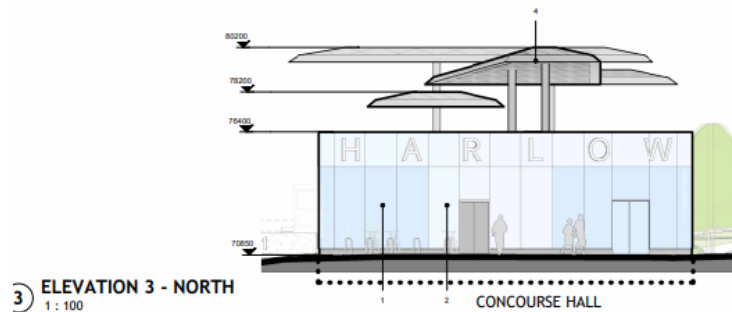


Proposed permission

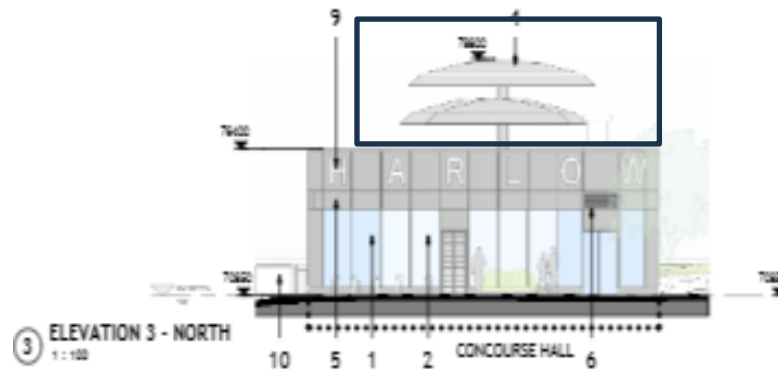


Elevations (North)

Previous permission

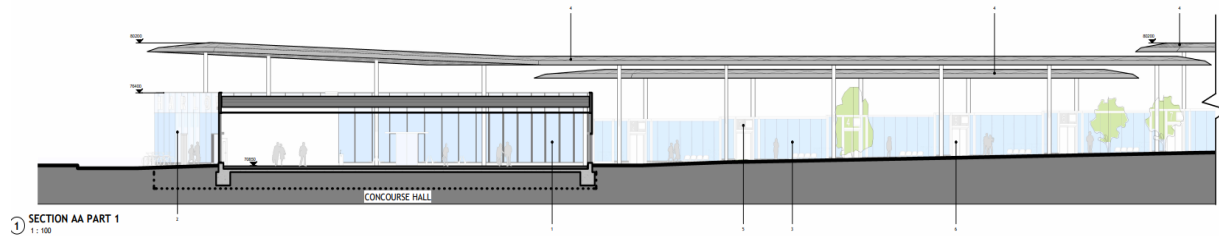


Proposed permission

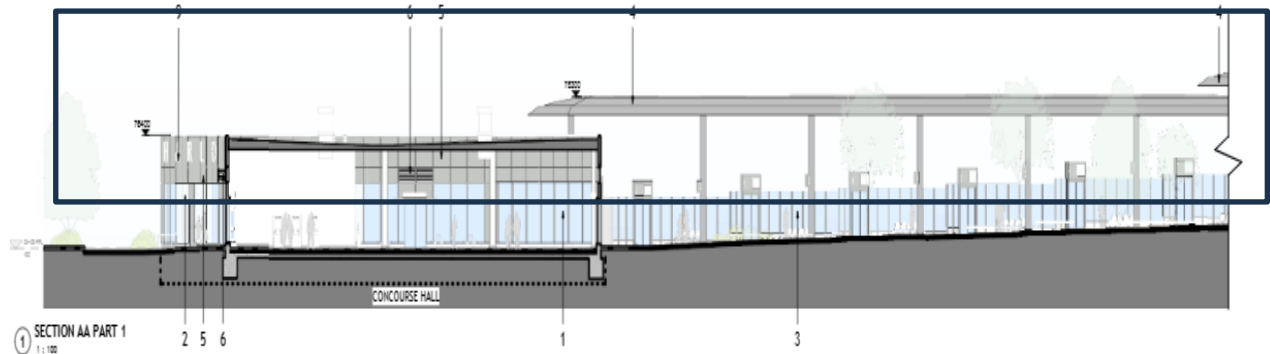


Bus Canopy/Concourse Section

Previous permission

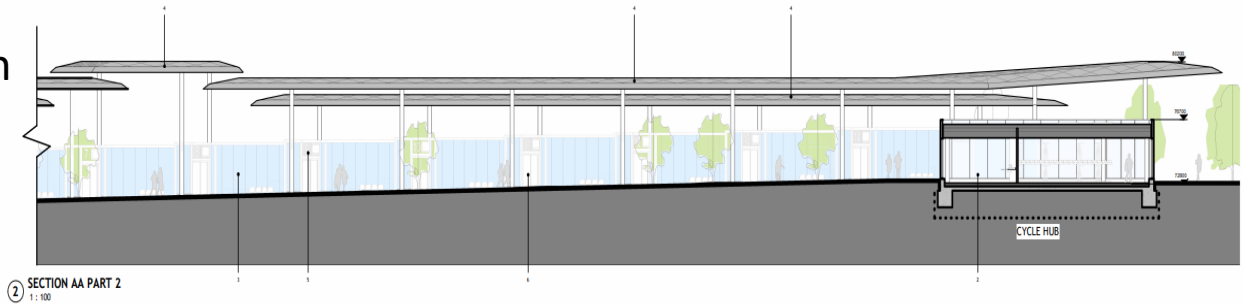


Proposed permission

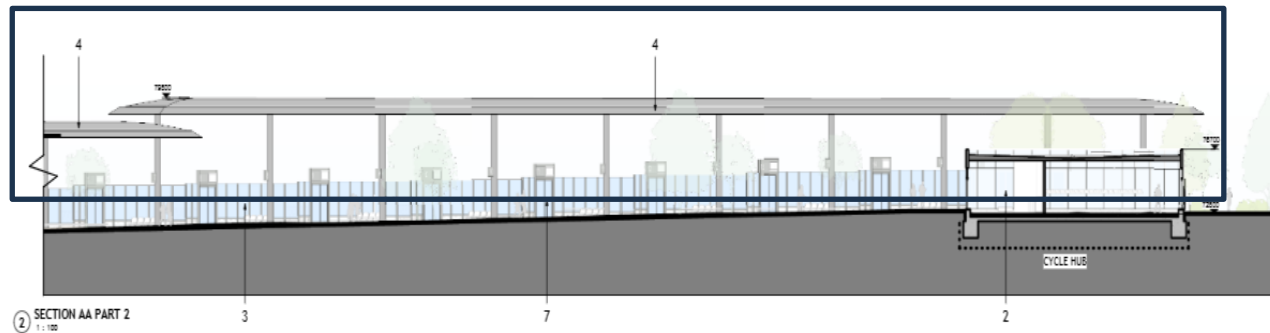


Bus Canopy/Concourse Section(2)

Previous permission



Proposed permission



Key Issues

The key planning matters are:

- Principle of Development
 - Established under HW/REM/23/00272
 - Delivery of new transport hub for Harlow
- Urban Design
 - In keeping with the original design intent and functionality
 - Provision of interesting, contemporary design elements

Recommendation

Grant planning permission subject to the conditions outlined in the report: