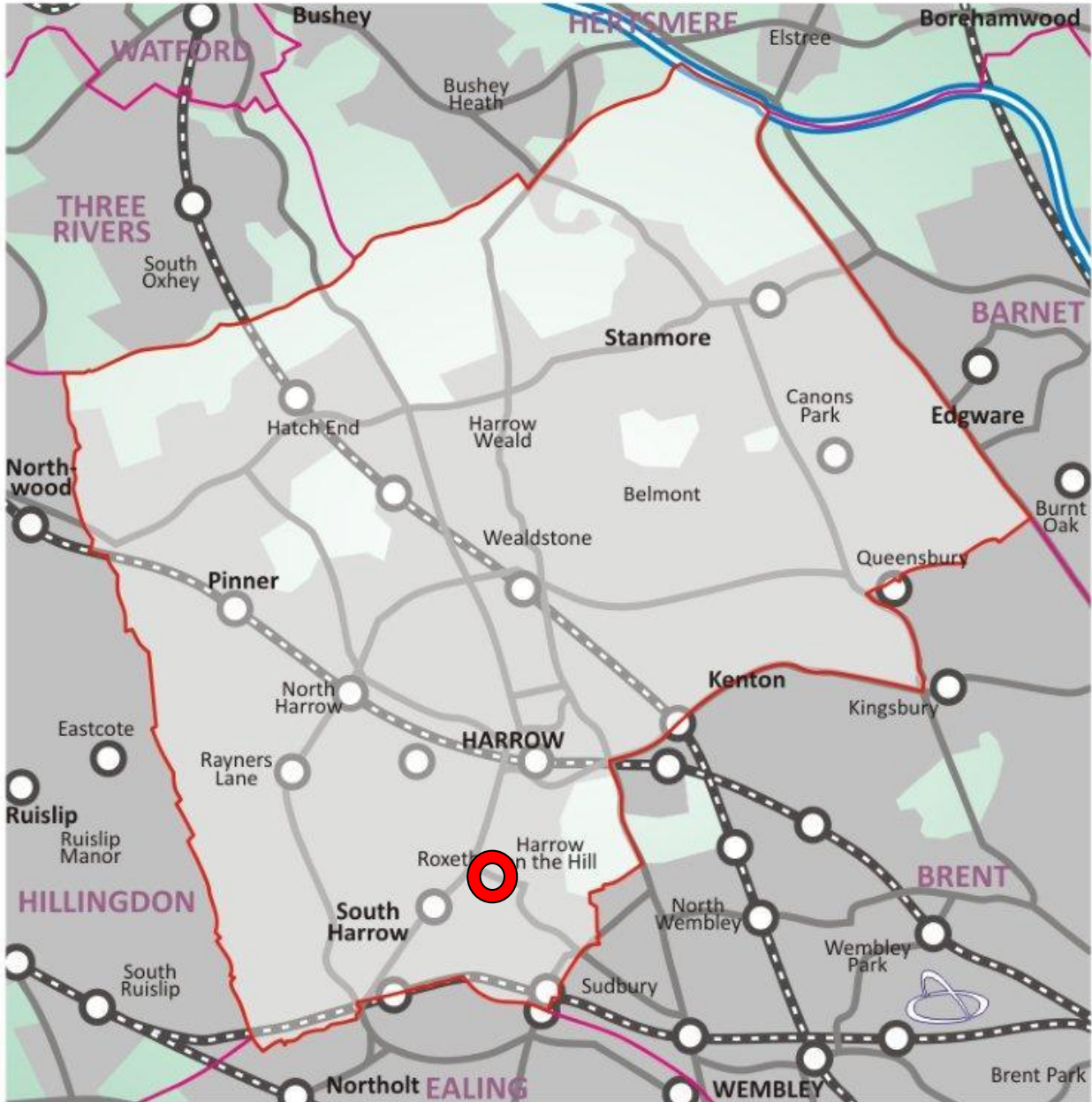
 = application site



<b>Astley House, South Hill Avenue, Harrow, HA1 3NU</b>	<b>P/2116/23</b>
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# Location Plan



**1 Existing Site Location Plan**  
1 : 1250



**2 Proposed Site Plan**  
1 : 500



## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

22<sup>nd</sup> NOVEMBER 2023

**APPLICATION NUMBER:** P/2116/23  
**VALID DATE:** 19/07/2023  
**LOCATION:** ASTLEY HOUSE, SOUTH HILL AVENUE, HARROW  
**WARD:** HARROW ON THE HILL  
**POSTCODE:** HA1 3NU  
**APPLICANT:** MR CHI TAK KWAN  
**AGENT:** MR WILLIAM LEE  
**CASE OFFICER:** AGNES WANJA  
**EXPIRY DATE:** TBC

### PROPOSAL

Single storey rear extension; installation of French doors to rear and window and door to side elevation; 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 subject to the Conditions listed in Appendix 1 of this report.

### REASON FOR THE RECOMMENDATION

The proposed development is considered to be a modest and sympathetic addition which would not result in a detrimental impact to the character and appearance of the original building and the surrounding area, nor would it result in a detrimental impact to the residential amenities of neighbouring properties.

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 granted.

## **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 Floorspace:	30.67sqm
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	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**

Policy D11 of The London Plan (2021) and 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 application site includes a two storey detached property which has a single storey front to side garage and a single and two storey rear projection.
- 1.2 Linklater House is located to the west of the site and is a two storey detached property which has a single storey side extension and a two storey side extension.
- 1.3 Tall Trees is located to the east of the site and is a two storey detached dwellinghouse and is un-extended.
- 1.4 Little Dormers is located at the rear boundary of the site.
- 1.5 The site located in the South Hill Avenue Conservation Area and an Area of Special Character.
- 1.6 The site is in a Critical Drainage Area.

## 2.0 PROPOSAL

- 2.1 The application seeks permission for a single storey rear extension with a depth of 9.7m, a width of 4.9m, an eaves height of 2.3m and a maximum height of 3.7m.
- 2.2 The proposed extension would have a rear facing window and windows along the side elevation. The proposed external alteration includes the removal of the window in the side wall of the existing garage and provision of a new glazed door serving an internal hallway and a small new window to serve a utility room. The proposal also includes the removal of a rear ground floor window currently serving a reception room and replacement with new French doors.
- 2.3 The proposed extension would accommodate a new bedroom with an en-suite.

## 3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status and date of decision
LBH/14817	ERECT. OF FRONT & SIDE EXT. TO ENLARGE EXISTING TO ENLARGE EXISTING GARAGE	Granted 23-Mar-1979
P/3157/22	Single storey rear extension; first floor side extension; external alterations	Refused 09-Nov-2022

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Reasons for refusal:

- 1. The proposed single storey rear extension due to its excessive depth, height and unsympathetic roof design when considered cumulatively with the existing front to side extension would not relate well or harmonise with the design and appearance of the host dwelling. The proposal would result in an unsympathetic form of development which is bulky and unduly obtrusive to the detriment of the character and appearance of the host dwelling and the South Hill Avenue Conservation Area, contrary to the high quality design aspirations of the National Planning Policy Framework (2021), policies D3 (D(1) and D(11)) and HC1 of The London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document: Residential Design Guide (2010) and the South Hill Avenue Conservation Area Management Strategy (2008).*
- 2. The proposed first floor side extension due to its unsympathetic design and sitting when considered cumulatively with the existing side dormer would not relate well or harmonise with the design and appearance of the host dwelling. The proposal would result in an unsympathetic and contrived form of development to the detriment of the character and appearance of the host dwelling and the South Hill Avenue Conservation Area, contrary to the high quality design aspirations of the National Planning Policy Framework (2021), policies D3 (D(1) and D(11)) and HC1 of The London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document: Residential Design Guide (2010) and the South Hill Avenue Conservation Area Management Strategy (2008).*
- 3. The proposed single storey rear extension, by reason of its siting and cumulative excessive rearward projection and height, would be unduly obtrusive and would result in a negative impacts of outlook, to the detriment of the visual and residential amenities of the occupiers of the adjacent property Tall Trees, contrary to Policy D3(D(7)) of The London Plan (2021), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and guidance contained in the adopted Supplementary Planning Document: Residential Design Guide (2010).*

## 4.0 **CONSULTATION**

- 4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application. In addition, a site notice was posted on 14<sup>th</sup> of August 2023. The overall public consultation period expired on the 4<sup>th</sup> September 2023.
- 4.2 South Hill Estate Resident's Associations and two neighbours have submitted objections. The objections are summarised below.

### **Principle of Development**

#### **Character**

- Detrimental impact on the Conservation Area  
The proposed development, which includes a very large single storey rear extension of the garage, will damage the character and appearance of the Conservation Area.

*Officer response: each application is assessed on its own merit therefore, as noted in the assessment below officers consider that the proposal would not damage the character and appearance of the conservation area. In addition to this the conservation officer has not objected to the proposal.*

- The existing garage on this property is configured in a beautiful arts and crafts layout, with the garage forming an almost independent annex to the main house which gives the area its rural arts and crafts look and feel. An 8-metre rear extension to this garage would completely eliminate the property's sculpted arts and crafts look, with its secluded nature, and replace it with more of a uniform, industrial-scale building in relation to the relatively small garage that we have today.
- In addition, by impeding significant views for walkers on South Hill Avenue, this proposal will also contravene section 4.3 (b) of the South Hill Avenue Conservation Area Management Study (area number 20) 2008.  
Excessive infill
- The proposed extension results in a large amount of infill of the open space between the applicant's property and Tall Trees, the neighbouring property.
- The rear extension, by virtue of its size in relation to the available plot size, constitutes a gross overdevelopment of the site.

*Officer response: the proposed rear extension although proposing a depth that is greater than that recommended in the adopted guidance, it is considered to appear subordinate to the main dwelling.*

#### **Impact on Residential Amenity**

- Excessive height and siting would result in undue impacts to the neighbouring property of Tall Trees in terms of overshadowing, enclosure and visual

impacts, to the detriment of the residential amenities of that neighbouring property.

- result in considerable overshadowing, loss of light, and loss of privacy to our home.
- In particular, the loss of light to our habitable rooms which are in constant use for everyday living: our living room and kitchen will be most impacted by this as they face north and are on the west side of our house bordering Astley House and will be most overshadowed.
- The proposed development will interfere with our enjoyment of our land and home, will interfere with mature planting as there are many mature shrubs and trees on the border of Astley House and Tall Trees which might be impacted when digging and building for foundations of a large extension; and generally will not enhance or preserve the amenity of this Article 4 conservation area. The removal of hedges on our boundary wall is unacceptable as these provide natural privacy to both homes. We are particularly concerned by the demolition of the existing boundary wall with the mature shrubbery on it. The entirety of the 8m proposed extension will mirror most of the west border of our home and garden.

*Officer response: the proposed development has been assessed and the points above have been taken into consideration below.*

### Statutory and Non Statutory Consultation

- 4.3** A summary of the consultation responses received along with the Officer comments are set out in the Table below.

<b>Consultation Responses</b>
<p>Conservation Officer:</p> <p><u>Significance</u></p> <p>The conservation area appraisal and management strategy states:</p> <p>‘South Hill Avenue Conservation Area is a particularly lush and pleasant part of Harrow on the Hill where a number of large, historic dwellings occupy a fine position on the Hill's undulating lower slopes. Here the quiet suburban streets are provided with a backdrop of greenery, with playing fields to the south and cricket pitches to the north. The visual quality of the street scene is enhanced by densely planted gardens and lush boundaries. Such rich streetscape makes for a unique sense of place and high-quality environment’.</p> <p><u>Appraisal</u></p>



The proposal has been amended in accordance with the feedback provided at the previous application stage. I noted at pre-application stage: 'The proposal no longer cuts across the dormer and is not wider than the garage to the front – the roofline is on the same plane as the garage in front also. Subject to materials and details being conditioned to match this would preserve the special character and appearance of the conservation area in accordance with the legislation, policy and guidance. The proposed rooflights should be conservation style rooflights that are flush with the roof plane'.

However, the tile sample labelled on the plan is inappropriate. This states they will be concrete tiles. They should be clay to match. We also need mortar details. Windows should be conditioned to be flush with the roofline.

#### Relevant policy and guidance

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area'.

NPPF paragraphs 192, 193, 194, 196, 200

London Plan policy HC1

Harrow Core Strategy policy CS1

Development Management Policies Local Plan policy DM 7

South Hill Avenue Conservation Area Appraisal and Management Strategy

#### Conservation Area Advisory Committee

It is strange that this cannot mirror the extension on the other side in this case with a fully pitched roof to mirror that on the other side which might entail reducing the width of the extension slightly. Materials should match. If the existing tiles are clay then concrete is not the right solution

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

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

## **6.0 ASSESSMENT**

**6.1** The main issues are:

- Character and Appearance of the Conservation Area/ Area of Special Character
- Residential Amenity
- Development and Flood Risk
- Fire Safety

## **6.2 Character and Appearance of the Area/ Area of Special Character**

**6.2.1** The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3. HC1
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1, DM6, DM7
- Supplementary Planning Document: Residential Design Guide (2010)
- South Hill Avenue Conservation Area Appraisal and Management Strategy

**6.2.2** The proposed extension would be located to the rear of the site and not visible from the street scene.

**6.2.3** The Residential Design Guidance Paragraph 6.59 of the adopted SPD relates to single storey rear extensions and states "Where all other relevant permitted development criteria are met, single storey rear extensions to a depth (taken from the rear wall of the original house) of 4 metres on a detached house and 3 metres on a semi-detached or terraced house may not need planning permission. Where planning permission is required, the acceptable depth of extensions will be determined by the need for consistency of permitted development and: site considerations, the scale of the development, impact on the amenity of neighbouring residents, and the established character of the area and the pattern of development".

**6.2.4** Paragraph 6.60 of the adopted SPD relates to single storey rear extensions and states "In special circumstances a greater depth may be allowed where, for example: the extension would be sited away from an adjacent side boundary, the rear building line is staggered, an adjacent dwelling is sited away from such a boundary, or where the neighbouring dwelling has a deeper extension".

**6.2.5** Paragraph 6.63 of the adopted SPD relates to single storey rear extensions and states " The height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary".

- 6.2.6 It is noted the proposed rear extension would have a depth greater than that which is recommended within the Residential Design Guidance. The proposed extension has been reduced in overall depth and height from the previously refused application ref: P/3157/22. The proposed extension is considered to present a subordinate and more in keeping extension. The proposed extension would not be greater than half the width of the dwelling. The proposed extension would cover an area of 30sqm.
- 6.2.7 Although the proposed depth is greater than that recommended within the SPD, it is noted the extension would be to the rear of the site and not visible from the streetscene and would appear to be in proportion to the existing dwelling and therefore would not impact the character of the conservation area or impact the character of the existing dwelling and locality to a level that would warrant a refusal.
- 6.2.8 The proposal external alterations to the side wall of the garage and the rear wall of the main dwelling house would be sympathetic to the appearance of the host dwelling and would have no discernible impact upon the character and appearance of the Conservation Area or the Area of Special Character.
- 6.2.9 Summary
- 6.2.10 Subject to the proposed materials match the existing dwellinghouse and the proposed roof lights are conservation style roof lights, the proposed development, due to its size, scale, form and design would be a proportionate addition which would relate well to the original dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

### **6.3 Residential Amenity**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D12
- Harrow Development Management Policies Local Plan (2013):DM1
- Supplementary Planning Document: Residential Design Guide (2010)

#### Tall Trees

6.3.2 Tall Trees is located to the east of the site and is a two storey detached dwellinghouse and is un-extended.

The proposed single storey rear extension would be built 0.8m from the boundary with this neighbouring property and would be set approximately 6m from the flank wall of this dwelling.

- 6.3.3 Regarding the flank windows of the proposed single storey rear extension, the window serving the bathroom which would not be considered to be a habitable room and can be conditioned to be obscured glazed. Two other windows are proposed on the flank wall, these windows are high level windows and would therefore safeguard the privacy amenity of this neighbour against the perception of overlooking. The new window and door proposed in the original wall of the garage would serve non-habitable areas and are shown to be obscurely glazed. As such these external alterations would give rise to no unreasonable loss of privacy to this neighbour.
- 6.3.4 There are two rooflights on the side roof slope of the proposed single storey rear extension that would face Tall Trees. However, these rooflights would be upward facing and would face the flank wall of this neighbour. Therefore, this element of the proposal be acceptable in terms of overlooking and privacy in accordance with the adopted SPD.
- 6.3.5 This neighbour objected to the application due to the impact of the loss of shrubbery. However, the impact on the existing shrubbery would fall outside the purview of this application and would be a civil matter. The subject side is not subject to a tree preservation order, however the trees on the site are protected by virtue of the conservation area designation and as such any removal of trees will require consent from the Council. The application has not proposed any removal of trees in this application.
- 6.3.6 It is also noted that this neighbour has objected to the proposed development due to its height and depth would result in considerable overshadowing, loss of light and loss of privacy.
- 6.3.7 The proposed single storey rear extension is set away from the shared side site boundary with Tall Trees by approximately 0.8m. The proposed single storey rear extension is set away from the flank wall of Tall Trees by approximately 6m. The proposed single storey rear extension would extend beyond the rear elevation of Tall Trees by approximately 6.4m. This is 2.4m greater than the recommended depth along the boundary for this type of property. Given the separation distance between the flank wall of this neighbour and the site boundary, it is not considered that there would be impact in terms of overshadowing or an overbearing feel to the windows in the flank wall of this neighbour.
- 6.3.8 The proposed extension under this revised application has reduced the overall height of the proposed extension from a maximum height of 5.1m to 3.7m. This is a significant change as it has reduced the overall visual appearance and bulk of the proposed extension.
- 6.3.9 The proposed single storey rear extension is not considered to unduly harm the residential amenity impacts of Tall Trees due to its sitting, depth and height and would not appear to be overbearing when viewed from the rear elevation of Tall Trees. The proposed single storey rear extension would be visible above the existing free standing wall on the application site and would be visible through the existing hedging that runs along the shared boundary line between the application site and Tall Trees however, given the reduced height, it would be considered acceptable.

### Linklater House

- 6.3.10 The Linklater House is located to the west of the site and is a two storey detached property which has a single storey side extension and a two storey side extension.
- 6.3.11 The proposed single storey rear extension is set away from the shared side site boundary with Linklater House by approximately 23m. There are flank windows and a door on the proposed single storey rear extension. However, the proposed single storey rear extension is sufficiently set away from the shared site side boundary with Linklater House. The proposed single storey rear extension would not adversely impact the residential amenities of Linklater House.

### Properties Located to the Rear of the Site

- 6.3.12 The proposed development is considered sufficiently set back from the properties to the rear and would not unduly affect the residential amenities of these neighbours in terms of outlook, overshadowing or loss of privacy.

### Summary

- 6.3.13 The proposed development, due to its design, size, scale and relationship with neighbouring properties, would not result in a detrimental impact to the visual or residential amenities of neighbouring properties. The proposed development therefore complies with the above mentioned policies and guidance.

## **6.4 Development and Flood Risk**

- 6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): SI12, SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM10

- 6.4.2 The development would result in additional hard surfacing on the site. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.

### Summary

- 6.4.3 The proposed development would have an acceptable impact in terms of drainage. The proposed development therefore complies with the above mentioned policies and guidance.

## **6.5 Fire Safety**

6.5.1 The relevant policies are:

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

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.

6.5.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site. On that basis, the proposal therefore complies with the above mentioned policies.

## **7 CONCLUSION AND REASONS FOR APPROVAL**

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

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

1. Time Limit

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 91 of the Town and Country Planning Act 1990.

2. Plan List

The development hereby permitted shall be carried out in accordance with the following documents and plans: REASONABLE EXCEPTION STATEMENT, 3D IMAGES, DEMOLITION PLAN, DESIGN & ACCESS STATEMENT, HERITAGE STATEMENT, 1001, 1003, 1002, 1000, 1005, 1004, 2001, 2003, 2006, 2002, 2000, 2004, 2005,

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

3. Materials

Notwithstanding the details shown on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted including brickwork bond and shall match those used in the existing building.

REASON: To safeguard the appearance and character of the conservation area and the host dwellinghouse.

4. Glazing

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), other than those shown on the approved plans 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. Obscure Glazing

The window(s) in the flank elevation(s) of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

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

6. The rooflights hereby permitted shall be conservation style roof lights that are flush with the plane of the roof.

REASON: To safeguard the appearance and character of the conservation area and the host dwellinghouse

### **Informatives**

1. Relevant Policies

The following policies are relevant to this decision:

**The National Planning Policy Framework (2023)**

**The London Plan (2021):**

D3; D11, D12, HC1

**The Harrow Core Strategy (2012):**

CS1

**Harrow Development Management Policies Local Plan (2013):**

DM1, DM6, DM7

**Supplementary Planning Document: Residential Design Guide (2010)**

**South Hill Avenue Conservation Area Appraisal and Management Strategy**

2. Pre-application engagement

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 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3. 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.



#### 4. 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>

#### 5. 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 (2023) 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. 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.

**CHECKED**



Orla Murphy  
Head of Development Management  
9<sup>th</sup> November 2023



Viv Evans  
Chief Planning Officer  
9<sup>th</sup> November 2023

# APPENDIX 2: SITE PLAN



**APPENDIX 3: SITE PHOTOS**

**Front of host property**

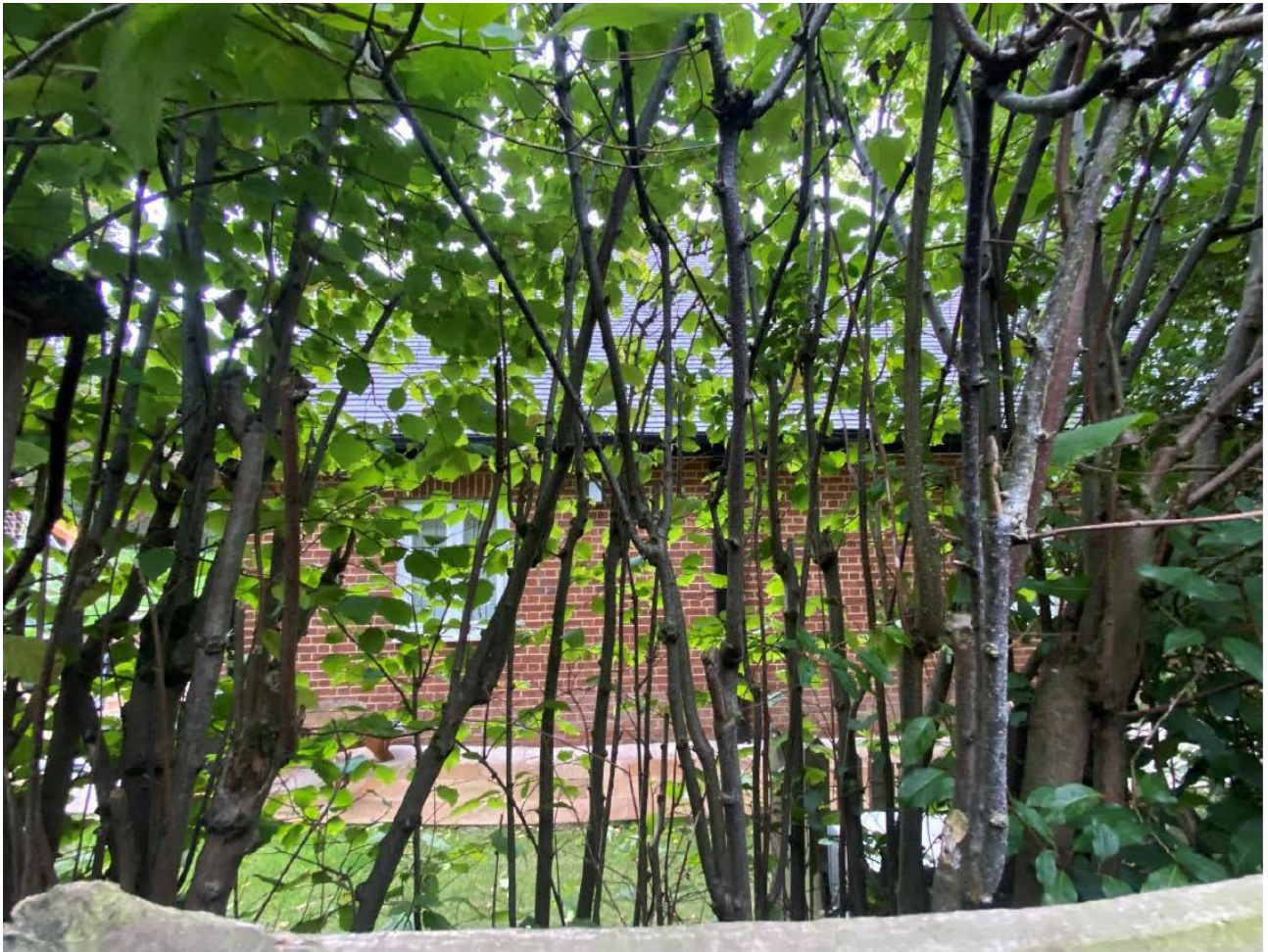


**Rear View of Host property**



Views of the host dwelling. Views of Linklater House (right) and Tall Trees (left).





Views of Tall Trees .







# APPENDIX 4: PLANS AND ELEVATIONS



**Existing Elevation - East**

1 : 100



**Existing Elevation - West**

1 : 100



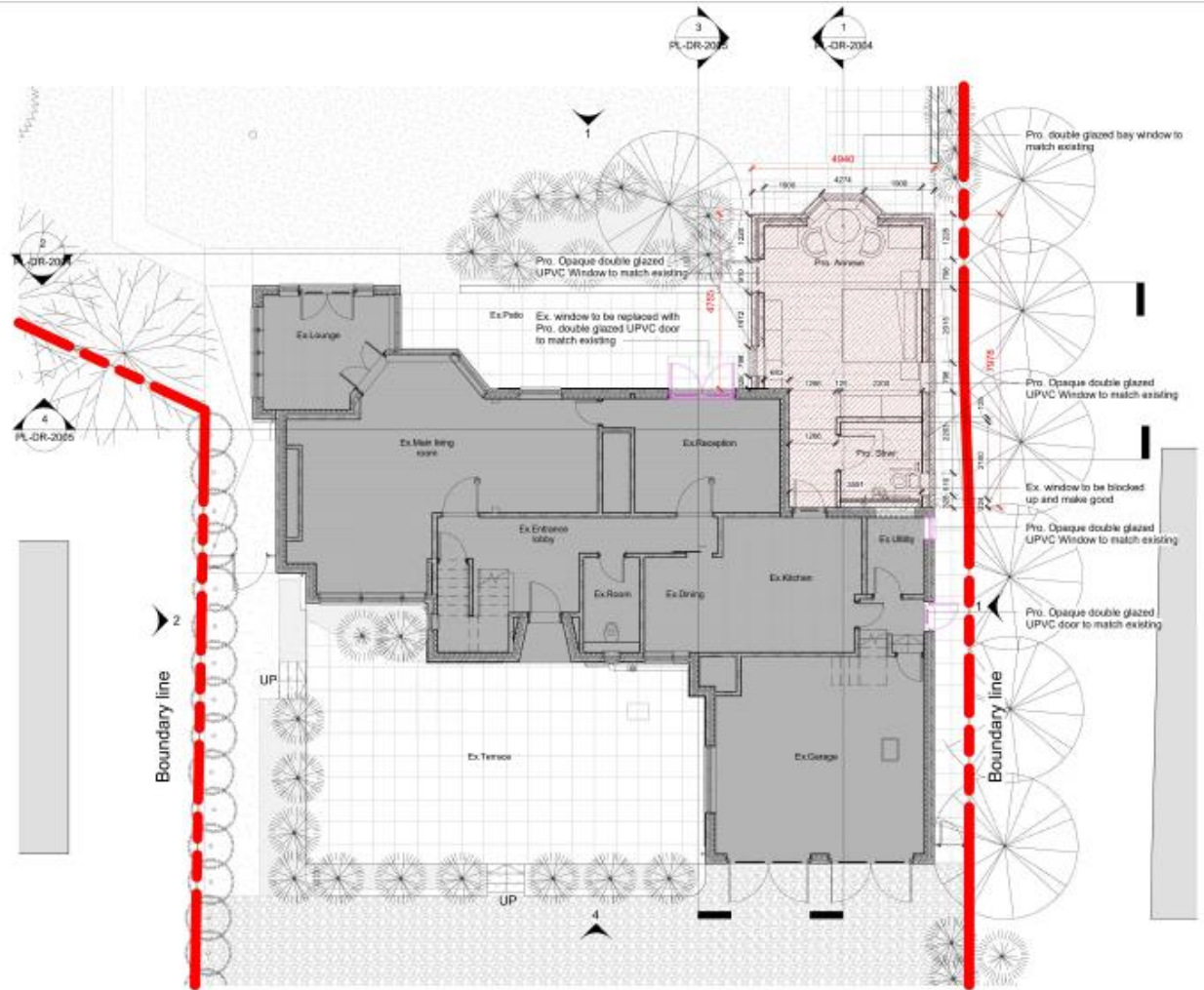


**3 Existing Elevation - North**  
1 : 100



**4 Existing Elevation - South**  
1 : 100





**1 Proposed Ground Floor plan**  
1 : 100





Proposed About Roofing Ltd Sandloft Concrete Plain Roof Tile to Match Existing  
Colour Sandown, Finish Granulated/Sanded

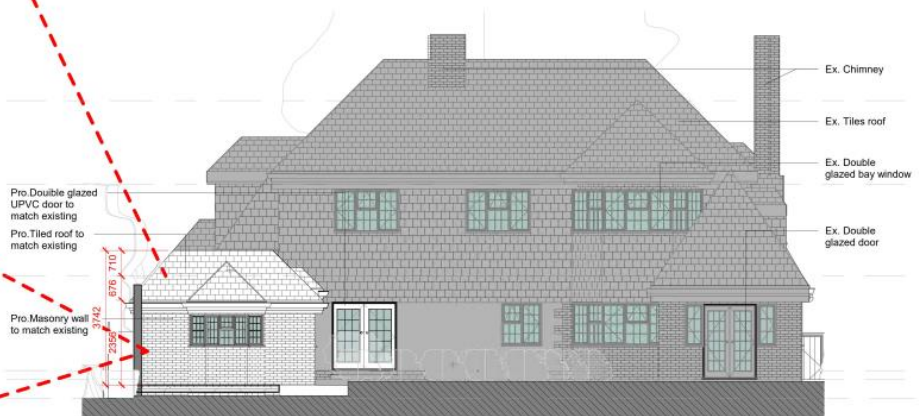


Existing Bricwork and Plain Roof Tile

Proposed mortar colour to match existing : Limetec Traditional London Ref-HMTY 180



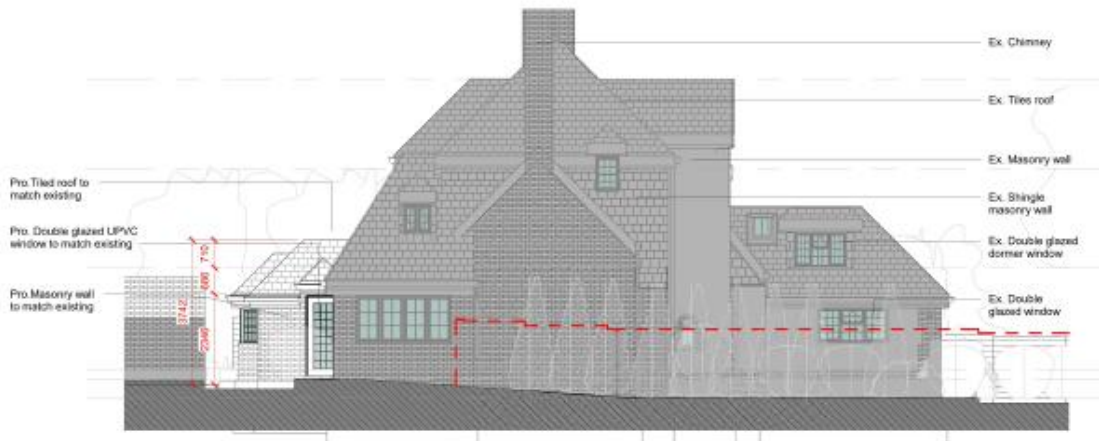
Proposed Brick to Match Existing  
Ibstock Brick: Chailey Rustic



**1** Elevation - North  
1 : 100



**1 Proposed Elevation - East**  
1 : 100



**2 Proposed Elevation - West**  
1 : 100



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