

# **Decision Report**

## **Appropriation of the Byron Quarter Site for Planning Purposes**

### **1. Purpose of the Report**

To authorise the commencement of the appropriation process for the Byron Quarter Site – land located to the East of Harrow Leisure Centre Car Park, Christchurch Avenue, Harrow and edged in red on the attached plan - for planning purposes under section 122 of the Local Government Act 1972, to facilitate its development to provide residential dwellings.

### **2. Background**

The Byron Quarter Site is currently held for the purposes of a driving centre. At present, it is being used as an underutilised secure storage compound for vehicles and construction materials.

Planning permission has been sought, and on 6 February 2025, a resolution to grant permission—subject to the completion of a Section 106 agreement—was secured. The permission covers demolition of all existing structures, site preparation, and construction of ten apartment blocks and new houses to deliver residential dwellings (Use Class C3), along with cycle and vehicle parking, highway and access improvements, children's play space, public realm enhancements, associated landscaping and works to trees (the "Development").

### **3. Delegated Authority**

Cabinet has delegated authority to the Acting Strategic Director of Housing and Regeneration, following consultation with the Strategic Director of Finance, Deputy Leader and Portfolio Holder for Planning & Regeneration and the Portfolio Holder for Finance & Highways, to take all necessary steps to appropriate the Byron Quarter Site for planning purposes.

### **4. Legal Framework**

Under section 122(1) of the Local Government Act 1972, the Council may appropriate land from one purpose to another where the land is no longer required for the purpose for which it is currently held.

Where the land in question consists or forms part of open space, section 122(2A) requires the Council to publish a notice of its intention to appropriate the land in a local newspaper for two consecutive weeks and to consider any objections received before a final decision to appropriate is made.

### **5. Proposed Action**

In order to enable the Development to proceed and to minimise any risk of delay or legal challenge, it is proposed that the Acting Strategic Director of Housing and Regeneration:

Authorises the publication of a notice of the Council's intention to appropriate the site for planning purposes in accordance with section 122(2A) of the Local Government Act 1972;

Invite and consider any objections received in response to the notice before making a final decision;

Subject to consideration of any objections, formally appropriate the land for planning purposes to facilitate the delivery of the Development.

## **6. Financial and Resource Implications**

The cost of publishing the notice and dealing with any objections and paying compensation to third parties with rights affected by the appropriation will be met from existing service budgets.

## **7. Equalities Implications**

No adverse equalities implications have been identified. The development will benefit people of all protected characteristics by providing modern homes built to high standards of accessibility and energy efficiency, along with new amenities.

## **8. Recommendation**

Pursuant to the above delegation and having consulted the Strategic Director of Finance, Deputy Leader and Portfolio Holder for Planning & Regeneration and the Portfolio Holder for Finance & Highways, I:

1. declare that the Byron Quarter Site is no longer required for its current purpose;
2. Authorise the commencement of the appropriation process, including the publication of the required statutory notice;
3. Confirm that any objections received will be fully considered before a final decision is made on whether to appropriate the land for planning purposes.

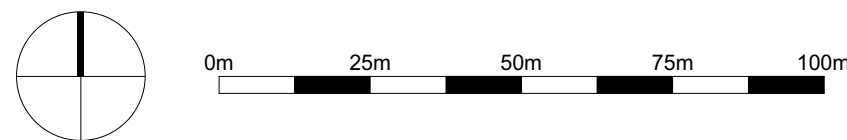
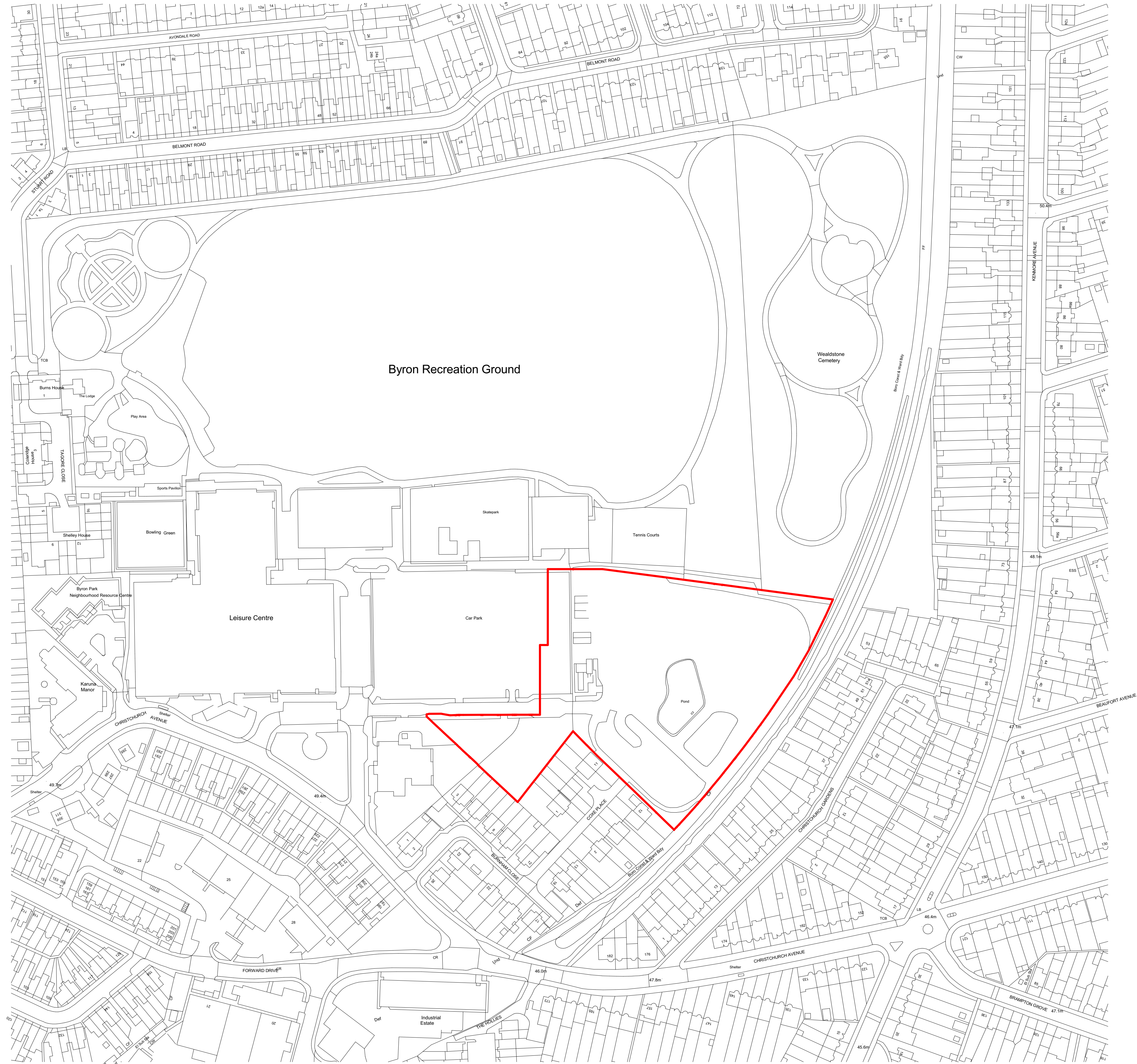


Emma Talbot

Strategic Director of Housing and Regeneration

30/06/2025





The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases.

Designed with reference to the surveys, information and reports listed:

Tree survey: "SHA 1392 TIP- Byron Quarter.dwg" Sharon Hosegood Associates, 20.09.2021

Utilities information and OS data: "N1472-R0.dwg" Rev 0 Laser Surveys, June 2022

All windows to be provided with restrictors for H&S purposes.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

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Rev	Date	Description
P01	12/09/2024	First Issue

Dwn	Ckd
DH	SN

Drawn	ed
Checked	AA
Date	22/07/2024
Scale @ A1	1 : 1250

## Byron Quarter Phase 1

### Site Location Plan

Sheet Originates from Model: BQ1-PRP-ZZ-ZZ-M3-A-00001

Project	Origin	Volume	Level	Type	Role	Number
BQ1 -	PRP -	ZZ -	00 -	DR -	A -	08100
Revision					Status	
P01 -					S4 - Planning for approval	

PRP

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