

Planning Committee Agenda

Date: Wednesday 15 February 2023

Time: 6.30 pm

Venue: Auditorium - Harrow Council Hub, Forward Drive,
Harrow, HA3 8NT

The date and time for the site visit for Planning Committee Members will be communicated in due course.

The date and time for the briefing for Planning Committee Members will be communicated in due course.

Membership (Quorum 3)

Chair: Councillor Marilyn Ashton

Conservative Councillors: Christopher Baxter (VC)
Salim Chowdhury
Zak Wagman

Labour Councillors: Ghazanfar Ali
Peymana Assad
Nitin Parekh

Conservative Reserve Members:

1. Anjana Patel
2. Norman Stevenson
3. Ameet Jogia
4. Nicola Blackman

Labour Reserve Members:

1. Simon Brown
2. Kandy Dolor
3. Rashmi Kalu

Contact: Mwim Chellah, Senior Democratic & Electoral Services Officer
Tel: 07761 405966 E-mail: mwimanji.chellah@harrow.gov.uk

Scan this code for the electronic agenda:



Useful Information

Joining the Meeting virtually

The meeting is open to the public and can be viewed online at [London Borough of Harrow webcasts](#)

Attending the Meeting in person

Directions by car:

Go along Kenmore Avenue and head towards the Kenton Recreation Ground. When approaching the end of the Kenmore Avenue turn right before reaching the Kadwa Patidar Centre.

The venue is accessible to people with special needs. If you have specific requirements, please contact the officer listed on the front page of this agenda.

You will be admitted on a first-come-first basis and directed to seats.

Please:

- (1) Stay seated.
- (2) Access the meeting agenda online at [Browse meetings - Planning Committee](#)
- (3) Put mobile devices on silent.
- (4) Follow instructions of the Security Officers.
- (5) Advise Security on your arrival if you are a registered speaker.

Filming / recording

This meeting may be recorded or filmed, and if you choose to attend, you will be deemed to have consented to this. Any recording may be published on the Council website.

Agenda publication date: Tuesday, 7 February 2023

Agenda - Part I

Guidance Note for Members of the Public attending the Planning Committee (Pages 5 - 8)

1. **Attendance by Reserve Members**
To note the attendance at this meeting of any duly appointed Reserve Members.
2. **Right of Members to Speak**
To agree requests to speak from Councillors who are not Members of the Committee.
3. **Declarations of Interest**
To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from all Members present.
4. **Minutes** (Pages 9 - 16)
That the minutes of the meeting held on 18 January 2023 be taken as read and signed as a correct record.
5. **Public Questions**
To note any public questions received.

Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.

[The deadline for receipt of public questions is 3.00 pm, 10 February 2023. Questions should be sent to publicquestions@harrow.gov.uk No person may submit more than one question].
6. **Petitions**
To receive petitions (if any) submitted by members of the public/Councillors.
7. **Deputations**
To receive deputations (if any).
8. **References from Council and other Committees/Panels**
To receive references from Council and any other Committees or Panels (if any).
9. **Addendum** (To Follow)
10. **Representations on Planning Applications**
To confirm whether representations are to be received, under Committee Procedure Rule 29 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

Planning Applications Received

Report of the Chief Planning Officer - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation

is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

11. **Quarterly (Calendar Year) Appeals Report** (Pages 17 - 28)

12. **Section 1 - Major Applications - NIL**

13. **Section 2 - Other Applications recommended for Grant**

(a)	2/01, 24 Dryden Road HA3 7JZ, P/3350/22	WEALDSTONE NORTH	GRANT	(Pages 29 - 48)
(b)	2/02, 13 Langland Drive HA5 4SA, P/3898/22	HATCH END	GRANT	(Pages 49 - 68)
(c)	2/03, 272 High Road HA3 7BB, P/0569/22	HARROW WEALD	GRANT	(Pages 69 - 108)

14. **Any Other Urgent Business**
Which cannot otherwise be dealt with.

Agenda - Part II - NIL

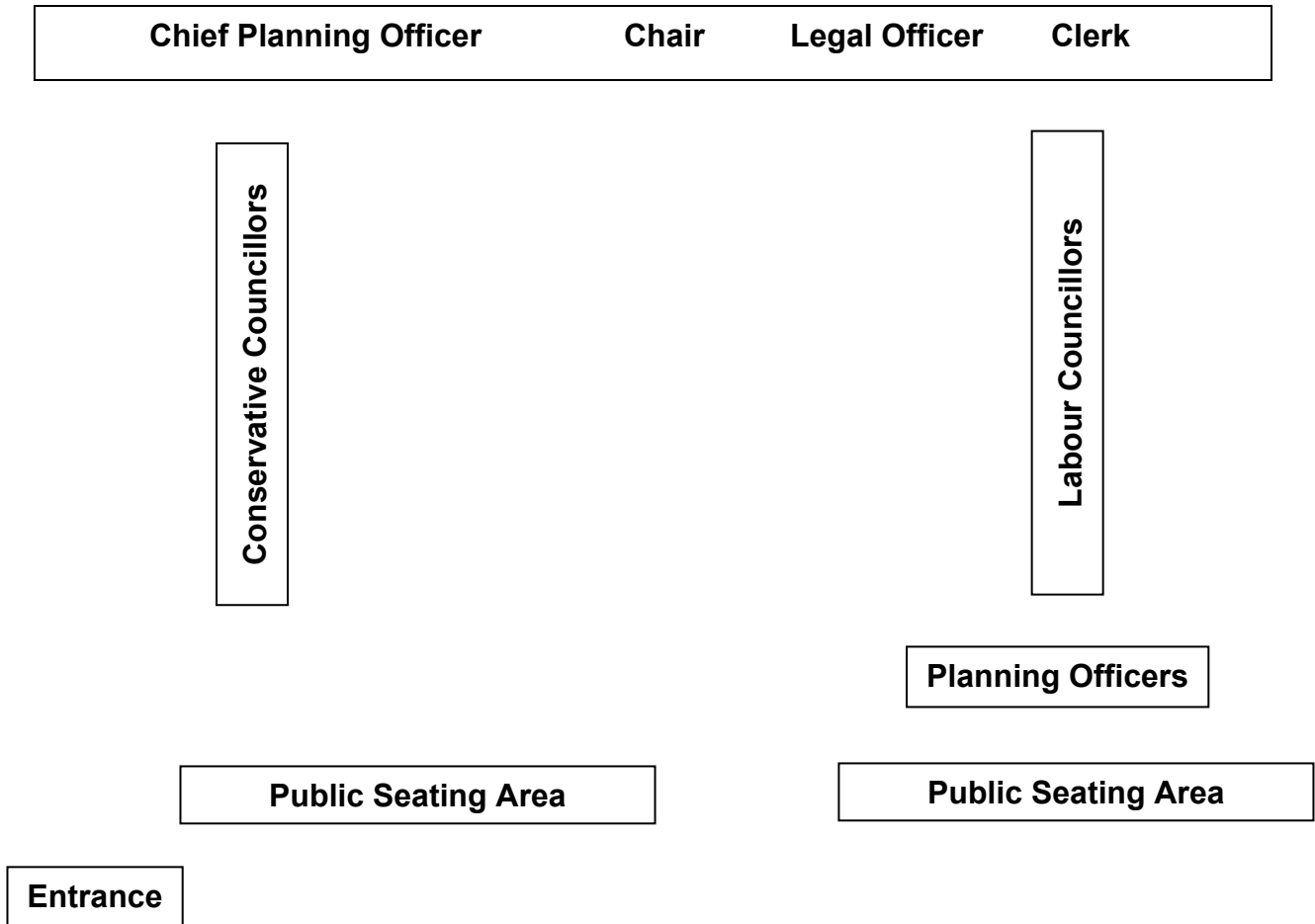
Data Protection Act Notice

The Council will record the meeting and will place the recording on the Council's website.

[**Note:** The questions and answers will not be reproduced in the minutes.]

Guidance Note for Members of the Public attending the Planning Committee

Typical Planning Committee layout for the Auditorium



Order of Committee Business

It is the usual practice for the Committee to bring forward to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate. However, often the agendas are quite long and the Committee may want to raise questions with officers and enter into detailed discussion over particular applications. This means that members of the public may have to wait some time before the application they are interested in is discussed. Additionally, the Committee may take a short break around 8.30 pm.

Rights of Objectors & Applicants to speak at Planning Committees

[Please note that objectors may only speak if they requested to do so by 5.00 pm on the working day before the meeting]

In summary, where a planning application is recommended for grant by the Divisional Director of Planning, a representative of the objectors may address the Committee for up to 3 minutes. Where an objector speaks, the applicant has a right of reply. The Planning Service advises neighbouring residents and applicants of this procedure.

The Planning Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are set out in the Council's Constitution, which also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions at Planning Committee, and the rules governing these. The relevant pages of the Constitution can be accessed via this link:

[Harrow Council Constitution - Part 4B Committee Procedure Rules](#)

Addendum

In addition to the agenda, an Addendum is produced on the day before the meeting, with any final updates included in a second Addendum on the day of the meeting. These documents update the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral.

A limited number of hard copy agendas and addendums are available for the public in the Auditorium from approximately 6.00 pm onwards on the day of the meeting.

Decisions taken by the Planning Committee

The types of decisions commonly taken by the Planning Committee are set out below:

Refuse permission:

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

Grant permission as recommended:

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

Minded to grant permission contrary to officer's recommendation:

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

Defer for a site visit:

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, then the application may be deferred until the next meeting, for an organised Member site visit to take place.

Defer for further information/to seek amendments:

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

Grant permission subject to a legal agreement:

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

(Important Note: *This is intended to be a general guide to help members of the public understand the Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).*

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Planning Committee

Minutes

18 January 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali Nitin Parekh
Christopher Baxter Norman Stevenson
Simon Brown Zak Wagman

Apologies received: Peymana Assad Salim Chowdhury

128. Attendance by Reserve Members

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:

Ordinary Member

Councillor Salim Chowdhury
Councillor Peymana Assad

Reserve Member

Councillor Norman Stevenson
Councillor Simon Brown

129. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

130. Declarations of Interest

RESOLVED: To note that the Declarations of Interests published in advance of the meeting on the Council's website were taken as read, and in addition the following declarations of Interests were made on the following agenda items:

Section 1 - Major Applications

Agenda item 1/01, Waxwell Lane Car Park, P/1304/20

- Councillor Marilyn Ashton, the Chair, declared a non-pecuniary disclosable interest in that she was the Portfolio Holder for Planning and Regeneration, and this was a Harrow Council application. She informed the committee that as she had been involved in issues around the site, she would hand the meeting to the Councillor Christopher Baxter (Vice-Chair) and leave the room whilst the application was considered and voted upon.
- Councillor Norman Stevenson declared a non-pecuniary disclosable interest in that he was the Ward Councillor, as the location of the site was in Pinner Ward. He stated that he had been involved with the site when it was a car park and had visited when it was a construction site. He would remain in the meeting room whilst the application was considered and voted upon.

Section 2 – Other Applications Recommended for Grant

Agenda item 2/01, 22 Hawthorne Drive, P/3789/22

- Councillor Nitin Parekh declared a non-pecuniary disclosable interest in that the property belonged to a fellow Labour Group Councillor on the planning committee. He would remain in the meeting room whilst the application was considered and voted upon.
- Councillor Simon Brown declared a non-pecuniary disclosable interest in that the property belonged to Councillor a fellow Labour Group Councillor on the Planning Committee. He would remain in the meeting room whilst the application was considered and voted upon.
- Councillor Ghazanfar Ali declared a pecuniary disclosable interest in that he was the applicant as the property belonged to him. He would leave the room whilst the application was considered and voted upon.

Agenda item 2/05 The Pavilion Green Library P/3983/22

- Councillor Marilyn Ashton, the Chair, declared a non-pecuniary disclosable interest in that she was the Portfolio Holder for Planning and Regeneration, she informed the committee that as she had no involvement in the application, except in her capacity as Portfolio Holder, she would remain in the meeting room whilst the application was considered and voted upon.

131. Minutes

RESOLVED: That the minutes of the meeting held on 7 December 2022 be taken as read and signed as a correct record.

132. Public Questions

RESOLVED: To note that no public questions were received.

133. Petitions

RESOLVED: To note that there were none.

134. Deputations

RESOLVED: To note that there were none.

135. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

136. Addendum

RESOLVED: To accept the Addendum.

137. Representations on Planning Applications

RESOLVED: To note that there were none.

Resolved Items

138. 1/01, Waxwell Lane Car Park, P/1304/20

PROPOSAL: variation of condition 27 (affordable housing and financial viability review mechanism) attached to planning permission P/5680/17 dated 14/06/2018 to allow a change to the timing for submission of the details to the condition from pre-commencement to 80% occupation (as amended by the Addendum).

Councillor Marylin Ashton (Chair) left the meeting room and Councillor Christopher Baxter (Vice-Chair) chaired the meeting for this item.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of the report. It was recommended that the decision notice be split in two parts in a format similar to the conditions at the end of the report i.e. conditions marked with a single asterix (*) were conditions that would always be binding through the decision notice and conditions marked with a double asterix (**) included conditions that would be replaced by a legal agreement, were the land owner to

have the legal locus to enter into the legal agreement. Condition 28 specifically refers to this approach.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

139. 2/01, 22 Hawthorn Drive, P/3789/22

PROPOSAL: Certificate of Lawful Development (Proposed) - alterations and extension to roof to form end gable; rear dormer; two rooflights in front roof slope; window in end gable.

Councillor Ghazanfar Ali left the meeting room during the consideration of this item.

The Committee voted and resolved to agree officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant certificate of lawful proposed development.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

140. 2/02, 77 Hillview Road, P/3574/22

PROPOSAL: redevelopment to provide two x two storey (4 bed) semi-detached dwelling houses with habitable roofspaces; proposed vehicle access; separate amenity space; bin and cycle stores (Retrospective).

Councillor Marilyn Ashton (Chair) re-joined the meeting and took over from Councillor Christopher Baxter (Vice-Chair) to chair the rest of the meeting.

The Committee voted and resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

Councillor Marilyn Ashton, Chair of the committee proposed that the application be refused for the following reason:

The proposal, by reason of the numerous discrepancies in respect of the use of materials and design features, is a significant departure from the approved plans, resulting in the design and appearance of the development as being incongruous and out of character in the street scene, contrary to Policy CS1 Harrow Core Strategy (2012), DM1 Harrow development Management Policy (2013), and D3 London Plan (2021).

The proposal was seconded by Councillor Norman Stevenson, put to the vote and agreed.

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was by majority of the votes.

Councillor Nitin Parekh voted to abstain from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to refuse the application.

141. 2/03, 77 Hillview Road, P/3564/22

PROPOSAL: variation of condition 2 (approved plans) attached to planning permission P/3331/16 allowed on appeal reference PP/M5450/W/16/3161002 to allow alterations to elevations.

The Committee voted and resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

Councillor Marilyn Ashton, Chair of the committee proposed that the application be refused for the following reason:

The proposal, by reason of the numerous discrepancies in respect of the use of materials and design features, is a significant departure from the approved plans, resulting in the design and appearance of the development as being incongruous and out of character in the street scene, contrary to Policy CS1 Harrow Core Strategy (2012), DM1 Harrow development Management Policy (2013), and D3 London Plan (2021).

The proposal was seconded by Councillor Norman Stevenson, put to the vote and agreed.

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was by majority of the votes.

Councillor Nitin Parekh voted to abstain from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to refuse the application.

142. 2/04, 43 Morecombe Gardens, P/4842/21

PROPOSAL: conversion of dwelling into two flats (2 x 2 bed); front porch; single storey rear extension; external alterations; parking; bin and cycle stores; proposed vehicle access.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) to agree the reasons for approval as set out in the report; and
- 2) grant planning permission subject to subject to the Conditions listed in Appendix 1 of the report.

The Committee voted and resolved to agree officer recommendations.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

143. Any Other Urgent Business

PROPOSAL: change of use of Pavilion building from Library (Class F1) to Registrars Office (Sui Generis).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) agree the reason for approval as set out in the report; and

- 2) grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was by a majority of the votes.

Councillor Nitin Parekh abstained from voting.

Councillors Marilyn Ashton (Chair), Norman Stevenson, Christopher Baxter (Vice-Chair), Ghazanfar Ali, Simon Brown and Zak Wagman voted to agree the application.

The video/audio recording of this meeting can be found at the following link:

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at Time Not Specified, closed at Time Not Specified).

(Signed) Councillor Marilyn Ashton
Chair

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Quarterly (Calendar Year) Appeals Report

The Planning Service has received the following Appeal Decisions between October 31st 2022 and December 30th 2022.

Summary of Appeal Decisions:

Item	Site Address	Planning Reference	Description of Development	Decision Type	Status and Costs
1	37 Oakington Avenue, HA2 7JQ	Appeal Ref: 3297296 LPA Ref: P/4607/21	Conversion of dwelling to mixed use of dwelling (use class c3) and physiotherapy clinic (use class e) single storey side extension; single storey rear extension; double sided hip to gable roof extensions two rear dormers external alterations.	Delegated Refusal on 02.02.2022	Dismissed 31.10.2022
2	18 Paines Close, Pinner, HA5 3BN	Appeal Ref: 3301294 LPA Ref: P/0453/22	Single storey side infill and single storey rear extension; alterations to roof to form end gable and rear dormer; installation of two rooflights in front roofslope.	Non-determination	Allowed 28.12.2022
3	1 Earls Crescent, HA1 1XL	Appeal Ref: 3295600 LPA Ref: P/3850/21	Retention of existing dwelling house and construction of new single storey dwelling within rear garden. Subdivision of garden and two new cycle storage sheds. Demolition of existing garden shed. Alterations to fencing and to parking area to ensure provision for off road parking for three vehicles.	Delegated Refusal on 18.11.2021	Dismissed 31.10.2022
4	23A Radnor Avenue, HA1 1SB	Appeal Ref: 3299797 LPA Ref: P/4411/21	Alterations to roof to form end gable rear dormer insertion of two rooflights in front roofslope and window in side of end gable to create additional three bedrooms to first floor flat (1 x 4 bed).	Delegated Refusal on 23.12.2021	Dismissed 07.11.2022
5	24 Cavendish Drive, Edgware, HA8 7NS	Appeal Ref: 3303468 LPA Ref: P/1081/22	Single and two storey side extension; single and two storey rear extension; first floor front extension; alterations and extension to raise roof height to create habitable roofspace; external alterations (demolition of detached garage).	Delegated Refusal on 01.06.2022	Dismissed 07.12.2022
6	41 Weald Rise, HA3 7DQ	Appeal Ref: 3267569 LPA Ref: ENF/0275/16/P	Material Change of Use of Land to use as four flats.	Withdrawn	Withdrawn 07.12.2022
7	70 Uxbridge Road, Stanmore, HA7 3NQ	Appeal A: 3291935 LPA Ref: P/2585/21	Redevelopment to provide two-storey building with habitable roofspace comprising of eight flats (6 x 1 bed and 2 x 2 bed); landscaping; bin and cycle stores (demolition of existing dwelling and outbuilding).	Committee Refusal on 23.02.2021	Appeal A Allowed: 07.12.2022 Costs Award Refused 07.12.2022

		Appeal B: 3299939 LPA Ref: P/0337/22	Redevelopment to provide two-storey building with habitable roofspace comprising of eight flats (6 x 1 bed and 2 x 2 bed); landscaping; bin and cycle stores (demolition of existing dwelling and outbuilding).	Committee Refusal on 02.02.2022	Appeal B Allowed: 07.12.2022 Costs Award Refused 07.12.2022
8	274-278 Northolt Road, HA2 8EB	Appeal Ref: 3289938 LPA Ref: P/3978/20/PRIOR	Additional two storeys (height 6.5M) of development containing 8. Flats on an existing terraced commercial or mixed-use building - maximum overall height 16.86 M (prior approval of transport and highways impacts; air traffic and defence asset impacts;	Delegated Refusal on 17.11.2020	Appeal Allowed 07.12.2022 Costs Award Allowed 07.12.2022
9	53 Suffolk Road, Harrow HA2 7QF	Appeal Ref: 3303763 LPA Ref: P/0940/22	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension.	Committee Refusal on 03.05.2022	Appeal Dismissed 30.12.2022 Costs Award Refused 30.12.2022
10	Marlborough House, 159 High Street, Harrow, HA3 5DX	Appeal Ref: 3292680 LPA Ref: P/4032/21/PRIOR	Demolition of Existing Buildings And Construction of A Four To Six Storey Building Containing 33 Flats (Prior Approval Of Transport And Highways Impacts; Contamination Risks; Flooding Risks; The Design Of The New Building;	Delegated Refusal on 04.10.2022	Appeal Allowed 02.12.2022 Costs Award Allowed 02.12.2022
11	Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR	Appeal Ref: 3299650 LPA Ref: P/3088/20	Demolition of existing golf club buildings and construction of a single and two storey building for a banqueting facility; widening of existing vehicular access from brockley hill car and cycle parking waste/recycling storage landscape enhancement and associated works.	Committee Refusal 07.03.2022	Appeal Dismissed 05.12.2022

Summary of Appeal Decisions Continued:

1. 37 Oakington Avenue, Harrow, HA2 7JQ (Appeal Ref: 3297296)

Main Issues

- 1.1. The main issues include for consideration in this appeal is whether the location of the development was acceptable with regard to the Local Development Strategy, the effect of the development on the character and appearance of the area, and of the living conditions of the occupiers of the property.
- 1.2. As the appeal proposal included extensions to an existing dwelling and the Change of Use of part of the property to a physiotherapy clinic, the inspectorate observed the location of the development as involving the relocation of an existing physiotherapy clinic currently operating elsewhere in the Borough. Concluding that for the above reason, amongst the postcode it served, the proposal would not fall contrary to Policy CS1 of the Core Strategy, or Policy DM46 of the Local Plan regarding the enhancement of an existing health facility within the borough.
- 1.3. On the topic of character and appearance, the inspectorate acknowledged that the single storey side extension replacing the existing garage was a larger footprint (marginally exceeding what could be built under their Permitted Development Rights). However, recognised that the resultant wide frontage would dominate the existing dwelling, and the prominence of this unusual feature in the streetscene would be intensified given the loss of existing landscape features to the front and lack of replacement planting.
- 1.4. On the subject of residential amenity for occupiers of the property, namely the size and configuration of the outdoor amenity space, the inspectorate acknowledged that there were no Core Strategy or Local Plan policies in front of him to provide quantitative standards for outdoor amenity space. However, he drew his attention to Standard 26 of the Housing Supplementary Planning Guidance (2016), which establishes a minimum amount of private outdoor space per dwelling and states that extensions are not allowed when they take up more than half of the rear or other main garden area, as they would in this case.
- 1.5. The inspectorate noted and factored in the case put by appellant so far as the property's original form, High Court decisions on approach to fall-back positions and PD Rights, any economic benefits in terms of employment opportunities, and any lack of objections to the planning application. The inspectorate commented that there was no compelling evidence before him to indicate that the hardstanding area at the front would be constructed given its association with the proposed physiotherapy clinic use, and that limits the weight that he can attach to it as a fall-back position, and economic/employment benefits were minor in terms of their benefit, lastly any lack of objection was not reason in itself to allow development that is unacceptable to go ahead, nor the wider matters outweighing the harm identified/discussed.

Decision: Dismissed

- 1.6. The inspectorate concluded that the proposal failed to respond positively to the local character, causing unacceptable harm the character and appearance of the area, contrary to Policy D3 of the London Plan (2021), Policy CS1 of the Core Strategy (2012) and Policies DM1, DM22, DM23, DM27 and DM33 of the Local Plan (2013) and the councils Residential Design Guidance SPD (2010).

2. 18 Paines Close, Pinner, HA5 3BN (Appeal Ref: 3301294)

- 2.1. The application was received and validated on 11.02.2022 and due for determination on 08.04.2022. An appeal had been lodged under section 78 of the Town and Country Planning Act 1990 against the Council's failure to give notice within the prescribed period of a decision on an application for planning permission.

Main Issues

- 2.2. The main issues for consideration in this appeal include the effect of the proposed development on the character and appearance of the area, including the adjacent Pinner High Street Conservation Area.
- 2.3. The inspectorate noted that the first-floor alterations include a roof pitch that follows the current design of the neighbouring houses and would be similar to the main house, and that the proposed development would be located on lower ground than the original building. Further acknowledging that the single-story additions would have flat roofs similar to the existing outbuilding, and that the development owing to the subordinate and harmonious design would blend in well to its surroundings and have no detrimental impact on the character and appearance of the area or the Pinner High Street Conservation Area.
- 2.4. The Council advised that the proposal has no adverse effect on the character or appearance of the Conservation Area, and would have recommended that the application be approved subject to a condition requiring details of fully flush roof lights to be submitted to and approved by the Council, the inspectorate noted this, however deemed it unnecessary, instead imposing a condition that the external surfaces match the original building to safeguard the character and appearance of the area together with a condition to prevent the use of the large roof of the single storey portion as a balcony or amenity area which is necessary to protect the privacy of neighbouring residents.

Decision: Allowed

- 2.5. The inspectorate concluded that the proposal provides good design that is sustainable and appropriate to its location, scale and setting, and would not have a detrimental effect on the character and appearance of the area or that of the adjacent Pinner High Street Conservation Area. As such, the development proposal accords with Policy D3 of the London Plan (2021), Policy CS1 of the Core Strategy (2012) and Policies DM1 of the Local Plan (2013) and the Council's Residential Design Guidance SPD (2010) and the Conservation Area Appraisal and Management Strategy Pinner High Street (2009).

3. 1 Earls Crescent, HA1 1XL (Appeal Ref: 3295600)

Main Issues

- 3.1. The main issues for consideration in this appeal include the effect of the proposal on the character and appearance of the area.
- 3.2. The inspectorate commented that the appeal proposal would be of smaller scale and of a differing design to the surrounding two-storey semi-detached dwellings. Acknowledging that although its design and external appearance incorporated some features common to the area

(suitable materials, and sufficient garden space), the resultant scale, proportions and height would nevertheless be at odds with the prevailing character of the area. As such, signifying the proposal to not form a satisfactory composition in its setting of regularly designed and spaced dwellings, leading to harmful effect on the character and appearance of the area.

- 3.3. The inspectorate took note of the case made by the appellant that the proposal would increase the amount of housing available in the Borough, be located in a sustainable location, and future occupants to boost the local economy. The inspector, however, emphasised the Borough had allotted enough land to meet its housing objectives, and that there was no evidence to the contrary that these targets were not being met. The inspector also pointed out that, considering the scale of the development, the weight afforded to this would be minimal.

Decision: Dismissed

- 3.4. The inspectorate concluded that the proposal failed to ensure a development that is locally distinctive with a high standard of design and layout in respect of the character of the area, contrary to Policy D3.D(1) of the London Plan (2021), and Policy DM1 of the Local Plan (2013) and the Councils Residential Design Guidance SPD (2010) and guidance under the National Planning Policy Framework 2021.

4. 23A Radnor Avenue, HA1 1SB (Appeal Ref: 3299797)

Main Issues

- 4.1. The main issues for consideration in this appeal includes the effect of the proposal on the character and appearance of the area; and whether appropriate living conditions would be provided for future occupiers.
- 4.2. On the topic of character and appearance, the inspectorate commented that due to its scale, bulk and design it would fail to respect the proportions and features of the original property, competing with the outrigger and would be set close from the gable end.
- 4.3. The inspectorate took note of the case made by the appellant that the appeal site is not within a Conservation Area, nor would it affect any heritage assets, and that it was partly obscured from Radnor Avenue and public areas. The inspectorate commented that the creation of a gable end would remove a characteristic feature of the area and would diminish the contribution of the generally consistent, distinctive and attractive roofscape which positively contribute to the character of Radnor Avenue and due to the size, and position of the rear dormer it would be dominating, incongruous and visually detrimental to the external features and proportions of the host building and therefore the area.
- 4.4. The inspectorate concluded that this aspect of the proposal failed to ensure a development that is sympathetic to local character or maintain a strong sense of place, and thus contrary to Policy D3 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy (2012) and Policy DM1 of the Local Plan (2013) and the councils Residential Design Guidance SPD (2010) and guidance under Paragraph 130 of the National Planning Policy Framework 2021.
- 4.5. On the subject of residential amenity for occupiers of the property, namely the amount of floor space offered and its layout, the appeal proposal would increase the accommodation from a 1-bedroom home to a two-storey/duplex 4-bedroom home.
- 4.6. The inspectorate took note of the case made by the appellant that the proposal would widen the choice of family homes, however, for the reasons below did not find the level of accommodation would be adequate for such a use.

- 4.7. The inspectorate commented that the internal layout and amount of space would be insufficient, for a 4-bedroom home, leading to a cramped environment, insofar as it fails to seek to achieve a high standard of design and layout and in relation to the needs of future occupiers to achieve an indoor environment that is comfortable and inviting for people to use.

Decision: Dismissed

- 4.8. The inspectorate concluded that this aspect of the proposal fell contrary to Policy D3 of the London Plan (2021), and Policy DM1 of the Local Plan (2013) and the Councils Residential Design Guidance SPD (2010) and guidance under Paragraph 130 of the National Planning Policy Framework 2021.

5. 24 Cavendish Drive, Edgware HA8 7NS (Appeal Ref: 3299797)

Main Issues

- 5.1. The main issues for consideration in this appeal includes the impact of the proposal upon character and appearance of the area including upon the Canons Park Conservation Area, the effect of the proposal upon flood risk and the living conditions of occupants using the proposed loft room.
- 5.2. On the topic of character and appearance, the inspectorate commented that the proposals before him would significantly enlarge the existing dwellinghouse both upwards, to the rear and to the side, and in doing so would almost fill the width of the existing plot and considerably alter the architectural character of the existing building. Notably, the proposal would radically alter the front of the property through removing the catslide element and by raising its ridge height which would have the effect of diluting the appearance of the existing, and fails to respond to the local context.
- 5.3. The inspectorate concluded that this aspect of the proposal, when taken as a whole, would represent a notable overdevelopment of the plot which contributes to eroding the attractive architectural elements of the original house to the detriment of both the host property, the wider streetscene of Cavendish Avenue, and/or preserve the character and appearance of the Canons Park Conservation Area contrary to S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS1.B and CS1.D of the Harrow Core Strategy (2012) and Policies DM1 and DM7 of the Local Plan (2013) as well as guidance set out in the Framework (2021) and The London Plan (2021).
- 5.4. On the topic of flood risk, the inspectorate concurred with the Councils opinion that he too had no such information before him so as to help determine this element of the appeal to the contrary. As such, the inspectorate concluded that the proposal would remain contrary to Policy SI 12 of The London Plan (2021) and the Councils Core Strategy CS1.U of the Harrow Core Strategy (2012) along with Policies DM9 and DM10 of the Harrow DPM (2013).
- 5.5. On the topic of residential amenity, namely in respect of windows and views, the inspectorate commented that it should it be desired, and that the street level should be seen through looking out of such windows, which in the absence of such a space could be considered unsuitable and contrary to Policy DM1 of the Harrow DPM (2013).

Decision: Dismissed

6. 41 Weald Rise, HA3 7DQ (Appeal Ref: 3267569)

Main Issues

- 6.1. The main issues for consideration in this Appeal Inquiry was, that without planning permission, the material Change of Use of land to use as four flats is unauthorised.
- 6.2. The appellant submitted new evidence in the form of statutory declarations (from the previous tenants), indicating that the development subject of the Notice has been in existence continuously for a period in excess of 4 years prior to the issue of the said notice
- 6.3. In light of the above, the Council was of the view that there is no need to progress with this Appeal/Inquiry or at present the Enforcement Notice until such time the appellant had the opportunity to demonstrate the lawfulness of the development via a Certificate of Lawfulness application within 7 days of the Notice Withdrawal.

Decision: Withdrawn

- 6.4. An application for Certificate of Lawfulness had been submitted on 17.01.2023, however, the submission remains invalid due to missing information and fee which the Council have issued an invalid letter on.

7. 70 Uxbridge Road, HA7 3NQ (Appeal Ref: 3291935 and 3299939)

Main Issues

- 7.1. The main issues for consideration in these Appeals is the impact of the proposed development over provisions for on-site disabled parking facilities. The inspectorate had acknowledged that the second application and Appeal B was an attempt to address concerns raised through the initial refusal of planning permission as contained within Appeal A. As such, the cases before him were very similar in scope and nature and he has determined both appeals together accordingly.
- 7.2. On the topic of public transport and parking, the inspectorate acknowledged the low level of public transport accessibility and no onsite vehicular parking being provided. Despite this, the inspectorate emphasised that the site was located within a two-minute walking distance to well serviced bus routes and there is unrestricted on street parking nearby.
- 7.3. The inspectorate highlighted the requirements under Policy T6.1 of The London Plan (2021), reiterating that disabled parking need only generally be provided for new residential developments over ten units, and that the development would not meet the ten unit threshold and, due to the particular constraints of the site it would be unable to provide safe and efficient access into the site for any such parking provision.
- 7.4. The inspectorate took note of the case made by the appellant that there would potentially be an opportunity for disabled persons to park within a reasonable proximity to the site should they so wish to do so, with his own observations on site, concurred that there would potentially be an opportunity for disabled persons to park within a reasonable proximity to the site should they so wish to do so.

Decision: Appeals A and B – Allowed

- 7.5. The inspectorate concluded that he had given great weight to the increase in housing here that would help sustain the local centre nearby as well as help to provide extra housing within the Borough that would be located within a sustainable location. In light of this he considers that the provision of disabled parking could reasonably be provided nearby and that the schemes overall would comply with Policies CS.1 of the Harrow Core Strategy (2012), T6.1 of The London Plan (2021) and DM1 of the Harrow Development Management Plan (2013).
- 7.6. The application for full award of costs against Appeal A Ref: 3291935 and Appeal B Ref: 3291935 was refused. The appellants case primarily due to the allegation that members of the Planning Committee who determined the application did not take fully into account the specialist advice of their planning case officer or the highways consultee in determining this application and the policy support, for disabled parking only being required for developments of more than ten dwellings.

Costs Applications: Appeals A and B – Dismissed

- 7.7. On the topic of costs, the inspectorate did not understand the precise reasons for Members wishing to provide disabled parking, however concluded that this is not an aspiration to be necessarily frowned upon, and so did not consider it unreasonable for Members to sincerely seek to achieve such an outcome.
- 7.8. The inspectorate did surmise that the Officer’s Delegated report provided ample evidence as to why provision on site would be impossible, however, despite this evidence appreciated that Members felt this issue to be so important that they sought to overturn their Officer’s recommendation which is ultimately within their gift. The inspectorate acknowledged that such topics could well be locally sensitive and acknowledges that there could well have been a preference for the provision of such parking in excess of the policy requirements as set out in The London Plan.

8. 274-278 Northolt Road, HA2 8EB (Appeal Ref: 3289938)

Main Issues

- 8.1. The main issues for consideration in this Appeal is whether the proposal as submitted adhered with the provisions of Article 3(1) and Schedule 2, Part 20 Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 8.2. The inspectorate took note of the case made by the appellant that the application as originally submitted was advanced under Schedule 2, Part 20, Class AA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).
- 8.3. The inspectorate took note of the case made by the Council that it took the view that it considered the application under the provisions of Class AB of the GPDO as the building was not detached, therefore, failing to comply with the terms of Class AA of the GPDO.

Decision: Allowed

- 8.4. The inspectorate concluded that, as the application was originally submitted under the provisions of Class AA of the GPDO he has considered the appeal on this basis, and he had applied the definition for “detached” provided in Paragraph C in respect of development permitted under Part 20 so to justify the development proposal in accordance to Schedule 2, Part 20, Class AA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Costs application: Allowed in full

- 8.5. On the topic of costs, the appellant contends that the Council's assessment of the application was flawed and the unreasonable nature of their decision led to the appeal resulting in unnecessary costs. The inspectorate acknowledged that although there were no caselaw in respect of Class AA or Class AB of the Part 20, Class AA of the GPDO, he relied on the merits of the case, concluding that the proposed development complies with the provisions of Class AA and is permitted and that unreasonable behaviour on the Council's part had resulted in unnecessary or wasted expense.
- 8.6. The application for award of costs against the Council was allowed in exercise of the powers under Section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 (as amended).

9. 53 Suffolk Road, Harrow, HA2 7QF (Appeal Ref: 3303763)

Main Issues

- 9.1. The main issues for consideration in this Appeal is the effect of the proposal upon the character and appearance of the area and upon the living conditions of neighbours.
- 9.2. On the topic of character and appearance, the inspectorate commented that on balance there would be some modest harm sustained to the streetscene through the cumulative loss of such important details. This loss of detail however added to the scale of development and the harmful rearwards projection contained within this application would lead him to the conclusion that such harm is significant.
- 9.3. The removal of the front gable, brick quoin details, and the brick chimneys for instance would all contribute to a harmful erosion of this distinctive character. Although he acknowledged that some of the elements could be done under PD limitations, the PD fall-back position was only given limited weight as he considered it unlikely that such changes would occur without the rest of these extensions being implemented.
- 9.4. On the topic neighbour amenity, the inspectorate commented that the proposal would introduce a much higher scale of development along its boundary and, due to the orientation and depth of the two-storey element of the extension, he considers that there would be some harmful impact upon sunlight and outlook from this neighbouring property as a result, and the extensions would appear overly dominant.

Decision: Dismissed

- 9.5. The inspectorate concluded that the policy recommendations outlined in Policy CS1 of the Harrow Core Strategy (2012) and Policy DM1 of the Local Plan (2013) as well as Policy D1 of The London Plan (2021) had not been fully met.

Costs application: Dismissed

- 9.6. The application for full award of costs against was refused. The appellants case primarily due to the allegation that members of the Planning Committee who determined the application did not take fully into account the specialist advice of their Planning Case Officer in determining this application and the reasons for refusal were not expressly made clear through this process of determination.

9.7. On the topic of costs, the inspectorate did not consider that the actions of the Council represent unreasonable behaviour as defined in the Planning Practice Guidance, however, did express that the minutes of the planning committee could have better captured the debate or discussion over the scheme.

10. Marlborough House, 159 High Street, HA3 5DX (Appeal Ref: 3292680)

Main Issues

10.1. The main issues for consideration in this Appeal is whether the proposal as submitted adhered with the provisions of Article 3(1) and Schedule 2, Part 20, Class ZA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO), namely the requirements under with regard to the requirements of paragraphs ZA.2.(2) (c) flooding risks in relation to the new building (g) the impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light and (l) the plans for landscaping of the development, including the planting and maintenance of shrubs and trees.

10.2. On the topic of flood risk, the inspectorate considered the evidence provided by the appellant including the FRA, which set out that the site is at low risk from all sources of flooding and no site-specific measures are required. The inspectorate also took note that the existing drainage arrangements would not be altered nor would the impermeable area of the site change as a result of the proposed development and remained satisfied that the submitted information overcomes the Council's concern in relation to this matter, complying with the provisions of paragraphs ZA.2.(2) (c). The Inspector concluded that the Council had exercised its planning judgement in respect of the flood risk reason.

10.3. On the topic of amenity, the inspectorate acknowledged the case put by the Council and concluded that the proposed development would provide satisfactory living conditions for future occupiers complying with the provisions of paragraphs ZA.2.(2) (g). The Inspector concluded that the insufficient evidence was submitted by the Council in respect of defensible spaces to support the reason for refusal.

10.4. On the topic of landscaping, the inspectorate acknowledged the Council's comments in respect of visual setting and biodiversity enhancements and concluded that there was no requirement for development under Part 20 ZA.2(2) to consider such matters, consequently concluding that the proposed landscaping would comply with the provisions of paragraphs ZA.2.(2) (l).

Decision: Allowed

Costs Application: Allowed in full

10.5. The application for full award of costs against was allowed, in exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 (as amended).

10.6. On the topic of costs, the inspectorate commented that in the context of the prior approval legislation the Council has erred in their assessment by considering the application against the development plan. In light of this I find that the Council have acted unreasonably.



11. Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR (Appeal Ref: 3299650)

Main Issues

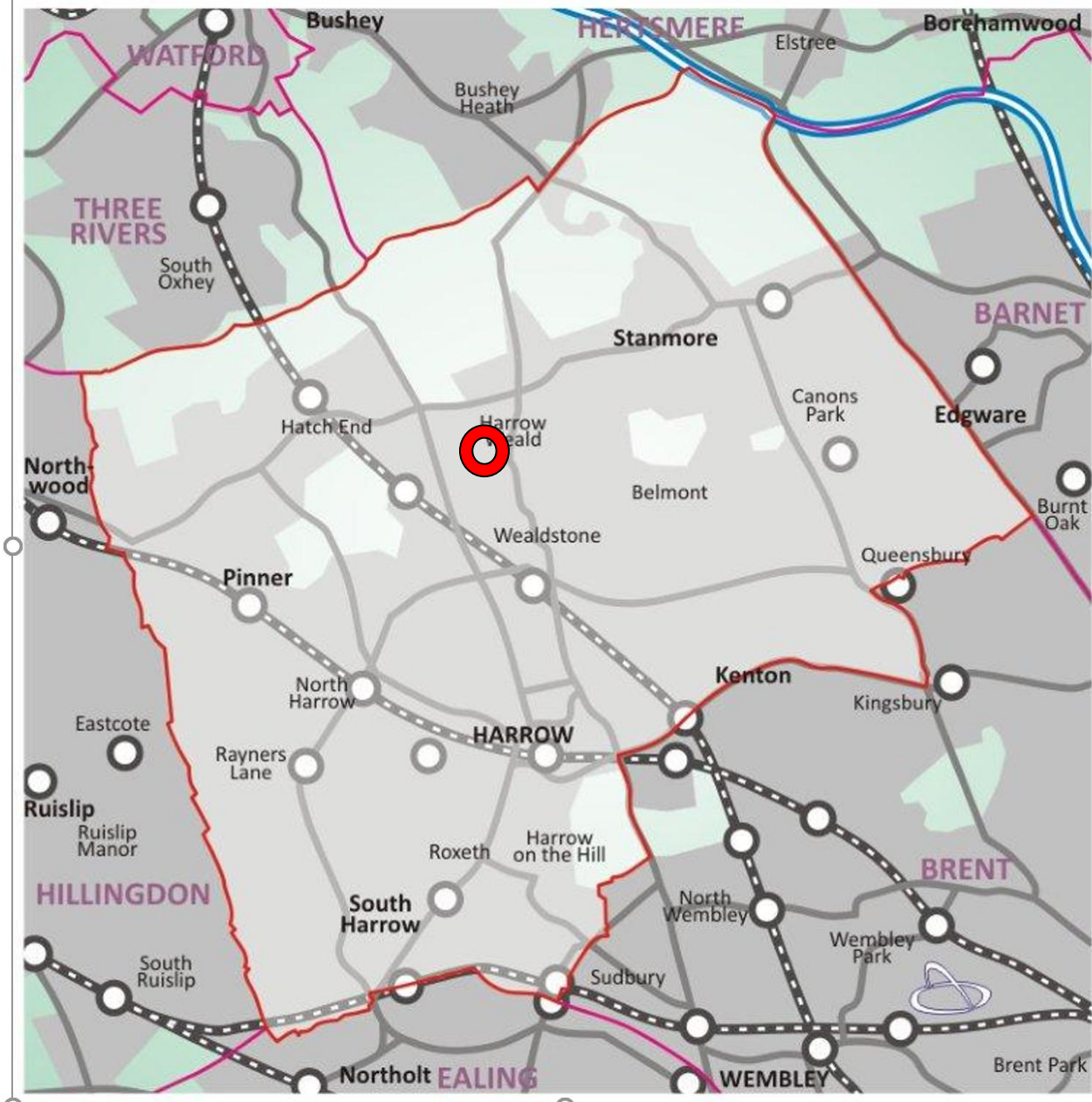
- 11.1. The main issues for consideration in this Appeal Inquiry were the effect of development upon the openness of the Green Belt, the effect of the development upon the character and appearance of the area, the effect of the development upon the local highway network and highway safety, the need for the development and whether the harm caused by inappropriateness, and any other harm, would be outweighed by other considerations, so as to amount of the very special circumstances required to justify the proposal.
- 11.2. On the topic of openness of the Greenbelt, the inspectorate commented that the proposal would cause significant harm to the openness of the Green Belt, and thus be contrary to the Framework, Policy G2 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy (2012) and Policy DM16 of the Harrow Council Development Management Policies (2013).
- 11.3. On the topic of character and appearance of the area, the inspectorate commented that the proposal would have a harmful impact upon the character and appearance of the area, including detracting from the character of the HWR SAC, and thus be contrary to the Framework, Policy D1 of the London Plan (2021), Policy CS of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Council Development Management Policies (2013).
- 11.4. On the topic of local highway network and highway safety, the inspectorate commented that after considering the planning obligations including the financial contributions secured would deliver the necessary infrastructure to make the development safe from a highway perspective. On this basis, the inspectorate concluded that the proposal would not give rise to adverse effects upon highway safety, thus in compliance with policies T4 and T6 of the London Plan (2021), and Policies DM1 and DM42 of the Harrow Council Development Management Policies (2013).
- 11.5. On the topic of need for the development, the inspectorate acknowledged that there would be moderate benefit to be apportioned to the proposal's contribution to the choice within the sub-regional market and noted appellants case in respect of there being no sequentially preferable alternative and available sites for the proposed building but, concluded that in the absence of an unmet need, there is no compelling case for positive weight to be given to this conclusion. The inspectorate concluded that the development makes a positive contribution to the choice in the wedding market for ethnic communities weighs for the development, although this stops short of fulfilling an unmet need.

Decision: Dismissed

Checked

 <p>Mehdi Rezaie Head of Development Management (Interim)</p> <p>3rd February 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>6th February 2023</p>
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 = application site



24 Dryden Road, Harrow

P/3350/22

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th February 2023

APPLICATION NUMBER: P/3350/22
VALIDATION DATE: 28/09/2022
LOCATION: 24 DRYDEN ROAD, HARROW
WARD: WEALDSTONE NORTH
POSTCODE: HA3 7JZ
APPLICANT: Mr AHMAD MUSBAH
AGENT: M HASAN
CASE OFFICER: LEE CONNOR
EXPIRY DATE: 23/11/2022.

PROPOSAL

Single Storey Side and Rear Extension to Outbuilding (Retrospective); (Part Demolition of Outbuilding)

RECOMMENDATION

The Planning Committee is asked to **GRANT** planning permission for the following reasons:

- 1) To agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

For all the reasons considered in this report and weighing up the development plan policies and proposals and other material considerations, this application is recommended for grant.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest.

Statutory Return Type:	Householder
Council Interest:	None
Net additional Floorspace:	n/a
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	n/a
Local CIL requirement:	n/a

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equality's obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The site comprises a two-storey end terraced property on the south side of Dryden Road.
- 1.2 A 6m single storey rear extension (established under Prior Approval Notice P/1003/21/PRIOR), is currently being constructed at the property.
- 1.3 The hipped roof is being altered to incorporate a gable end with a rear dormer as part of a Certificate of Lawful Proposed Development (P/2155/21) granted on 15/6/21. Part of that certificate included the conversion of a detached garage into an office/study and the building of a detached outbuilding at the rear of the garden for use as a gym.
- 1.4 As well as converting the garage and constructing the outbuilding, the applicant has built between the two structures, which the Planning Enforcement team is currently investigating (ENF/0240/22/P).

2.0 PROPOSAL

- 2.1 The applicant is proposing to demolish the link building/structure between the outbuilding (gym and store) and converted garage (study/home office) in the rear garden. The dimensions of this rectangular structure measures approximately 2.2m by 6.5m.
- 2.2 Planning permission is sought for a side and rear extension to the outbuilding at the end of the rear garden. The footprint of the built outbuilding (72.44sq.m) is larger than the one granted under the Certificate of Lawful Proposed Development in 2021 which was (51sq.m).

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/1003/21/PRIOR	Prior Approval Not Required 6m deep single storey rear extension	19/04/21
P/2155/21	Certificate of Lawful Development Roof alteration to convert hipped room into gable end with rear dormer and convert garage into a study and building a gym in the rear garden.	Granted 15/06/21.
ENF/0240/22	Without planning permission, the unauthorised erection of a new dwelling in the rear garden	Ongoing investigation

4.0 CONSULTATION

4.1 A total of four consultation letters were sent to neighbouring properties regarding this application. The overall expiry date was 19th October 2022. The neighbours were reconsulted after amended plans were submitted by the applicant.

4.2 Two responses had been received.

4.3 Summary of Responses:

- Unauthorised development in rear garden
- Concerns about drainage and waste pipes being overwhelmed due to over development
- Overdevelopment of the site affecting neighbour's amenity due to loss of light, outlook and overshadowing
- No permission for AC units on top of the outbuildings
- Concern about the height of the outbuildings
- Concern over outbuildings being used as living accommodation
- Extension to the garage has encroached on shared driveway

4.4 Statutory and Non-Statutory Consultation – N/A

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies, Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Impact on Character and Appearance of the Area;
- Impact on Residential Amenity;

6.2 Planning policies relevant to the development proposal include:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Policies (2013): DM1
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document Residential Design Guide (2010)

6.3 Policy CS1.B of the Harrow Core Strategy (2012) states that 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. The policy also states that development should conserve and enhance Harrows heritage assets.

6.4 DM1 of the Development Management Policies Local Plan (2013) suggests that proposals should achieve a high standard of design and layout in particular regard should be taken to mass, bulk scale and height. Policy DM7 states that development proposals will be assessed having regard to relevant issues of design, appearance and character including proportion, scale, features, location, relationship with adjacent assets, and setting.

6.5 **Character and Appearance of the Area**

6.5.1 The demolition of the link structure between the converted garage and the outbuilding in the rear garden would reduce the footprint of the outbuilding granted under a Certificate of Lawful Proposed Development in 2021.

6.5.2 The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) does not exceed 50 per cent of the total area of the curtilage of the dwellinghouse (excluding the ground area of the original house) and would be allowable under permitted development.

6.5.3 The curtilage of the rear and front garden is approximately 254sqm. The extensions in the rear garden are approximately: gym 70 sqm; garage 16sqm; rear extension 44sqm. Therefore, the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would not exceed 50 per cent.

6.5.4 The maximum height of the outbuilding and its additional side and rear extensions is 2.5m with a flat roof. This which would be allowable under permitted development for a structure within 2m of a boundary. The height of the garage which has been converted to a study/home office is 2.6m.

6.5.5 The location of the outbuilding at the end of the rear garden is acceptable as it complies with the guidance in our SPD: Residential Design Guide, Given the height (at 2.5m) and the location, it is in keeping with the character and appearance of the area, particularly as there are other outbuildings in the rear gardens of some of the nearby dwellings.

6.6 **Residential Amenity**

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Policies (2013): DM1
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document Residential Design Guide (2010)

6.6.2 Policy DM1 of the DMP seeks to ensure that:

“proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

6.6.3 The unauthorised nature of the development has been addressed in the report. The proposals would reduce some of the overdevelopment on the site. The development is within the 50 per cent rule for development within the curtilage of the property excluding the original dwelling house.

6.6.4 The height of the gym outbuilding complies with the SPD and the garage's additional height should have little impact on the amenity of the neighbouring properties as it is sited towards the rear of the plot. The existing outbuilding is approximately 20m away from the rear building lines of the nearby properties No.22 Dryden Road and No.26 Dryden Road, which is also separated by a shared driveway.

6.6.5 The single storey rear extension and the roof alterations to form a gable end with a rear dormer have all been established through Prior approval and certificate of lawful development and cannot be considered within the remit of this planning application.

6.6.6 The Enforcement team have recommended that a condition be put on any decision notice that the work to separate the outbuildings in the rear garden be completed within six months of the date of the permission, and that a further condition stipulates that the outbuildings cannot be used as living accommodation but for uses which are incidental to the enjoyment of the dwelling house as such.

6.6.7 The concern over the encroachment of the development onto shared driveway is a civil matter. It is not a material planning consideration and therefore cannot be considered under the remit of a planning application

6.7 **Development and Flood Risk**

6.7.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): S1 12
- Harrow Development Management Policies (2013): DM9, DM10
- Harrow's Core Strategy (2012): CS1

6.7.2 Policy DM9 of the Development Management Policies Local Plan (2013) states:

“proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.”

6.7.3 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. The site is not located within a flood zone. As such, an informative relating to the provision of sustainable drainage systems has been included in this recommendation.

7.0 CONCLUSION AND REASONS FOR GRANT

7.1 The proposed development does not unduly impact on the character and appearance of the area or the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord with all the relevant policies stated above.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. The development hereby permitted shall be carried out and completed within six months of the date of this decision.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990 and safeguard the amenity of neighbouring residents and the character of the locality in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013)

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 24DR/01B; 24DR/02B; 24DR/03B; 24DR/04; 24DR/05B; 24DR/06B; 24DR/07; 24DR/08; Location Plan.

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

3. The materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall match those used in the existing outbuilding.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. The outbuilding hereby permitted shall not be occupied or used at any time as a separate residential unit or provide any form of primary residential accommodation (including the provision of a bedroom for the occupants of the main dwellinghouse). The use of the outbuilding shall remain incidental to the host dwellinghouse. Any other material change of use would require planning permission.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank elevation(s) of the existing outbuilding without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1. **Policies**

The following policies are relevant to this decision:

National Planning Policy Framework (2021)

The London Plan (2021): D3

Harrow Core Strategy (2012): CS1.B

Harrow Development Management Policies Local Plan (2013): DM1

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

2. **SUDS**

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

3. Party Wall:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act Procedures under this Act are quite separate from the need for planning permission or building regulations approval.



"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Proactive Statement:

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework.

Checked

 Mehdi Rezaie Head of Development Management (Interim) 3 rd February 2023	 Viv Evans Chief Planning Officer 3 rd February 2023
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Front elevation of No.24



Rear elevation of No.24





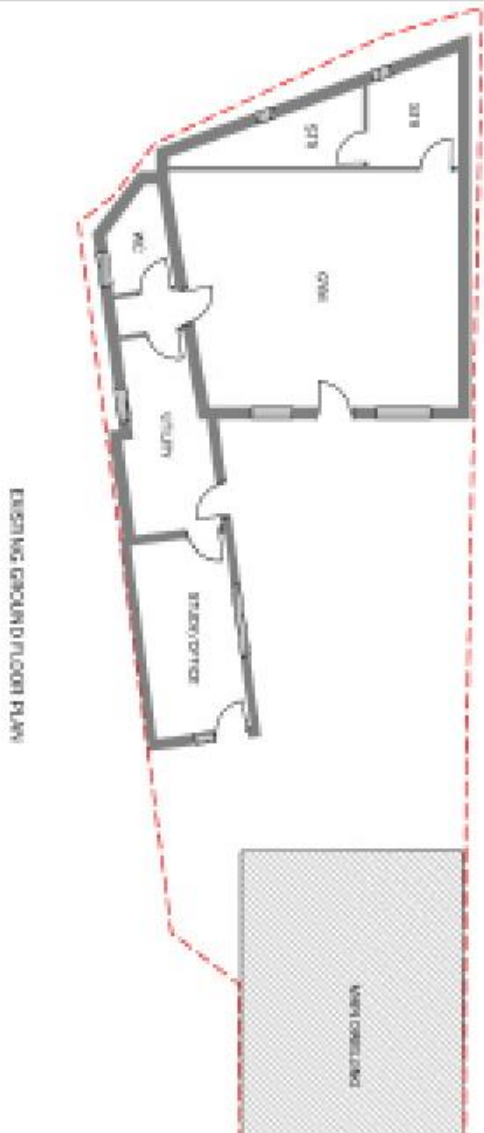
Side elevation of No.24



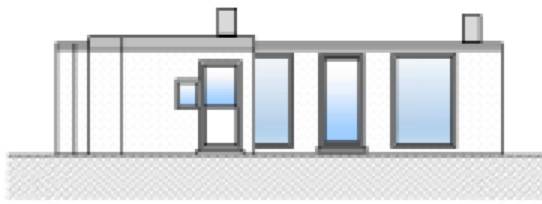
Office, corridor and gym/storage space at No.24

APPENDIX 4: PLANS AND ELEVATIONS

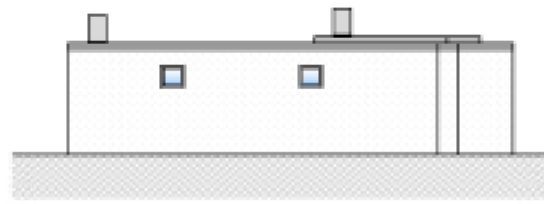
Existing Ground Floor Plans



Existing Elevations



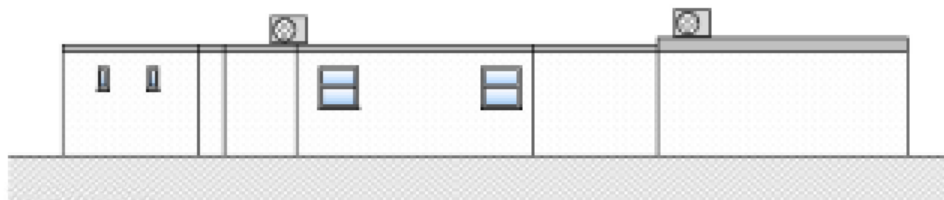
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

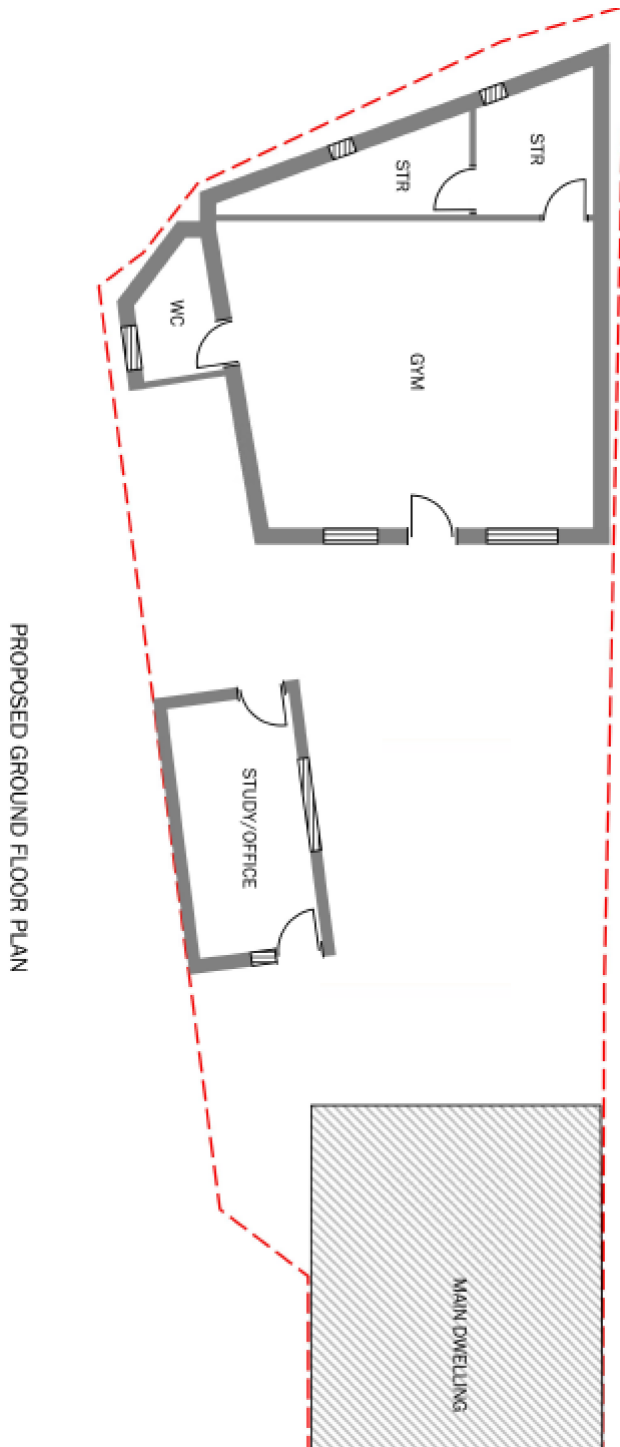


EXISTING WESTERN FLANK ELEVATION

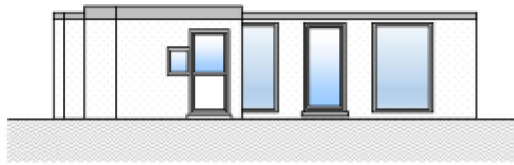


EXISTING EASTERN FLANK ELEVATION

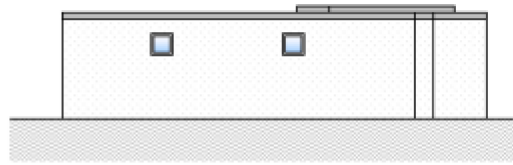
Proposed Floor Plan



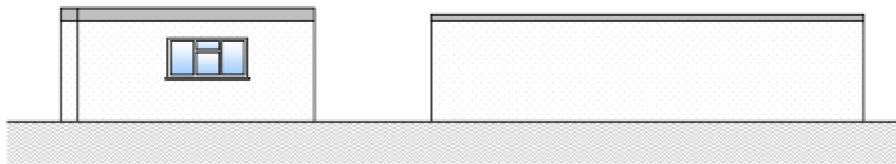
Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

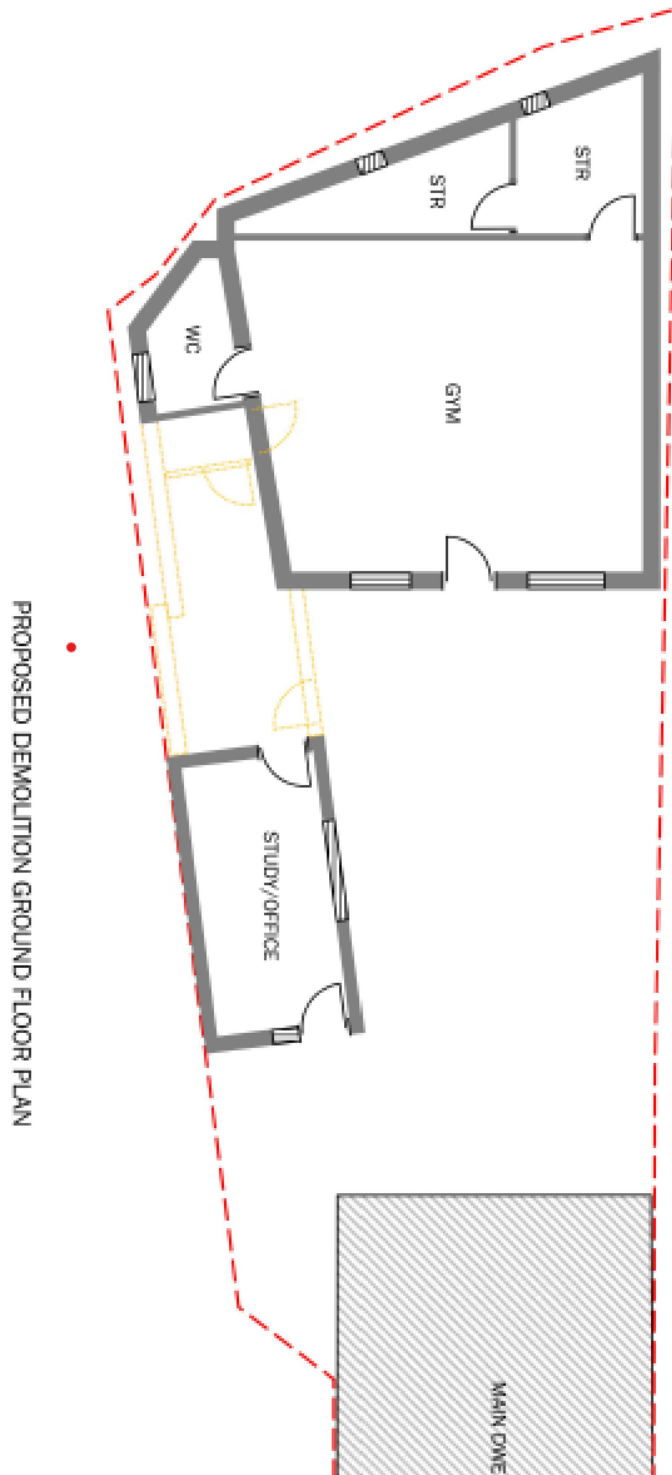


PROPOSED WESTERN FLANK ELEVATION



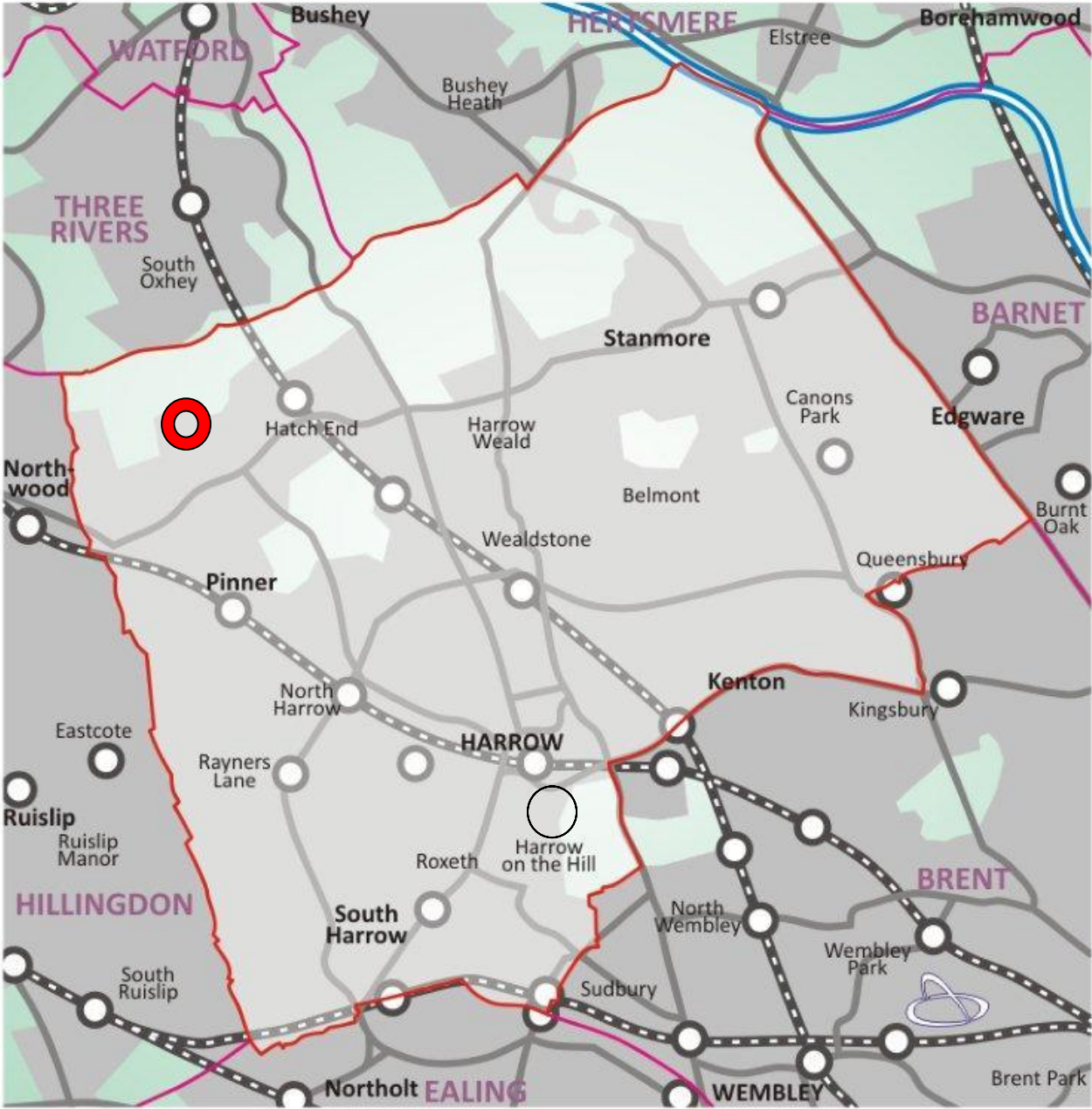
PROPOSED EASTERN FLANK ELEVATION

Demolition Plan



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 = application site

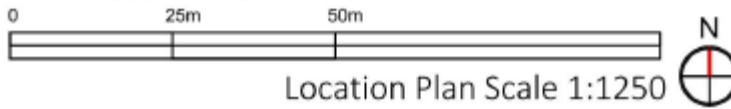


13 Langland Drive, Pinner	P/3898/22
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Location Plan



Ordnance Survey (c) Crown Copyright. 2022. All rights reserved. Licence number 100022432



Location Plan Scale 1:1250

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th February 2023

APPLICATION NUMBER: P/3898/22
VALID DATE: 14/11/2022
LOCATION: 13 LANGLAND DRIVE, PINNER
WARD: HATCH END
POSTCODE: HA5 4SA
APPLICANT: MR DEEPA RAO
AGENT: MR AMIT PATEL
CASE OFFICER: HAYDEN PARKER
EXPIRY DATE: 9/01/2023
EXTENSION OF TIME: N/A

PROPOSAL

Single storey front infill extension; single and two storey side extension; conversion of garage to habitable room with installation of window to front; re-location of main entrance to front; two rooflights in rear roof slope; external alterations.

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Fire Strategy Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B of the Harrow Core Strategy, Policies DM1 & DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within provision A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	30.65 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The application site contains a double storey detached dwellinghouse comprising face brickwork, timber panelling (and framing to windows) and a pitched tiled roof. There is parking available within the driveway and associated garage, of which, is single width. The site contains a garden in the rear.
- 1.2 The adjacent property at No.15 Langland Drive contains a form that mirrors the subject site, aside from containing two garage spaces (where the subject site has previously converted one). The site features a garden in the rear.
- 1.3 The adjacent property at No.11 Langland Drive contains a dwellinghouse that is identical to that of No.15.
- 1.4 The host dwelling is not listed, is not within a Conservation Area, is not located within a Flood Zone, but does sit within a Critical Drainage Area.

2.0 PROPOSAL

- 2.1 The single storey front extension seeks a more robust response that will include 12sqm of further ground floor area. This seeks the inclusion of a conversion to the garage into a habitable room and associated windows to the front. A new main entrance is also proposed as part of the alterations to the front of the built form. The single storey side infill seeks a further 11.65sqm of floor space. The first-floor side extension will include a further 7sqm of floor area and is to be sited to the east of the built form. The first-floor addition is to feature a setback of 1.2m from the adjacent boundary shared with No.11 Langland Drive. Materials chosen are to match the existing conditions on site.
- 2.2 External alterations to the main dwelling including the insertion of 2 roof lights within the rear roof slope.

3.0 RELEVANT PLANNING HISTORY

P/3138/22	Single storey front infill extension; two storey side extension; conversion of garage to habitable room with installation of window to front; re-location of main entrance to front; two rooflights in rear roof slope; external alterations.	Refused 27/10/2022.
Reason for refusal The proposed two storey side extension, by reason of its siting and design would give rise to an inappropriate and incongruous form of development in the streetscene that would result in a loss of openness, an inappropriate terracing effect, and detract from the character, composition and design of the surrounding group of detached properties, would be to the detriment of the character and appearance of the host dwellinghouse, the streetscene, and the established and prevailing pattern of development in the locality contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3.D(1) and D3.D(11) of The London Plan (2021), Policy CS.1B of the Harrow Core Strategy (2012), Policy DM1 of the Development Management Plan Local Policies (2013)		

3.1 Site History Context

- 3.2 The applicant sought an infill development to the front and a side single and double storey extension. The double storey side extension sought a response that bordered the common property boundary of the subject site and that of No.11 Langland Drive. The application was refused as detailed above, to reiterate, on the basis of a terracing effect of the property given the extent of the first-floor extension. The plans and elevations for this refused proposal are attached at Appendix 5.
- 3.3 Following on from the refusal of application P/3138/22, the applicant submitted a revised application under the current application (P/3898/22).

4.0 **CONSULTATION**

- 4.1 A total of 8.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 7 December 2022.
- 4.2 A site notice was posted on 15 December 2022, this expired on 05 January 2023.
- 4.3 2 responses were received. Matters raised within these objections can be summarised as follows:
- Impression of terracing the dwellings.
 - Too great a scale of development for the area.

4.4 Officer Response

The impression of terracing the dwellings is considered to be mitigated appropriately through the separation in the first-floor levels from the proposed to the adjacent property boundary. The scale of the development is typical of the area and not overbearing to the site and its surrounds when considering the scale of the site and proportions of built form proposed.

5.0 **POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- ‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] which sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the

Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant policies are referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Character and Appearance of the Area
- Residential Amenity
- Drainage and Flood Risk
- Fire Safety

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1, DM23

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 Part Single Part Two Storey Side Extension

Officers consider the proposed part single part two storey side extension to be a congruous, proportionate, and sympathetic addition to the host dwelling, street scene and area in a wider context. The SPD outlines guidance relating to first floor side extensions. It states that these extensions should be set back from the first-floor front wall by at least 1m, and that these extensions should have a pitched roof to respect the form of the original roof. The proposed first floor side extension would be set back from the first-floor front wall by 1m, and it is noted that a gable roof is proposed to match the existing roof. Moreover, the break in the roofing will create an outcome that is in keeping with the street scene and character of the existing dwellinghouse through the creation of a subordinate form. For detached properties, it is important to ensure that there is adequate space around the building to avoid any terracing affect. The gap proposed is considered to be appropriate, as a 1.2m first floor side setback will adequately visually separate the built form from the neighbouring property. These considerations mean that the first-floor side extension would respond appropriately to the character and appearance of the host dwelling and the locality.

6.2.4 Single Storey Front Extension

6.2.5. The single storey front extension would complement the existing architectural design and materials of the existing building. The extension would also complement the scale and design of the pattern of development in the surrounding street scene. Therefore, it is not considered that the extension would harm the character and appearance of the dwellinghouse and the street scene.

- 6.2.6 Converting the garage into a habitable room would involve adding a window to the front elevation. This window would be in-keeping with the existing fenestration, so it is not considered that the proposed conversion would harm the character and appearance of the streetscene. Furthermore, there are examples throughout the street scape of similar conversions.
- 6.2.7 Relocating the main entrance to the front of the house will not harm the character and appearance of the dwellinghouse and the street scene, as the front door for the entrance would complement the architectural design of the existing property and is located to present clearly as a point of entry and balanced to the street scene.
- 6.2.8 The materials to be used in the external surfaces of the proposed extension would be consistent with the external finishes applied to the main dwellinghouse, this is considered to be appropriately sympathetic.
- 6.2.9 Roof Lights
- 6.2.10 The proposed roof lights to the dwellinghouse are considered to be acceptable on character and design grounds. They would not be excessive in their size, quantity and protrusion from the rear roof slope, and are thereby considered to be low scale and sympathetic additions to the dwellinghouse.
- 6.2.11 In summary, the overall design of the proposed development is considered to be acceptable. The development remains sympathetic to the main dwelling and does not detract from the overall character and appearance of the host building, street scene and surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 Impact on No. 11 Langland Drive

6.3.3 The site at No.11 features no windows to the flank walls that interface with the subject site. Therefore, the proposed addition at the ground and first floor are not considered to be of any great amenity impact. Furthermore, there are no windows proposed to the flank ground and first floor levels, with the windows proposed to the master bedroom in the rear set at a sill height well above FFL. The conversion of the garage to habitable room only involves external alterations to the front of the dwellinghouse, which overlooks the driveway, so the proposed alterations would have no impact on the visual and residential amenities of No.11. The remaining elements of the proposed are sited away from the property at No.11 and are not considered to be of any negative impact on the amenity of the property.

6.3.4 Impacts on No. 15 Langed Drive

6.3.5 The proposed single storey front extension would result in a flank wall of 3.38m beyond that of the existing. Whilst it is noted that this may change the existing situation with regard to outlook and sense of enclosure, it is noted that a similar arrangement to that proposed already existing in regard to No.11. Additionally, the ground floor habitable room window at No.15 is a large almost full height window which will limit any loss of light. A reasonable level of outlook would remain, commensurate to that at No.11. On balance, the nominal harm caused by the increase in size of the front extension is not considered so harmful that a reason for refusal would be sustainable at appeal. The remaining elements of the proposed are sited away from the property at No.15 and are not considered to be of any negative impact on the amenity of the property.

Impacts on properties to the rear

6.3.6 The applicant property is sufficiently set back from the properties to the rear and would not unduly affect neighbour amenity.

6.3.7 In summary, the proposed development is considered to have an acceptable residential amenity impact in respect to all neighbouring occupants.

6.4 Drainage

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2020): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.W
- Harrow Development Management Policies (2013): DM10

6.4.2 The development would result in an increase in the development footprint on the site and would therefore have an impact in terms of increased surface water flood risk. As the site is located within a Critical Drainage Area, sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

6.5 Fire Safety

6.5.1 The relevant policies are:

- National Planning Policy Framework (2021)
- London Plan Policy: D12

6.5.2 Part A of Policy D12 of the London Plan (2021) requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply. The applicant has provided a Fire Strategy Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Fire Strategy Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13, T6.1 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1 & DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS:

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: Reasonable Exemption Statement, LD13-02-1001, LD13-02-1002.

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

3. Materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Glazing 1

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

London Plan 2021: D3, D11, D12, SI 12, SI 13

The Harrow Core Strategy 2012: CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Documents: Residential Design Guide (2010).

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

No Pre-Application advice was sought through the planning process.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

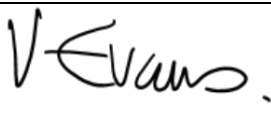
SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information

CHECKED

<p>Orla Murphy Head of Development Management</p> <p>1st February 2023</p>	 <p>Viv Evans Chief Planning Officer 1st February 2023</p>
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APPENDIX 2: LOCATION PLAN

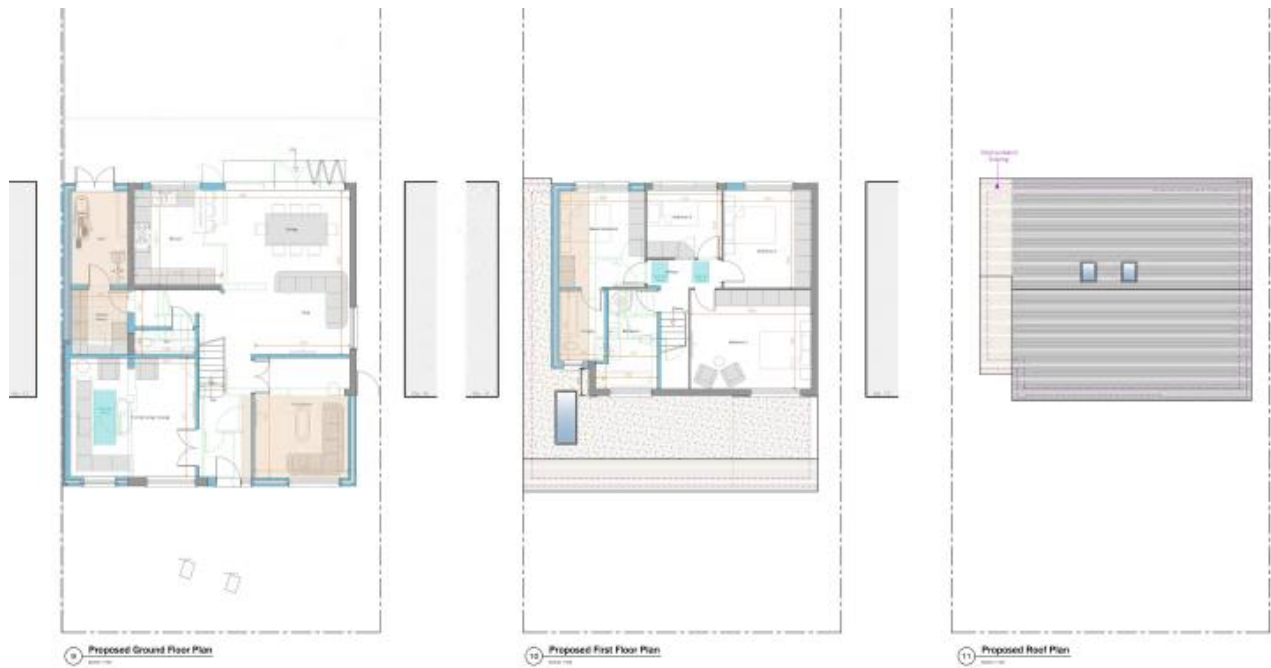


APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS

Existing & Proposed Plans and Elevations

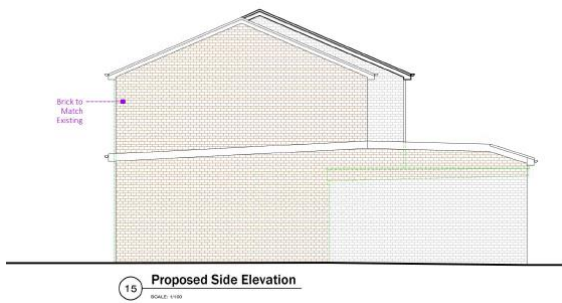




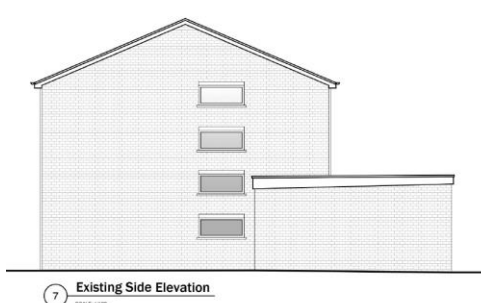
14 Proposed Front Elevation
SCALE: 1/100



4 Existing Front Elevation
SCALE: 1/100



15 Proposed Side Elevation
SCALE: 1/100



7 Existing Side Elevation
SCALE: 1/100



14 Proposed Rear Elevation
SCALE: 1/100



6 Existing Rear Elevation
SCALE: 1/100



13 Proposed Side Elevation
SCALE: 1/100



5 Existing Side Elevation
SCALE: 1/100

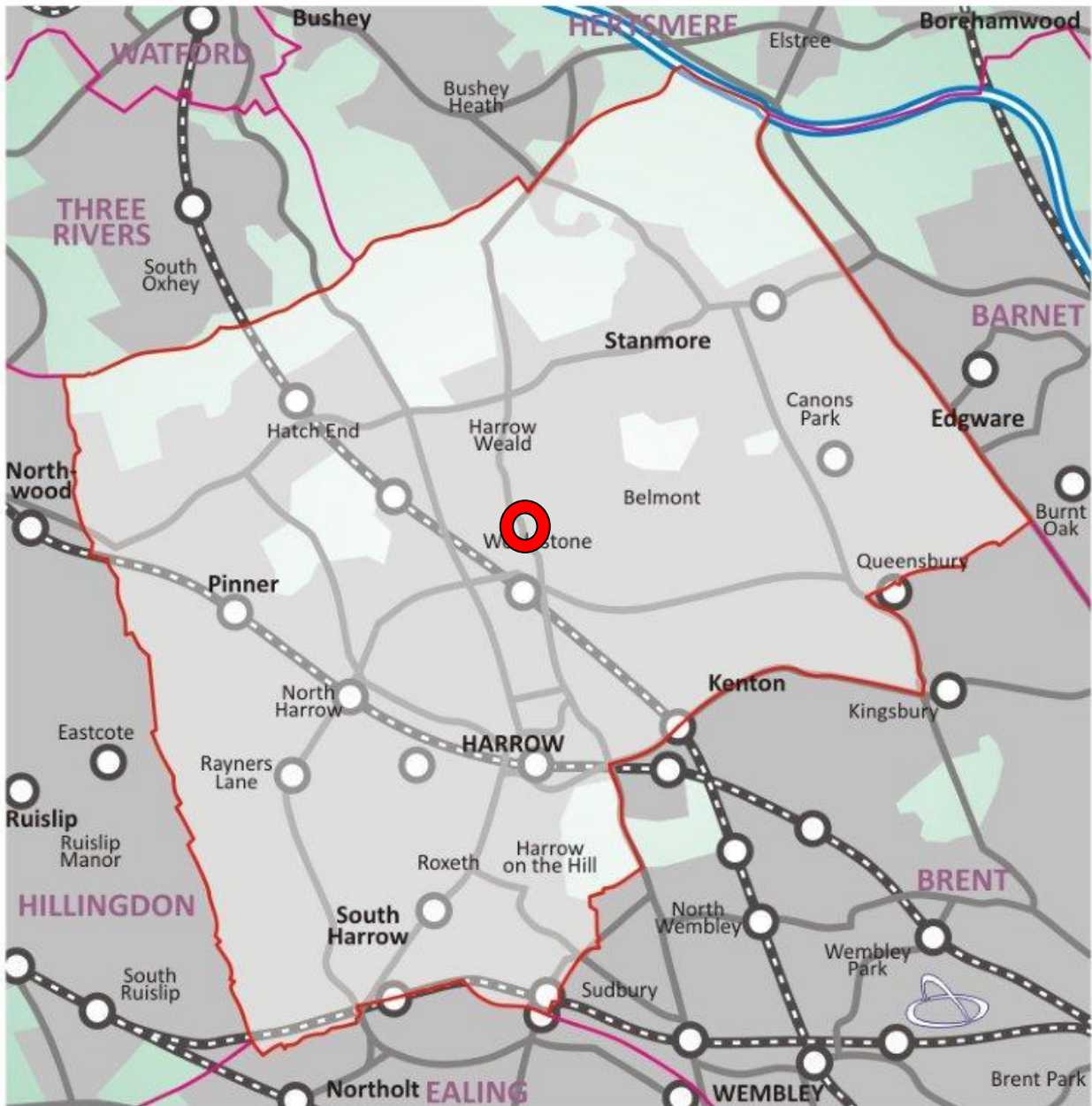
APPENDIX 5 – Previously refused application P/3138/22



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 = application site



272 High Road	P/0569/22
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Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th February 2023

APPLICATION NUMBER: P/0569/22
VALIDATE DATE: 04/04/2022
LOCATION: 272 HIGH ROAD, HARROW
WARD: HARROW WEALD
POSTCODE: HA3 7BB
APPLICANT: WARNER PLANNING LTD
AGENT: WARNER PLANNING LTD
CASE OFFICER: JOSEPHINE DUTTON
EXPIRY DATE: 18/05/2022 EXTENDED TO 20TH FEBRUARY 2023

PROPOSAL

Redevelopment to provide three storey building comprising of commercial floorspace to ground floor (Use class E) and five flats; creation of four two storey terraced houses; landscaping; parking; bin and cycle stores (demolition of existing building and garages)

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards housing stock within the Borough and the principle of redeveloping the site in order to provide additional residential accommodation is considered acceptable.

The proposed development would appropriately relate to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory layout and design to ensure that the future occupiers would benefit from an acceptable standard of living accommodation.

Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring or future occupiers and the design is considered to be sympathetic to the character of the local area.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to conditions, Officers recommend that the application is approved.

INFORMATION

This application is reported to Planning Committee as it would provide in excess of 3 new residential units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
Net additional Floorspace:	458.9sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£27,534.00
Local CIL requirement:	£74,819.00

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy D11 of the London Plan (2021) and Policy DM1 of the Development Management Polices Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.2 The application site consists of an irregular shaped plot located on the eastern side of High Road.
- 1.3 The front of the site is occupied by a two-storey building which features commercial uses on the ground floor and residential uses on the upper floor. The site is part of a non-designated shopping parade.
- 1.4 The rear of the site consists of hardstanding and features garages which are no longer used and have been vacant for some time and are predominately used for storage purposes
- 1.5 The site is not located within a conservation area and is not a nationally or locally listed building. There are no TPOs on site.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 3.

2.0 PROPOSAL

- 2.1 The application proposes to redevelop the site to provide a new three-storey mixed use building fronting High Road and mews style houses within the rear of the site.
- 2.2 Within the mixed use building, the front half of the ground floor would serve a commercial use and the rear would be residential, the upper floors would also feature flats. A total of 5x 1 bedroom flats would be provided and access would be via the ground floor side entrance. The proposed building would have a flat roof.
- 2.3 The proposed mews houses would be two-storey in height, and consist of one continuous building, with the principal elevation parallel with the front boundary of the site and would consist of a flat roof. A total of 4x 2 bedroom houses would be provided.
- 2.3 The waste storage would be provided internally within the mixed used building and within the front and rear gardens for the mews homes. A communal cycle area would be located at the rear of the mixed use building.
- 2.4 One disabled parking space would be provided and access to the site would be via the front entrance gate.

3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status & date of decision
LBH/2596/1	Illuminated fascia and projecting signs	Grant - 18/02/1970
P/3631/13	Change of use from retail (class a1) to minl cab office (sul generis)	Grant - 30/01/2014

4.0 Consultation

4.1 A total of 15 consultation letters were sent to neighbouring properties regarding this application and a site notice was erected in April 2022 and January 2023.

4.2 Two objections were received.

- Significantly affects the value of my property
Officer response:
This is not a material planning consideration
- Privacy and overlooking concerns
Officer response:
This point has been assessed within the body of the report.
- The sunlight/daylight report graphics uses outdated pictures on No. 8
Officer response:
Within the report it has been acknowledged that no. 8 Park Crescent has recently extended, however, these additions are not considered to invalidate the findings of the report.
- Daylight and sunlight is affected
Officer response:
This point has been assessed within the body of the report.
- No provision for parking which could result in additional demand on already clogged Park Crescent.
Officer response:
This point has been assessed within the body of the report.
- Loss of existing mature trees.
Officer response:
The site does not contain any protected trees and new trees are also proposed to be planted as part of the development

- No description of boundary treatment.
Officer response:
Boundary treatment details have been secured via a condition.
- Sewer drainage to East of development is insufficient for proposed development
Officer response:
The drainage engineer was consulted as part of this application and no objections have been raised subject to further conditions that sufficiently deals with on-site drainage and water attenuation.

4.3 A summary of the consultation responses received along with the Officer comments are set out in the table below: -

Consultee and Summary of Comments
<p>LBH Highways No objections subject to conditions</p> <p>LBH Drainage No objections subject to informatives</p> <p>LBH Waste Management Policy Officer No objections</p> <p>Landscape Officer No objections subject to conditions</p>

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] sets out the Government’s planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the

Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

- 5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

6.0 ASSESSMENT

- 6.1 The main issues are:

- Principle of the Development
- Design, Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Waste and Servicing
- Flood Risk and Drainage
- Biodiversity
- Fire Safety

6.2 Principle of Development

The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): H1, H2, H9
- Harrow Development Management Policies (2013): DM24, DM38
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document – Garden Land Development (2013)

- 6.2.1 The application site is situated within a developed area of Harrow as outlined in the Harrow Local Plan. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy which seeks to redirect all new development the Harrow and Development Opportunity Area, to town centres and to previously developed land in suburban area. The proposal would also meet the aims of policy H2 of the London Plan (2021), which supports development on smaller sites (less than 0.25 hectares). The London Plan states that small sites should play a greater role in increasing and diversifying London's housing supply and supporting small and medium sized contractors and developers. On this basis, the proposal to develop this site for residential purposes is considered to be acceptable in principle.

- 6.2.2 Commercial use would be retained on the front part of the ground floor with residential at the rear, with the upper floors also consisting of residential units. As the ground floor would continue to be of commercial use (Use Class E), the development would comply with Policy DM38 which requires that within

neighbourhood parades the use of ground floor premises must be a purpose which is appropriate to a town centre use, community and economic use.

- 6.2.3 The proposal comprises private market housing in the form of 4x one-bedroom apartments, 5x two-bedroom dwellinghouses. This mix, given the scale of the development, would be acceptable. As the proposal comprises fewer than 10 units, there is no requirement for affordable housing provision.
- 6.2.3 For the reason set out above, it is considered that the principle of this proposal meets the above policy requirements with regard to the overarching goal of housing choice and provision and the need to support economic activity and development.

6.3 Design, Character and Appearance of the Area

The relevant policies are:

- National Planning Policy Framework (2021)
 - The London Plan 2021: D3, D12
 - Harrow Core Strategy 2012: CS1
 - Harrow Development Management Policies Local Plan (2013): DM1, DM22, DM23
 - Residential Design Guide (2010)
 - The London Plan Housing Supplementary Planning Guidance (2016)
 - Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)
- 6.3.1 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to state that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 6.3.2 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted”.
- 6.3.3 The immediate high street setting features a range of late-19th Century to interwar street-fronting properties, with a diverse range of roof forms and styles, broadly of a two or three storey typology with tiled pitched roofs and a number featuring feature gable frontages. There are a number of broadly Arts and Crafts architectural features to these properties, such as half-timber frontages or shingles to elevations.

Mixed use building

- 6.3.4 The proposal seeks to replace the existing 2 storey pitched roof building with a 3 storey mixed use building, with commercial at ground level and residential above. The ground level is a deeper footprint than at present, with a notable 1 metre projection along the shared boundary with the attached property. The proposed mixed use commercial block is considered to be of an appropriate scale for its setting and the setback to the top storey has brought the block in line with neighbouring properties, which in turn has helped to reduce the perceived massing to the front elevation.
- 6.3.5 The proposed front elevation at ground floor would be a traditional commercial frontage that would be in keeping within the existing shopping parade. The proposed side elevation would feature a total of four projecting curved windows at first and second floor level which would be visible from the front and rear elevations. The unusual style and nature of the windows add visual interest to the building. The ground floor would provide the residential access to the development, in addition to housing the bin storage area for both the residential and commercial elements. The rear elevation is characterised by projecting balconies serving as private amenity areas. The proposed residential nature of the rear elevation is not considered to be at odds with the pattern of development within the environment.
- 6.3.6 Overall, the height of the building at three storeys is considered appropriate for this high street location. It should also be noted that over the course of this application, significant amendments have been made to the scale and massing of the proposal with reductions in the building's footprint and setbacks have been provided to the first and second storey in order to reduce the massing, especially when viewed from the north elevation, as to not appear visually overbearing. The revisions to the proposed massing and scale results in the proposal being more appropriate for its plot size and the wider context.
- 6.3.7 In principle the materials proposed for the mixed use building would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.

Mews Houses

- 6.3.8 Four mews houses are proposed to the rear of the site which currently contains garages. The proposed mews houses would be two-storey in height, and consist of one continuous building, with the principal elevation parallel with the front boundary of the site. At two storeys, the development would not be readily visible from public vantage points as they would be no higher than properties on High Road and Park Crescent. The development would mainly be visible from the rear of several residential properties surrounding the site.
- 6.3.9 The four houses would have a simple yet distinctive appearance with the front elevation featuring minor setbacks that aid in creating visual breaks to massing. The footprint of unit 4 would differ from the other dwellings as it responds to the boundary line and features a chamfered design. Similar to the mixed use block,

the terrace building would also feature projecting side and rear windows at first level.

- 6.3.10 The proposed two storey building is considered to be appropriate in height given its context and close proximity to the two storey dwellinghouse along Park Crescent. It is however noted that the proposed dwellings, due to their form, design and layout would represent a new form of building typology within the immediate area, however subject to the use of high quality detailing and materials, the proposal would add architectural interest and variety within the area. Given the overall form, size and scale of the proposed development it would not result in a detrimental impact to the visual amenity and the character of the area.
- 6.3.11 In terms of the pallet of materials, the building would make use of brickwork feature panels, spandrel panels, stone band and varied orientation brick which would create visual intrigue and lend a domesticity to the scheme. However, the final palette of materials for all parts of the development will be subject to a condition requiring samples and further information on specific detailing of the materials.

Landscaping

- 6.3.12 The existing site is primarily hardstanding, and the proposal would introduce some soft landscaping in the form of lawned areas and tree planting, to the front and rear gardens of the mews houses in addition to green roofs to both buildings. The Council's Landscape Architect was consulted and raised no objection subject to conditions in relation to soft and hard landscaping, green roof, landscape management and maintenance plan. Such conditions have been included.

Waste and Cycle Storage

- 6.3.13 For the mixed used building, the proposed refuse stores are to be housed internally, and the cycle storage are to be located at the rear of the building. In terms of the mews homes, units 2 and 3 would share the same cycle storage area and bins are to be stored at the front of the dwellings. For units 1 and 4, both the cycle and bin stores would be located within the side/rear gardens given that both these properties would benefit from side access to the rear gardens. As the stores would not be readily visible from the street, it would not negatively impact the character and appearance of the street scene. A condition has been attached to ensure that the refuse and cycle store is secure and appropriate in its design and finish.
- 6.3.14 In summary, subject to the above detailed conditions, the development would accord with the relevant policies of the development plan in terms of character and appearance as set as set out above.

6.4 Residential Amenity

The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM2, DM27
- London Plan Policy (2021): D1, D6
- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

Impacts on neighbouring properties

- 6.4.1 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

Impact to Nos. 274, 280 and 266 High Road

- 6.4.2 The proposed three storey block fronting High Road would abut the shared boundary with the attached mid-terrace property no. 274 High Road. It is acknowledged that the existing building already protrudes beyond the first floor rear elevation of no. 274 and as stated above, the proposal would project an additional 1 metre along the common boundary. The nearest first floor rear of no. 274 serves a habitable room, and this window is already compromised by the existing building in terms of light and outlook as the existing building significantly breaches the 45 degree splay when measured from the nearest first floor rear corner. Therefore, any additional projection beyond what is existing could further compromise this window.
- 6.4.3 A daylight and sunlight report has been included as part of the submission documents. The assessment uses a widely recognised methodology to assess the proposal’s impact upon neighbouring properties against British Research Establishment (BRE) guidelines which is considered to be more appropriate for the assessment of the proposal’s amenity impacts, pursuant to Policy DM1 of the Harrow Development Management Policies. The report assesses the potential impact on the closest six windows for nos. 274 – 280 and eight windows on the adjacent building no. 266.
- 6.4.4 The report concludes that 11 of the 14 nearby windows achieve the recommended daylight targets, while the remaining three windows are located at no. 266 and serve ground floor spaces that are more than likely of commercial use rather than residential use. It should be noted that the daylight and sunlight report was in relation to the originally proposed mixed use building which is considered to have a greater impact than the revised development. Therefore, having considered the conclusions of the submitted report and the significant revisions made to the scale

and design of the building, officers are satisfied that the proposal would not have a detrimental impact on the daylight or sunlight of adjoining occupiers.

Impact to Nos. 8 and 10 Park Crescent

- 6.4.5 Three of the terraced units would share a common boundary with No. 8 Park Crescent with the closest distances from the terraced building to the shared boundary would be 1.6m (unit 4), 1.9m (unit 3), and 3.6m (unit 2). It is noted that that this neighbouring house has recently been extended with the addition of a single storey 5m deep rear extension, a two storey side to rear extension and there is now a large outbuilding in the final quarter of the rear garden. Therefore, the amenity assessment is based on what is currently in existing. The rear elevation of no .8 Park Crescent will be approximately 9.5m (6m when measured from the single storey projection of house 2) from the proposed scheme and would not directly face the proposal.
- 6.4.6 Officers consider that the chamfered design of the northern elevation at two storeys would have an acceptable relationship with no. 8 in regard to overbearing, or outlook considerations, given that the proposal adjoins at the furthest points from the neighbouring property and is sufficiently set away from the boundary. Furthermore, the submitted daylight and sunlight report, concludes that the amenity space for no. 8 achieves the BRE Guidelines in terms of overshadowing.
- 6.4.7 In relation to overlooking and privacy concerns, unit 4 would have two first-floor bedroom windows that face the rearmost part of the garden of No. 8 which now features the newly constructed outbuilding, and the two windows would mainly overlook the roof of this structure. Therefore, it is considered the privacy of the neighbouring occupants would not be reduced to an unacceptable level.
- 6.4.8 Regarding no. 10 Park Crescent; the south elevation of the proposal runs parallel with the southern boundary for approx. 11 metres and is set-in from the boundary by 1m. As there is a path adjoining the site to the south, the south elevation is approximately 2.4m form the boundary of no. 10 and is approximately 11 metres from the rear elevation of this neighbouring property. There is one first floor angled window from the rear of unit 3 that faces this neighbouring property, this is approx. 19 metres away.
- 6.4.9 The southern elevation is also considered acceptable given the 2.4m distance from no. 10 and the fact that the proposal is within close proximity to furthest part of the garden from the neighbouring property. As the only window facing onto the neighbouring property is approx. 19m, it is considered this would not amount to unacceptable level of overlooking. Furthermore, given that no. 10 is sited south of the development it would not be impacted by overshadowing.

Residential Quality of Proposed Development

6.4.3 Policy D6 of the London Plan specifies that boroughs should ensure that, amongst other things, 'housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts'. It also sets out the minimum internal space standards for new dwellings. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD.

6.4.4 The proposed development includes the following:

	Proposed Size	Proposed GIA	Minimum GIA	Proposed Storage	Minimum Storage
House 1	2 bed 4 persons	89sqm	79sqm	Not indicated	2.0
House 2	2 bed 4 persons	103sqm	79sqm	Not indicated	2.0
House 3	2 bed 4 persons	89sqm	79sqm	Not indicated	2.0
House 4	2 bed 3 persons	77sqm	79sqm	Not indicated	2.0
Flat 5	2 bed 3 persons	66sqm	61sqm	Not indicated	2.0
Flat 6	1 bed 1 person	51sqm	37sqm	Not indicated	1.0
Flat 7	1 bed 1 persons	51sqm	37sqm	Not indicated	1.0
Flat 8	1 bed 2 persons	46sqm	50sqm	Not indicated	1.5
Flat 9	1 bed 1 person	37sqm	37sqm	Not indicated	1.0

6.4.5 All the units would meet the minimum space standards with the exception of unit 8 which would fall short. Whilst this has been shown to be a single bedroom, given the floor area of 13sqm, this is classed as a double bedroom making this flat a 1bed 2person unit. However, despite the shortfall, on balance, it is considered that the proposed flat would still provide a good standard of living accommodation given its spacious and functional layout with good outlook to both the habitable rooms. No built in storage has been indicated on the plans, however, as all but one of the units exceed the minimum floor space standards, it is considered that more than adequate storage space can be provided for the units.

6.4.6 All of the habitable rooms are provided with windows which allow for sufficient levels of natural light and adequate outlook. The floor to ceiling height for the flats would measure 2.4 metres which is considered to be marginally below the London Plan requirement for 2.5 metres, however, it is considered acceptable on the basis that the nationally described standards requirement of 2.3 metres is being achieved. In regard to vertical stacking, ideally, bedrooms and living areas should not significantly overlap in order to minimise the potential for noise transfer between new homes. For the mixed use building, there would be overlapping in the vertical stacking arrangements between units. Despite this, as the proposal is for a new build, the development would need to comply with Building Regulations requirements for sound insulation measures to ensure there would be no unacceptable noise transmission. Therefore, the proposed layout of these units is considered acceptable on balance.

- 6.4.7 In terms of privacy and overlooking between the proposed units, the concerns would be limited in this regard. A separation distance of 11.5m would be provided between the first rear floor balconies on the mixed used block, to the terraced building. Unit 4 is the dwelling that would directly face the mixed building and the first-floor front facing window of this unit, serves a non-habitable room (bathroom).
- 6.4.8 The mid-terrace dwelling unit 2, also benefits from an additional single storey rear projection which is due to the angled first floor window on the adjoining units in order to prevent overlooking on what would have been the immediate rear patio area. Lastly, in relation to the ground floor windows of unit 5 with the mixed-use block, it is acknowledged that the side facing living area window, and the rear facing bedroom window, would lack adequate defensible space. Ideally defensive planting at a depth of 1 metre from both windows to the pedestrian walkway would have been desirable. However, given the limited available space, understandably this has not been possible. Nevertheless, it has been demonstrated on the plans that for the living room window, which is the window of primary concern, it would consist of a black painted glass panel (tinted window), in order to safeguard privacy. However, the proposed tinted window would not impede natural light and outlook to the flat and is therefore considered to be a reasonable solution for the lack of defensible space.

Amenity Space

- 6.4.9 Regarding the private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. Outdoor/inset terrace spaces are proposed for the mixed use building and would meet the requirement. Unit 9 would however fail to meet the required by 0.5m, however the lack in depth is considered to be compensated by the extended width (8.9m) of the amenity space. Furthermore, and specifically along the front elevation facing High Road, the balconies serving units 9 and 7 would be inset, which provide a much more private, quieter balcony for the future occupiers. The mews houses would benefit from private outdoor amenity space at the rear.
- 6.4.10 Overall, it is considered that the proposed development is likely to provide an acceptable level of amenity for future occupiers, subject to conditions

Secure by Design

- 6.4.11 The Designing Out Crime Officer has raised concerns regarding the crime preventing measures on site such as lighting, lockable cycle stores and boundary treatment. Therefore, in order to ensure the development is of a satisfactory level of safety and security, a condition to achieve Secure by Design accreditation has been attached.

6.5 Traffic, Parking and Servicing

The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9; DM10; DM42
- London Plan (2021): T4, T5, T6

6.5.1 This site is within an area with a Public Transport Accessibility Level (PTAL) of 3 meaning access to public transport is considered to be moderate. The nearest bus stops are within a 3 minute walk from the site is served by various routes which connect to major town centres and transport interchanges. On-street parking opportunities in the immediate vicinity are limited as much of the area is restricted by double yellow lines. Given the town centre location, the proposed development would be relatively car free with the provision of one disabled person's parking space. The London Plan allows for a maximum of 0.75 spaces per dwelling meaning up to 7 spaces could be provided for the proposal.

6.5.2 The application was referred to the Council's Highways Authority who has advised that whilst proposals for car free development are supported in areas with good access to public transport and amenities, this proposal does include family sized housing which is more likely to generate car parking demand. As there is no on-street parking in the immediate vicinity, any overspill would have to be catered for in surrounding side streets. Census 2011 car ownership levels show that 70.1% of households in this area have access to a least one car or van and the site could generate a demand for around 6 parking spaces on this basis. It is likely that this level of demand could be absorbed within the local capacity without causing undue stress as cars are likely to be dispersed throughout the area rather than concentrated to one specific location. Moreover, the lack of available on-site parking provision may also encourage more active and sustainable travel. Therefore, on balance, the lack of parking provision is acceptable in this instance.

6.5.3 In respect of cycle parking, A minimum of 17 long stay sheltered and secure cycle parking spaces and a further two visitor spaces are required. Two cycle stores are shown but no details of the type of stands, or dimensions have been provided. cycle parking for units 1 and 4 provided within the curtilage. Further details of the proposed storage is required and a condition has been attached to this effect to ensure that appropriate cycle storage can be provided along with the required number to comply with the London Plan requirements.

Waste and Servicing

6.5.4 As noted above, the waste storage would be provided internally within the mixed used building and two-bin system is proposed for the both the residential and commercial elements which complies with the Council's Code of Practice for the Storage of Waste in Domestic Purposes. For the mews homes the bins are to be stored at the front and rear of the properties. However, details of delivery and servicing have not been submitted. A condition is therefore attached to ensure full

details of a waste management strategy is submitted to and approved in writing by the Council prior to the commencement of the development.

6.6 Flood Risk and Drainage

The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): SI 13
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.6.1 The site is identified as a critical drainage area of Harrow. The Council's Drainage officers have not objected to the application but have suggested conditions to deal with on-site drainage and water attenuation.

6.6.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

6.7 Fire Safety

6.7.1 *The relevant policies are:*

- National Planning Policy Framework (2021)
- The London Plan (2021): D12 (Part A)

6.7.2 Policy D12 of The London Plan requires all development to meet standards of fire safety. Therefore, a condition has been attached to ensure the development meets this requirement prior to completion of damp proof course.

7.0 CONCLUSION AND REASONS FOR APPROVAL

The proposal would contribute to the variety of housing stock in the borough. The proposed development would appropriately relate to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory layout and design to ensure that the future occupiers would benefit from an acceptable standard of living accommodation.

7.1 The redevelopment of the site would provide a sustainable mixed use development of a good design with active frontage to High Road. The buildings would provide a modern, contemporary design that responds positively to the local context and contributes to attractive streetscape, The layout and orientation of the buildings to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers whilst encouraging a modal shift towards more sustainable modes of travel.

- 7.1 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: 00000 S0 rev.04, 00001 S0 rev.01, 00010 S0 rev.01, 00030 S0 rev.01, 10123 S0 rev.02, 10122 S0 rev.08, 10123 S0 rev.06, 10155 S0 rev.05, 10156 S0 rev.05, 30315 S0 rev.08, 30316 S0 rev.07, 10160 S0 rev.01, 10151 S0 rev.03, 10150 S0 rev.03, 10120 S0 rev.09, 10121 S0 rev.08, 30310 S0 rev.05, 30311 S0 rev.04, 2000 S0 rev.03, Design and Access Statement, Planning Statement (February 2022), Transport Statement (February 2022), Daylight and Sunlight Assessment (For Planning) (29th November 2021) X 2

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

3. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Detailed Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority in accordance with the format and guidance provided by Transport for London – www.tfl.gov.uk. The Detailed Construction Logistics Plan shall provide for:

- a) Parking of vehicles of site operatives/visitors;
- b) HGV access to site – loading and unloading of plant and materials;
- c) Number of HGV's anticipated;
- d) Storage of plant and materials used in constructing the development;
- e) Programme of work and phasing;
- f) Site layout plan;
- g) Highway condition (before, during, after);
- h) Measures to control dust and dirt during construction;
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- j) details showing the frontage/ the boundary of the site enclosed by site hording to a minimum height of 2 metres.

The development shall be carried out in accordance with the approved Detailed Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network in accordance with Local Plan Policies DM1 and DM43 and Policy D14 of the London Plan (2021) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy T7 of the London Plan (2021), this condition is a PRE-COMMENCEMENT condition.

4. Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, in accordance with policies DM1 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate levels before the development commences on site.

5. Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence until works for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate drainage details are agreed before the development commences on site.

6. Disposal of Sewage

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate sewage disposal details are agreed before the development commences on site.

7. Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of development, details of shelters, racks, dimensions and location of a minimum of 17 long stay cycle parking spaces and 2 short stay spaces shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be made available prior to occupation and shall be retained thereafter.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy T5 of The London Plan 2021 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013). To ensure appropriate cycle parking design before development commences on site, this condition is a PRE-COMMENCEMENT condition.

8. Waste Management Strategy

The development hereby permitted shall not commence beyond damp proof course level, until details of a waste management plan have been submitted to and approved in writing by the Local Planning Authority. The waste management plan shall be carried out in accordance with the approved details.

REASON: In the interest of sustainable waste management of the site, in accordance with policy DM45 of the Councils Development Management Policies Local Plan 2013.

9. Materials

Notwithstanding the details shown on the approved drawings, prior to commencement of the development beyond damp proof course level samples of the materials to be used in the construction of the external surfaces noted below shall be made available to view on site, and agreed in writing by, the local planning authority:

1. facing materials for the building, including brickwork and spandrel detail; windows/ doors;
2. boundary fencing including all pedestrian/ access gates;

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

10. Details of windows and doors

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted beyond damp proof course level, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations;
 - ii) sections and elevations of the parapet detail and roofline of the proposed building.
- The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.

11. Landscaping

The development hereby approved shall not be commenced beyond damp proof course level until a scheme for the hard and soft landscaping details for the ground level areas have been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. Tree planting along the boundaries adjacent to the car park and screening around carparking area with hedge planting. Screening of the bin stores with soft landscaping. The hard surfacing details shall include details of all furniture, boundary treatment, samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy D3 The London Plan (2021), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013.

12. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area and to enhance the appearance of the development in accordance with Policy DM22 of The Development Management Policies Local Plan 2013.

13. Landscaping Management Plan

Notwithstanding the details requested above in condition 11, prior to the occupation of the development, a Landscape Management Plan and Landscape Maintenance plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the communal hard and soft landscape areas shall be submitted and approved by the local planning authority. The long term Landscape Management Plan for the whole of the proposed development will ensure the future success of the development, including the long term aims and objectives for all the external areas. The management and maintenance plan shall be implemented in accordance with the details approved, in perpetuity.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy D3 of The London Plan (2021), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013. .

15. Refuse storage

Prior to occupation of the development, details of the refuse storage bins shall be submitted and approved in writing by the Local Planning Authority. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.

REASON: To maintain the appearance of the development and safeguard the character and appearance of the area.

16. Satellite Dishes

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant phase and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

17. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding. In accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

18. Change of Use (flats)

The flats hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive

communities and in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy D1 of the London Plan 2021 and the Core Planning Principles of the National Planning Policy Framework 2021.

19. Permitted Development Restriction

No development which would otherwise fall within Classes A, B, C, D, E, F and G in Part 1 of Schedule 2 to that Order shall be carried out in relation to the terraced dwellinghouses hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of the dwellinghouse in relation to the size of the plot and availability of amenity space and to safeguard the amenity of neighbouring residents, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

19. Secure by Design

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed, or justification shall be submitted where the accreditation requirements cannot be met. Secure by design measures shall be implemented and the development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D11 of the London Plan (2021) and Section 17 of the Crime & Disorder Act 1998.

20. Accessible Units

The development hereby permitted shall be constructed to the specifications of: "Part M, M4(2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards in accordance with Policy D7 of The London Plan 2021, policy CS1.K of The Harrow Core Strategy 2012 and policies DM1 and DM2 of the Development Management Policies Local Plan 2013.

21. Site Hoardings

Site works in connection with the development hereby permitted shall not commence before the boundary of the site is enclosed by a close boarded or other security fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

Reason: In the interests of amenity and highway safety, in accordance with policies DM1 and DM45 of the Development Management Policies Local Plan 2013.

INFORMATIVES:

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy Framework (2021)

The London Plan 2021: D1, D3, D4, D5, D6, D7, D8, D11, D12, G6, H1, H9, H10, S1 12, T5, T6.1, SI 13

Harrow Core Strategy 2012: CS1

Development Management Policies Local Plan 2013: DM1, DM2, DM10, DM20, DM21, DM22, DM27, DM42, DM44, DM45

Relevant Supplementary Documents:

Supplementary Planning Document: Sustainable Building Design (2010)

Supplementary Planning Document: Garden Land Development (2013)

The London Plan Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: communities@twoten.com

4. Compliance with planning conditions

IMPORTANT: Compliance with Planning Conditions Requiring Submission and Approval of Details before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5. London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £27,534.00. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

6. Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £74,819.00

This amount includes indexation which is 323/224.

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing). The CIL Liability is payable upon the commencement of development. You are advised to visit the planningportal website where you can download the relevant CIL Forms. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.

7. Street numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

8. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

9. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.


Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2021) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy SI 13 of the London Plan (2021) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

19. Fire Safety Statement

The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.

CHECKED

<p>Orla Murphy Head of Development Management 1st February 2023</p>	 <p>Viv Evans Chief Planning Officer 3rd February 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS



Site entrance and existing building facing High Road



Rear of existing building facing High Road



View from the site of adjacent buildings to the South



View of garages towards the East of the site



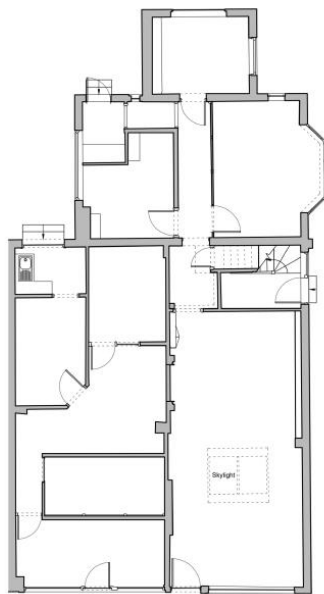
View from the site of adjacent buildings to the North



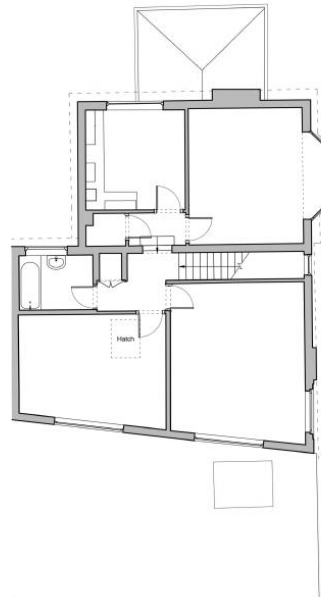
View towards West of the site

APPENDIX 4: PLANS AND ELEVATIONS

Existing Site and Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

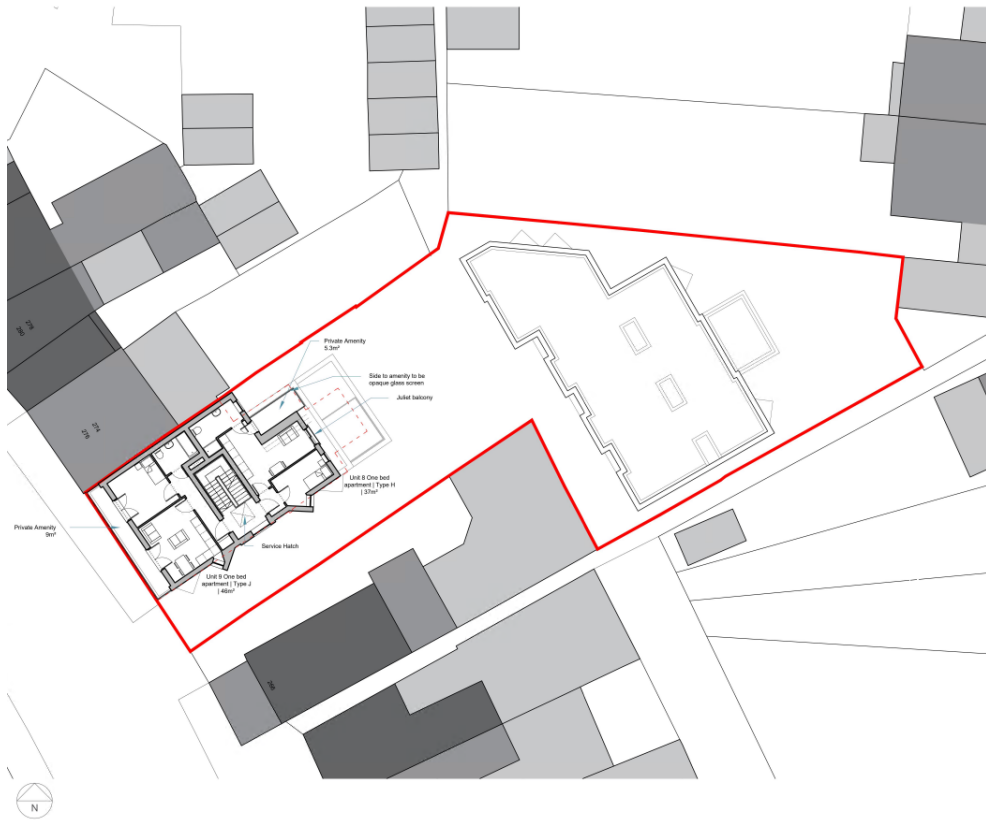
Existing Elevations



Proposed ground floor

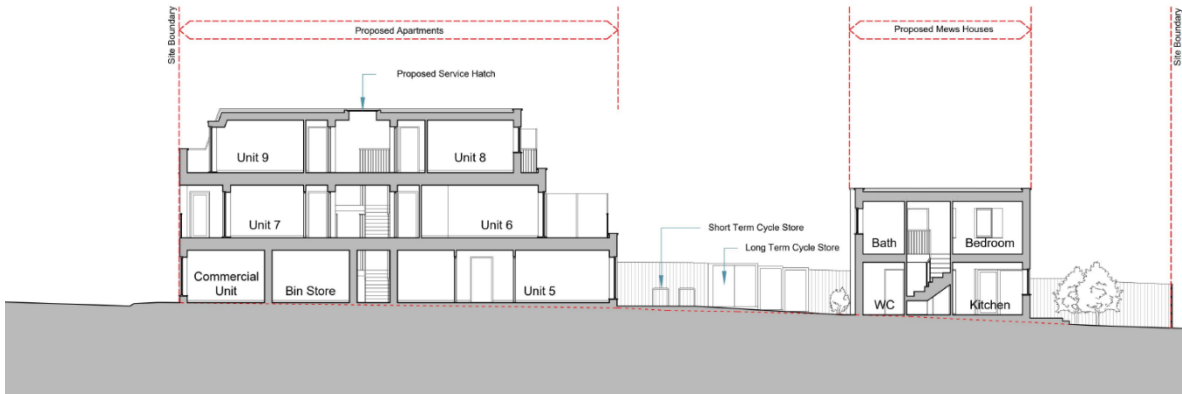


Proposed first floor



Proposed second floor

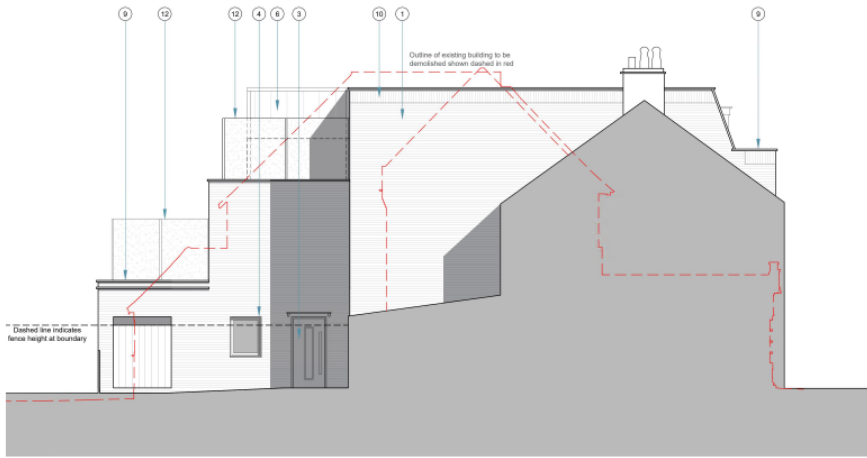
Proposed sections



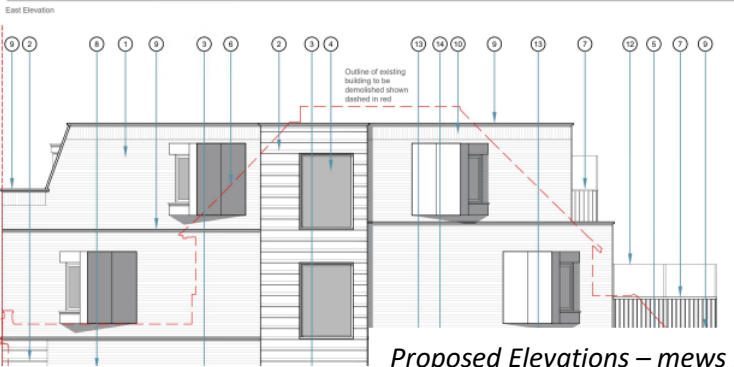
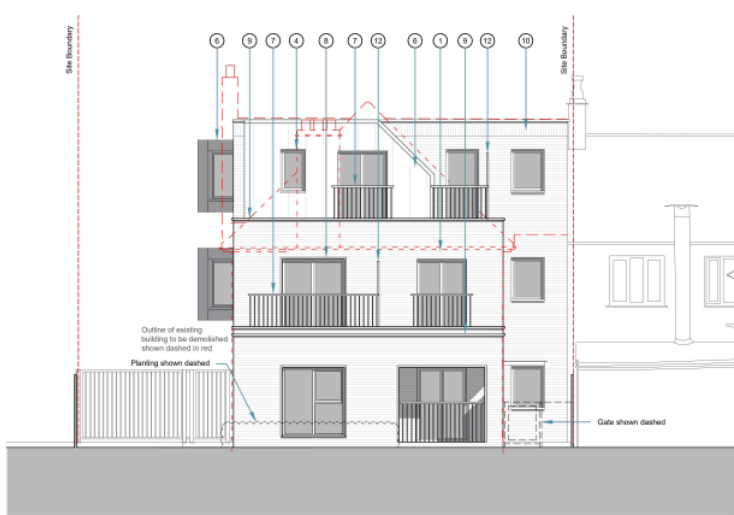
Proposed Elevations – mixed use building



West Elevation



North Elevation

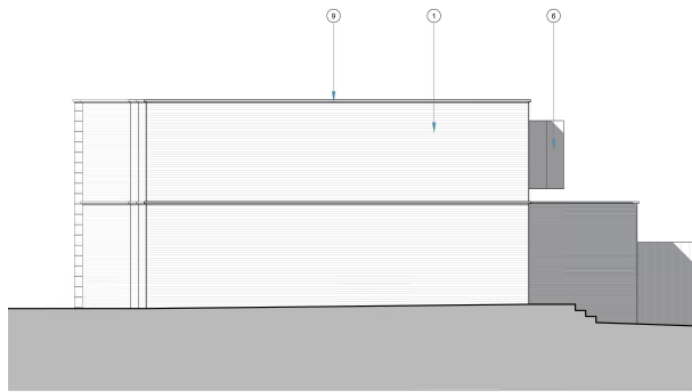


Proposed Elevations – mews houses





East Elevation



South Elevation

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