

 = application site

35 Cranbourne Drive, Pinner, HA5 1BX

P/2237/23

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd November 2023

APPLICATION NUMBER: P/2237/23
VALIDATION DATE: 11/08/2023
LOCATION: 35 CRANBOURNE DRIVE
WARD: PINNER SOUTH
POSTCODE: HA5 1BX
APPLICANT: MR SAM MOORE
AGENT: ET PLANNING
CASE OFFICER: FERGUS FREENEY
EXTENDED EXPIRY DATE: 29/11/2023

PROPOSAL

Variation of condition 2 (approved plans) attached to planning permission P/1221/21 dated 18/18/2021 to amend the roof design to include hip-to-gable extensions and a rear dormer above the main dwelling, and flat roof over two-storey side and rear extension (part-retrospective)

The Planning Committee is asked to consider the following recommendation:

RECOMMENDATION

Refuse the application for the following reason:

The proposed hip to gables and rear dormer extensions above the original dwelling in conjunction with flat roof over the two-storey side extension and two storey rear extension, by reason of inappropriate design, excessive bulk, scale and massing would result in incongruous, discordant and ungainly cumulative additions to the dwelling and the rear dormer by reason of its excessive size and lack of visual containment would give rise to a bulky and dominant addition within the rear roofslope. On this basis, the proposed development would cause detrimental harm to the character and appearance of the host dwelling and the local area, contrary to the National Planning Policy Framework (2023), Policy D3.D(1) and D3.D(11) of The London Plan (2021), policy CS1.B of the Core Strategy (2012), policy DM1 of the Development Management Policies (2013), and the adopted Supplementary Planning Document: Residential Design Guide (2010).

REASON FOR THE RECOMMENDATIONS

The proposed additions and alterations are inappropriate in this location and would have an adverse impact on the visual appearance of the host building and the character and appearance of the streetscene and wider area.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application should be refused.

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:	104sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional)(£60p/sqm) (excluding indexation):	£6,240
Local CIL requirement (Provisional) (£110p/sqm)(excluding indexation):	£11,440

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 is located on the north-west side of Cranbourne Drive. The site is one removed from the corner site, but because the property on the corner (No. 37) is a low bungalow style house with a large gap between them, and the nearby curve of the road, the application property is prominent in views approaching from the east.
- 1.2. No. 37 adjoins the property to the north-east, and No. 33 adjoins the property to the south-west. The rear boundary adjoins the River Pinn.
- 1.3. The pre-existing property on the application site was a two-storey detached dwellinghouse, with a single storey attached garage at the side and single storey rear conservatory. This garage has now been demolished and substantial works carried out to part-implement an approved scheme (see planning history above). However, at roof level the implemented scheme differs in scale and appearance to that which was approved and forms the subject of part of this application (where it relates to the gables and dormer above the original dwelling).
- 1.4. The River Pinn and the adjoining allotment gardens comprise a Green Corridor, designated Open Space, and Site of Importance for Nature Conservation.
- 1.5. Several TPO trees are located along the rear boundary, approximately 11m from the existing rear conservatory.
- 1.6. The site is located within a critical drainage area; EA Flood Zones 2 and 3 are associated with the River Pinn at the rear of the site and extend up to the house itself.

2.0 PROPOSAL

- 2.1 The application seeks to vary an approved scheme (P/1221/21) to alter the roof level. This summarised below:

Approved and unchanged:

- Two-storey side to rear and first floor rear extension
- Single storey rear extension
- Front porch

Amended and subject to this application

- Approved hipped roof above main dwelling altered to a double gable ended roof
- Full width dormer included above original dwelling
- Approved hipped roof above two-storey side to rear extension altered to a flat roof
- First floor projecting rear extension approved hipped roof converted into a flat roof structure

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status and date of decision
P/0569/17	Two storey side to rear extension; single storey rear extension; front porch	<i>Granted: 10/05/2020</i>
P/3686/17	Two storey side to rear extension; single storey rear extension; front porch (demolition of attached garage and conservatory)	<i>Refused 20/11/2017 (Appeal Allowed 20/02/2018)</i>
P/1221/21	Two storey side to rear extension; single storey rear extension; front porch (demolition of attached garage and conservatory)	<i>Granted: 10/02/2022</i>
P/3990/22	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Alterations and extension to roof to form end gables; rear dormer; alterations to roof to form flat roof over existing side to rear extension	<i>Refused: 13/02/2023</i>
<p><i>Reasons for Refusal:</i></p> <p><i>1. The development granted under application P/1221/21 has not been implemented in accordance with approved drawings with the roof of the development not being constructed and the brickwork associated with the extensions granted under application P/1221/21 not matching the brickwork applied to the exterior of the main dwellinghouses as was specified to be the case on the approved drawings and within the submitted application form. In failing to be constructed in accordance with the approved drawings for application P/1221/21 the development that is being constructed on site is technically unlawful. Given that the roof extensions proposed under this certificate of lawful development application are interconnected with unlawful works they would fail to</i></p>		

<p><i>accord with Section 3, 5(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</i></p> <p>2. <i>The cubic content of the resulting roof space created by the roof extensions would exceed the cubic content of the original roof space by more than 50 cubic metres on a detached dwellinghouse. The proposal would therefore not be within the tolerances of Schedule 2, Part 1, Class B, B.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</i></p> <p>3. <i>The proposal is NOT therefore a lawful development.</i></p>		
P/2275/23	Variation of condition 2 (approved plans) attached to planning permission P/1221/21 dated 18/18/2021 to amend the roof design also incorporating a rear dormer	<i>DECISION PENDING</i>

4.0 CONSULTATION

4.1 A total of 2 consultation letters were sent to neighbouring properties regarding this application. A site notice was also displayed.

4.2 The overall consultation period expired on 2nd October 2023. No comments were received.

4.5. Statutory and Non Statutory Consultation

4.6. No statutory internal or external consultations were carried out given the nature of the application.

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 2023] 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
- Design, Character and Appearance
- Residential Amenity
- Flood Risk and Drainage

6.2. **Principle**

6.2.1. This application is submitted to regularise unlawful works substantively located at the roof of the subject dwelling. A site visit by the planning officer 26th September indicated that the scheme presented in this application has been substantially completed in terms of built form (with external finishing, windows etc yet to be completed).

6.2.2. The works subject to this application have not been built in accordance with any of the approved schemes. In order to justify this, interpretations of appeal and court decisions have been put forward to the LPA to justify the unlawful works which have been implemented. The applicant's reasoning put forward is essentially that the proposed works could be capable of being permitted development, as such, that constitutes a fall-back position and the sequencing of any works is irrelevant, as the final outcome remains the same.

6.2.3. Court decisions put forward include, *Mansell V Tonbridge and Malling Borough Council [2017]* which finds that a fallback position is a viable material consideration which should be accounted for by the decision-maker during the determination of planning applications. In this example the court allowed permitted development rights to constitute a fallback, to permit policy non-compliant development.

6.2.4. In the example of *Widdington Parish Council V Uttlesford District Council [2023]* sets out some key points in determining when a fall-back (i.e. development which an applicant could take without a further grant of planning permission) is applicable, being:

- a) *The applicant has a lawful ability to undertake the fall-back development;*
- b) *The applicant can show that there is at least a "real prospect" that it will undertake the "fall back" development if planning permission is refused. In Mansell at §27, Lindblom LJ explained that : "the basic principle is that "for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice".*
- c) *Where a planning authority is satisfied that a fall-back development should be treated as a material consideration, the authority will then have to consider what weight it should be afforded. This will involve:*
 - i. *An assessment of the degree of probability of the fall-back occurring. As Dove J observes in Gambone at para 27, the weight which might be attached to the fall-back will vary materially from case to case and will be particularly fact sensitive; and*

ii. A comparison between the planning implications of the fall-back and the planning implications of the Proposed Development: Gambone paras 26-28.

d) *The Courts have cautioned against imposing prescriptive requirements as to how and with what degree of precision the fall-back is to be assessed by the decision maker. This is in recognition of the fact that what is required in any given case is fact sensitive. As Lindblom LJ observed in para 27(3) of Mansell, there is no general legal requirement that the landowner or developer set out "precisely how he would make use of any permitted development rights". Lindblom LJ continues that "[i]n some cases that degree of clarity and commitment may be necessary; in others, not".*

6.2.5. With respect court decision in *Widdington Parish Council V Uttlesford District Council [2023]* test Para 30, Test a) states, in relation a valid fall-back "The applicant has a lawful ability to undertake the fall-back development". Officers consider this test is failed as there is no lawful ability to undertake a permitted development fall-back position, for the reasons discussed below.

6.2.6. Officers are of the opinion that for a permitted development fall-back position to be applicable, the relevant provisions of the GPDO must remain active and applicable to the subject site. In this case, the relevant section would be Schedule 2, Part 1, Class B, of the GPDO.

6.2.7. Planning application P/1221/21 was subject to a condition requiring that the development is carried out in accordance with the approved plans. As the two storey side to rear extension was never completed in accordance with that permission there is a direct breach of that condition.

6.2.8. Section 3 (4) of the GPDO states:

(4) Nothing in this Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted under Part 3 of the Act otherwise than by this Order.

6.2.9. As such, any roof extensions/alterations carried out with the belief that they would be permitted development under Class B, Part 1 of Schedule 2 would have been contrary to Section 3 (4) of the GPDO.

6.2.10. As works carried out were a breach of a planning condition, the building operations are considered to be unlawful, as has been pointed out in the decision for P/3990/22. Also pointed out in that decision, Section 3, 5(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that

*(5) The permission granted by Schedule 2 does not apply if—
(a) in the case of permission granted in connection with an existing building, the building operations involved in the construction of that building are unlawful.*

- 6.2.11. The decision in relation to P/3990/22 has not been subject to an appeal, as such, the circumstances and reasoning of the LPA remains valid until a material decision compels an alternative conclusion (whether by way of a new certificate of lawfulness, or an appeal decision).
- 6.2.12. It is therefore considered that the building is subject to unlawful works at roof level, and subsequently permitted development rights at roof level are removed, pursuant to Section 3, 5(a) of the GPDO.
- 6.2.13. Given that permitted development rights no longer apply, officers consider that there is no viable fallback position in relation to permitted development and assessment of this application must be wholly based on the development plan and associated guidance.
- 6.2.14. Notwithstanding the above, officers consider that even if Part B of the GPDO is considered for reference purposes, the development does not benefit from permitted development as it does not comply with the following criteria (of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)):

*B.1(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
(ii) 50 cubic metres in any other case;*

Officer comment: Officers calculate that the additional volume above the original dwelling (gable ends and rear dormer) are 54.97m³.

- 6.2.15. Additionally, the alterations to the two-storey side extension and rear first floor extension involve revisions to remove the approved hipped roof and replace it with a flat roof with raised walls to accommodate this (raising in height from approximately 5.97m approved to 6.48m proposed). This would therefore relate to the first floor of the building and not solely the roof. As such, it would be subject to Class A of the GPDO.
- 6.2.16. Class A of the GPDO states:

A.1(d): the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

Officer comment: The eaves of the first floor rear extension exceed the height of the eaves of the existing dwelling house

A.1(h) the enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres

Officer comment: Part of the first-floor rear extension project 3.94m beyond the rear wall of the original dwelling

A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Officer comment: The raised wall height within the first-floor rear extension would be within 2m of the boundary and exceeds 3m in height

A.1(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey

Officer comment: The raised wall height within the first-floor rear extension exceeds 4m in height and relates to the second storey.

6.2.17. It is therefore the opinion of officers that the development does not lawfully benefit from a fall-back position, but even if it did the proposed scheme would not comply with numerous clauses within the GPDO.

Description

6.2.18. It is understood that the applicant contends that the additions above the main dwelling are permitted development, and therefore the application relates *only* to the flat roof above the two-storey side extension and first-floor rear extensions.

6.2.19. For the reasons outlined above the LPA does not consider that there is a fall-back position, the drawings show whole-scale revisions to the full roof compared to what has been approved and the LPA will therefore assess all revisions indicated on the plans as the gable over the two-storey side extension does not exist in isolation.

6.2.20. The 'as-constructed' drawings submitted with this application do not appear to be a true reflection of the current as-built situation on-site. They also differ to the 'as-constructed' drawings submitted with application P/2275/23 which shows gabling over the two-storey side extension. An officer site visit indicates that gabling over the two-storey side extension has been constructed and therefore the as-built circumstances appear to relate to those shown in the 'as-constructed' drawings submitted with P/2275/23 and are inaccurate in relation to this application. Notwithstanding, there is sufficient information for the LPA to consider the application as submitted.

6.3. Design, Character and Appearance

6.3.1. The relevant policies are:

- The National Planning Policy Framework (2023)
- The London Plan (2021): D3
- Harrow Development Management Policies (2013): DM1
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document Residential Design Guide (2010)

6.3.2. 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 states 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.

- 6.3.3. Core Policy CS1.B specifies 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.'
- 6.3.4. Policy DM1 of the DMP states 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".
- 6.3.5. The Council has adopted a Supplementary Planning Document (SPD) on Residential Design (2010), which gives design guidance and requires extensions to harmonise with the scale and architectural style of the original dwellinghouse. Substantial weight is accorded to the SPD as a material planning consideration.
- 6.3.6. Paragraph 6.57 of the Residential Design Guide SPD states that where a property has already been extended by the conversion of a hipped to gable roof extension (as would, in effect, be the case in this situation were the approved application implemented correctly), a further side extension at first floor is inappropriate, as it is generally considered to be incompatible with the design, character, bulk and appearance of the locality in the majority of cases.
- 6.3.7. Paragraph 6.66 of the Council's adopted SPD states that "The roof form of a house is a significant part of the character of an area. Alterations may significantly alter the appearance of a house and their effect on the roof form needs careful consideration. Roof alterations and dormer windows should complement the original street character and not dominate or impair their proportions or character".
- 6.3.8. Paragraph 6.73 states that "For detached houses the gabling of existing hipped roofs can be unduly prominent and should be avoided".
- 6.3.9. The site benefits from an extant permission for a two-storey side extension and first floor rear extension with associated hipped roof extension over. These approved hipped roof forms are considered to be appropriate forms of development and are consistent with the expectations of the SPD and do not harm the appearance of the host building or the character of the wider area.
- 6.3.10. The proposed substantially implemented development effectively creates development which the SPD seeks to resist in that it would gable the original dwelling and then seeks a flat-roofed two-storey side addition.
- 6.3.11. The proposed development would therefore result in the creation of an unduly bulky, discordant and incongruous roof form, that would, due to its scale,

prominence and poor relationship with the differing roof forms would overwhelm and fail to appear subordinate to and appropriate to the host property.

- 6.3.12. The SPD states at paragraph 6.72 that where a loft conversion is provided as part of a two storey side extension a single rear dormer across the whole width of the extended house may be unduly obtrusive. As a guide, a single rear dormer should never be wider than that which could be created (in accordance with this guidance) if an original hipped roof was altered to provide a gable end. The proposed development is directly contrary to this requirement and appears unduly obtrusive and out of scale with the host building and character of the wider area.
- 6.3.13. Additionally, paragraph 6.70 of the SPD requires that dormers are visually contained, specially that dormers are set in from the gable end by 1m. The proposed dormer would only be set in from the western gable end by 0.66m when seen from private gardens and 0.69m from the eastern elevation and would therefore be visible in long views from the east.
- 6.3.14. The flat roof and raised wall height at the first-floor side and rear extensions would create a bulky, incongruous and poorly designed development which has a discordant relationship with the altered main roof in that it would be intersect the roof higher than the original eaves and appears to connect into the dormer. This fails to allow for visual containment of the dormer (contrary to the above) but also fails to comply with paragraph 6.14 of the SPD which states “Roof design is very important because this will determine the overall shape of the extension. It is generally desirable for a first floor or two storey extension to be roofed to reflect both the material and design of the existing roof, including normal eaves detail. A pitched roof will normally be required on two storey extensions. This offers the advantages of greatly improved appearance, storage space, and lower maintenance costs”.
- 6.3.15. The proposed incongruous roof forms would be wholly out of character with the appearance of the host building and the prevailing character of the wider area which is one of hipped main roofs and hipped extensions where these have been built. Any gable ended properties are minimal in number and do not define the character of the area. Additionally, given the site’s prominent location the incongruous roof forms would be highly visible in approaches from the east as the neighbouring bungalow does not provide any screening.
- 6.3.16. There are no site-specific circumstances or other material considerations to support the departure from this guidance; in fact, the proposal represents an example of the type of development that the guidance was intended to prevent, as it appears bulky, incongruous, out of scale, poorly designed and does not result in a sympathetic relationship with the character of the original property or the locality.
- 6.3.17. It is noted that the applicant has put forward (amongst others) a recent appeal decision at 65 Lulworth Drive (APP/M5450/D/23/3326367) which was for a development of a gable roof above a two-storey side extension. Within this appeal the inspector states in relation to paragraph 6.57 of the SPD that “This aspect of the guidance would thus appear to reflect a desire to impose a blanket ban on

development as proposed throughout the Borough, irrespective of site-specific circumstances.”

- 6.3.18. No.65 Lulworth Drive is a semi-detached property whereby the adjoining property has been gabled and more properties in the wider area appear to have been gabled. As such it is not considered to be pertinent to this application. The site circumstances have been considered and the SPD guidance is acknowledged by the inspector to be a material consideration and it is assessed as such.
- 6.3.19. Due to the impact upon the character and appearance of the existing dwellinghouse and the wider area, it is considered that the proposal would be overly bulky, incongruous, poorly designed and out of keeping, contrary to the aims and objectives of the National Planning Policy Framework, policy D3.D(1) and D3.D(11) of The London Plan (2021), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1 of the Harrow DMP and the adopted SPD: Residential Design Guide (2010).

6.4. Residential Amenity

6.4.1. The relevant policies are:

- The National Planning Policy Framework (2023)
- The London Plan (2021): D3,
- Harrow Development Management Policies (2013): DM1
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document Residential Design Guide (2010)

Impacts on No: 37 Cambridge Road

6.4.2. No.37 is located to the east of the subject site. The amenity impacts of the approved development were considered acceptable under the approved application P/1221/21. Although there is additional bulk and massing at roof level, the approved footprint is not altered and there is not considered to be any additional adverse amenity impact resulting on No.37 in terms of overlooking, overshadowing, sense of enclosure or outlook.

Impacts on No.33

- 6.4.3. No.33 is to the west of the subject site. Whilst the dormer would be located closer to this property there is not considered to be a material impact on overlooking beyond what is possible from the existing first floor windows.
- 6.4.4. In respect to other amenity impacts the development, for the same reasons as outlined above in relation to No.33 are not considered to introduce additional adverse amenity impacts beyond those already considered and found acceptable previously.
- 6.4.5. In summary, the proposal would have an acceptable impact on the amenities of neighbouring in accordance with the National Planning Policy Framework (2023), Policy D3.D(7) of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core

Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6.5. Development and Flood Risk

6.5.1. The relevant policies are:

- The National Planning Policy Framework (2023)
- London Plan (2021): S1 12, SI 13
- Harrow Development Management Policies (2013): DM9, DM10
- Harrow's Core Strategy (2012): CS1

6.5.2. Policy DM9 B 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."

6.5.3. The approved footprint is not being altered, as such there is no additional flood impact beyond that which has already been assessed and found acceptable.

6.6. Fire Safety

6.6.1. 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.

6.6.2. Were the application acceptable in all other respects a Reasonable Exemption Statement would have been requested to address the requirements of policy D12a.

7.0. CONCLUSION AND REASONS FOR REFUSAL

7.1. The development would result in unsympathetic and bulky cumulative additions to the house, which would subsume the original character of the host dwelling and harm the appearance of the dwelling and the surrounding area.

7.2. Accordingly, the development would not accord with development plan policies and is recommended for refusal.

Informatives

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2023)

The London Plan (2021):

D3, D11, D12, SI12, SI13

Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM2, DM9, DM10,

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

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 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. Mayoral CIL

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 £6,702

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 planning portal 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

4. Harrow CIL

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 £12,287

This amount includes indexation which is 326/224. 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 planning portal 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

5. You are advised that the 'as-constructed' drawings submitted with this application do not appear to be a true reflection of the current as-built situation on-site. They also differ to the 'as-constructed' drawings submitted with application P/2275/23 which shows gabling over the two-storey side extension. Any future application(s) will need to clearly demonstrate the true as-built situation on site at the time of submission.

PLAN LIST

Cover Letter by ET Planning (dated 1st August 2023); PA-001; PA-002; PA-003; PA-004; PA-005; PA-006; PA-007; PA-008; PA-009; PA-010; PA-011; PA-012;

CHECKED



Orla Murphy
Head of Development Management
9th November 2023



Viv Evans
Chief Planning Officer
9th November 2023

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Front elevation



Neighbour at No.33



Neighbour at No.37



Long view from the east:



Rear elevation



Relationship with No.37

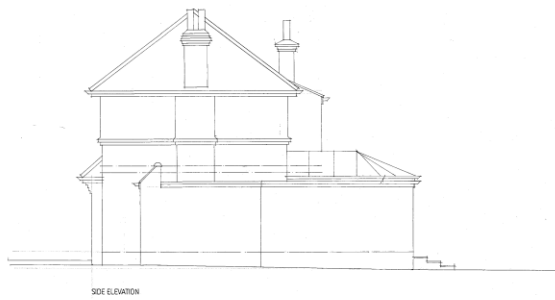


Relationship with No.33



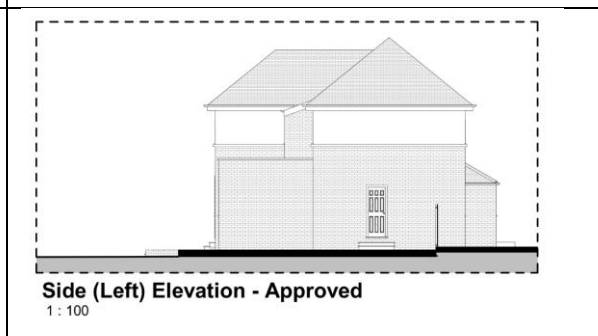
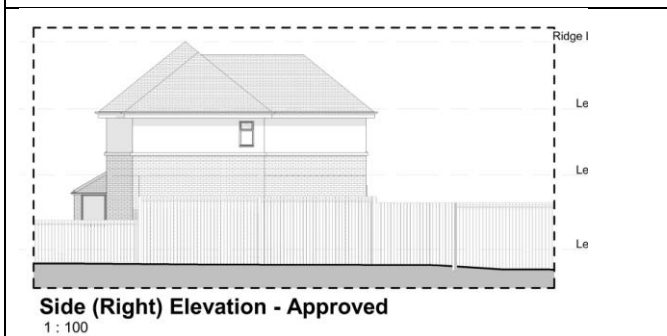
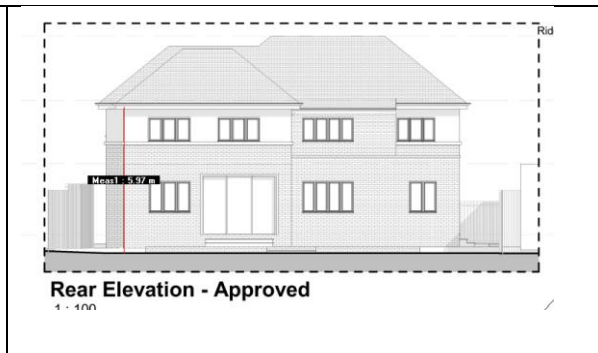
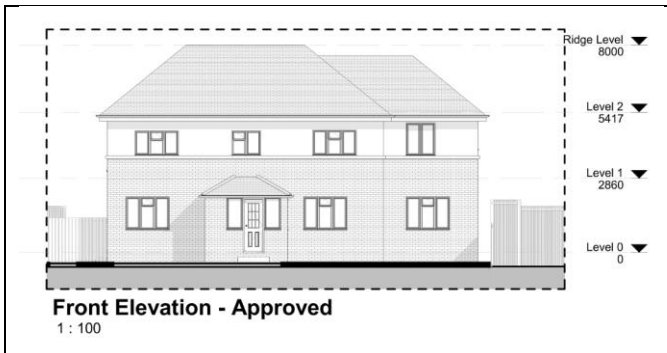
APPENDIX 4: PLANS AND ELEVATIONS

Pre-Existing Elevations

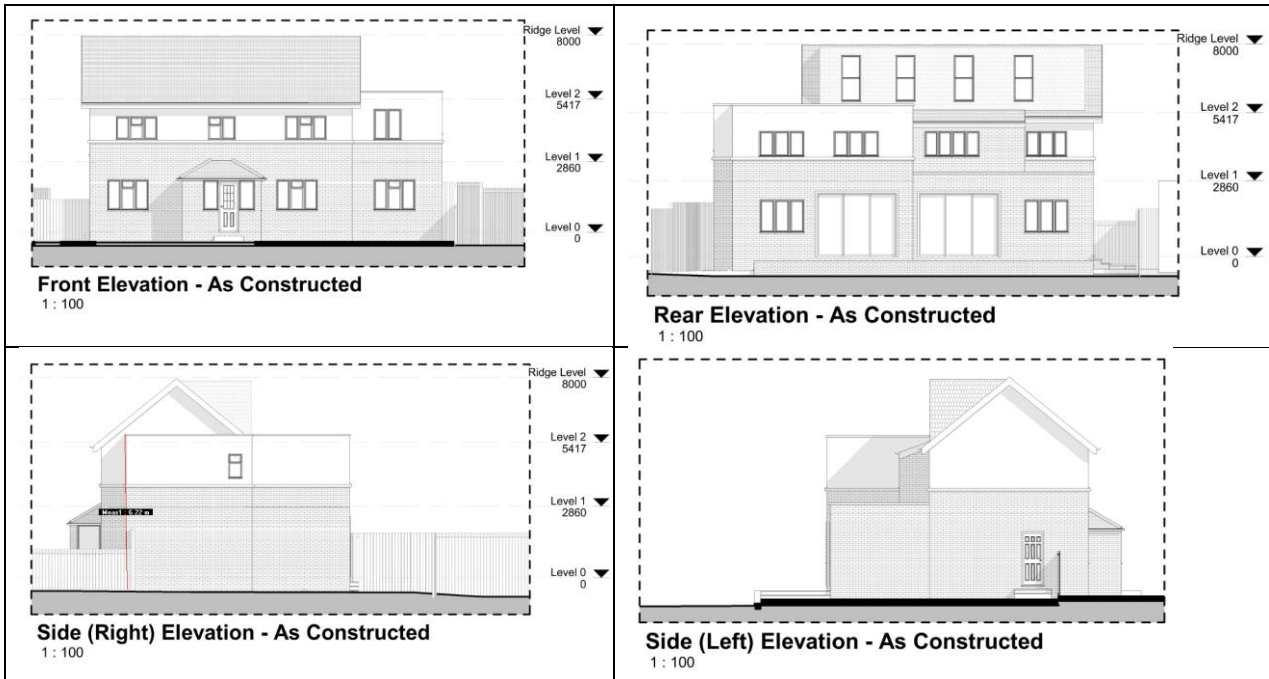


[Date] [Time] [Page number] RICHARD ASSOCIATES 59 WEST STREET GARDEN ON THE HILL MIDDLESEX			
Name MR. S. MOORE			
PROPOSED EXTENSION AND ALTERATION WORKS 35 CRANBOURNE DRIVE MIDDLESEX EXISTING ELEVATIONS			
1:50	561	2	A
Feb. 2016			
MR. J. COOPER			

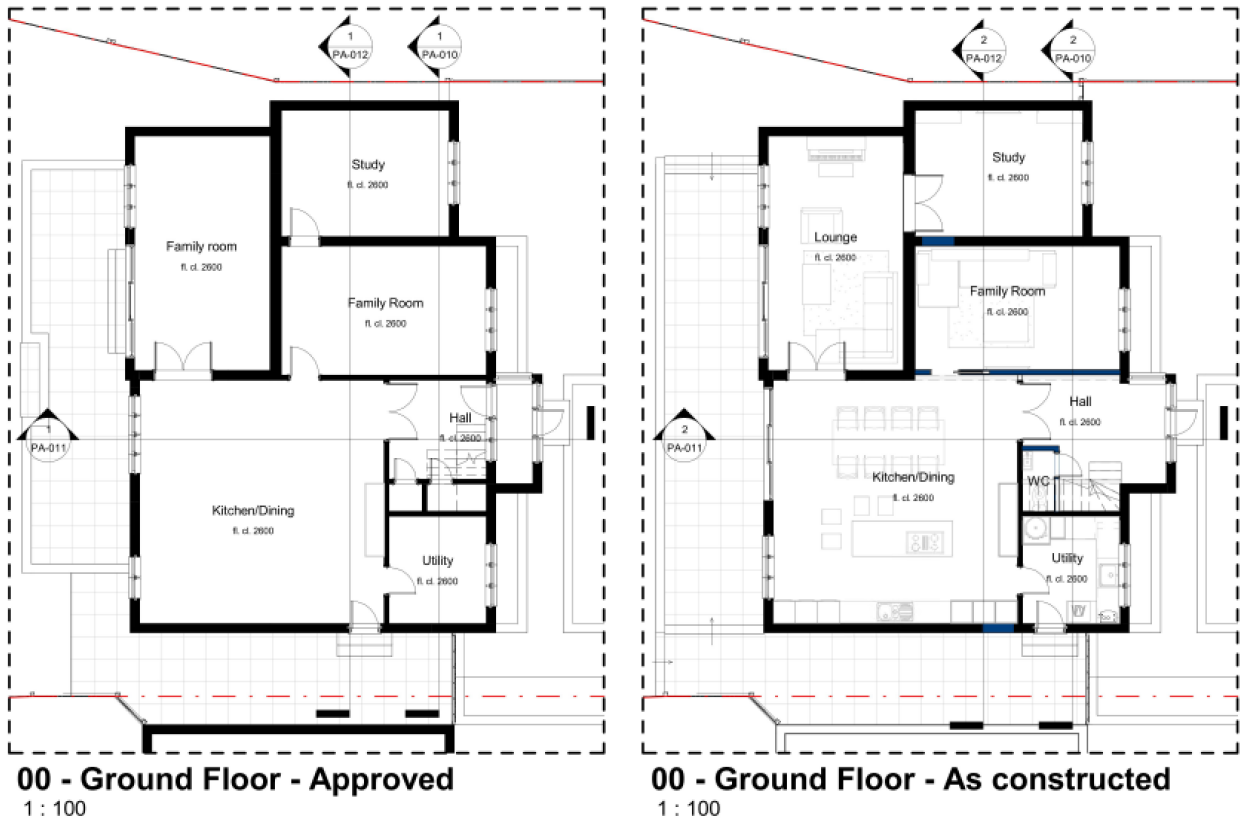
APPROVED ELEVATIONS

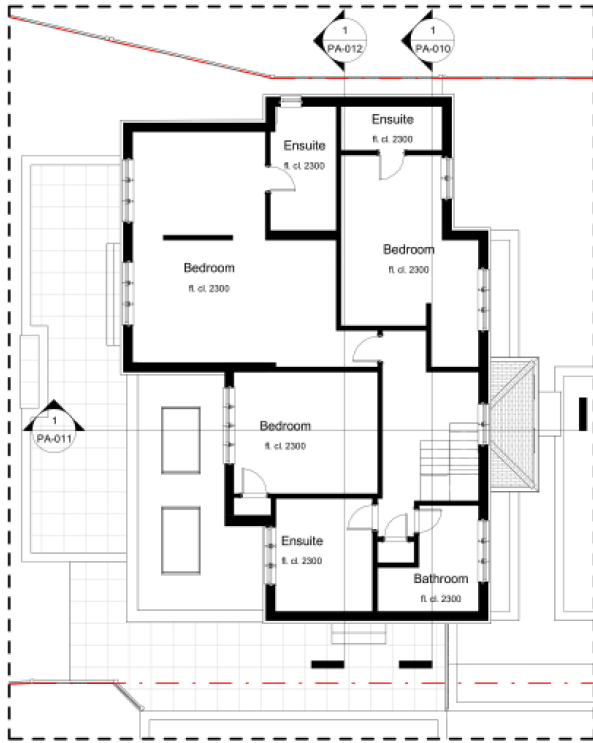


PROPOSED/AS-BUILT ELEVATIONS

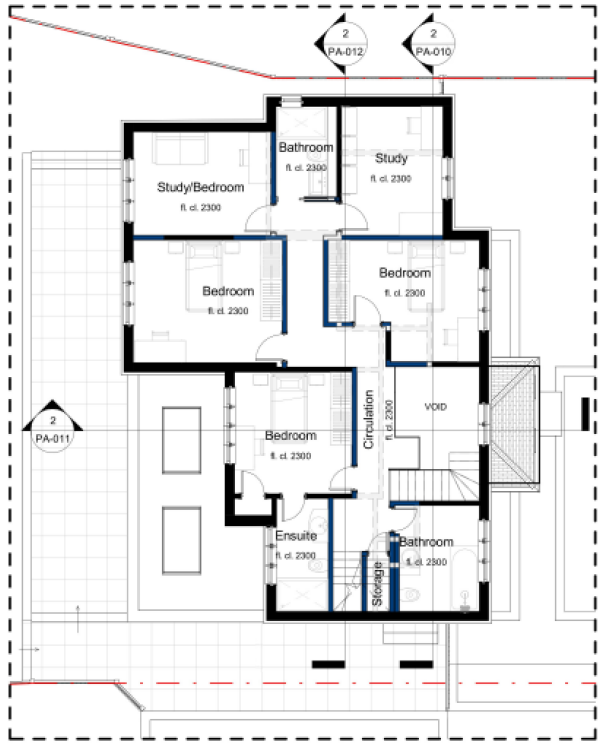


FLOOR PLANS

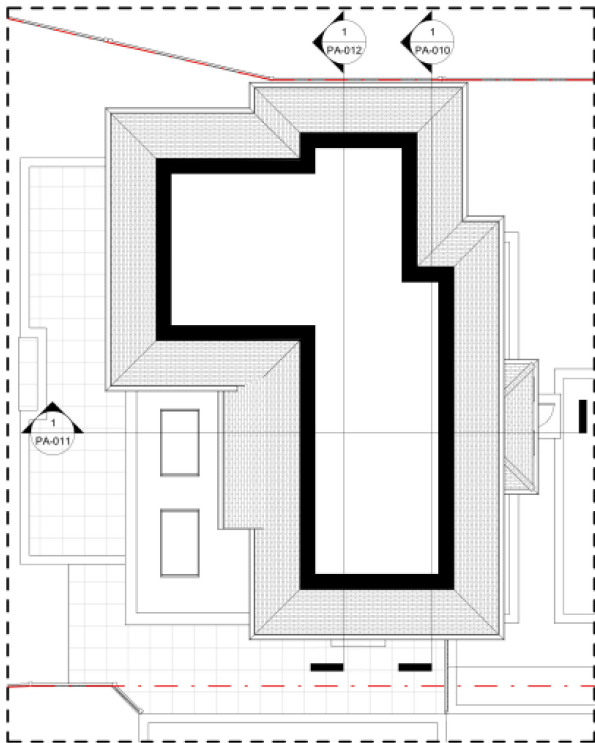




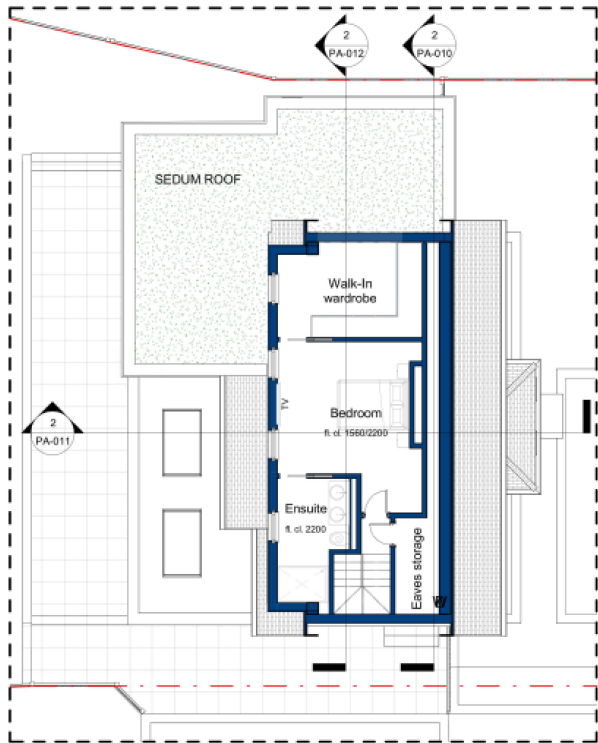
01 - First Floor - Approved
1 : 100



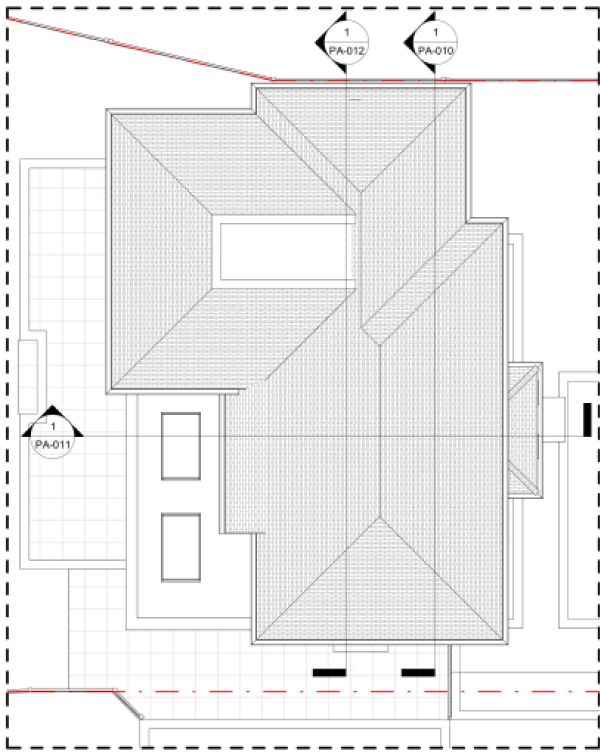
01 - First Floor - As Constructed
1 : 100



02 - Loft Floor - Approved
1 : 100

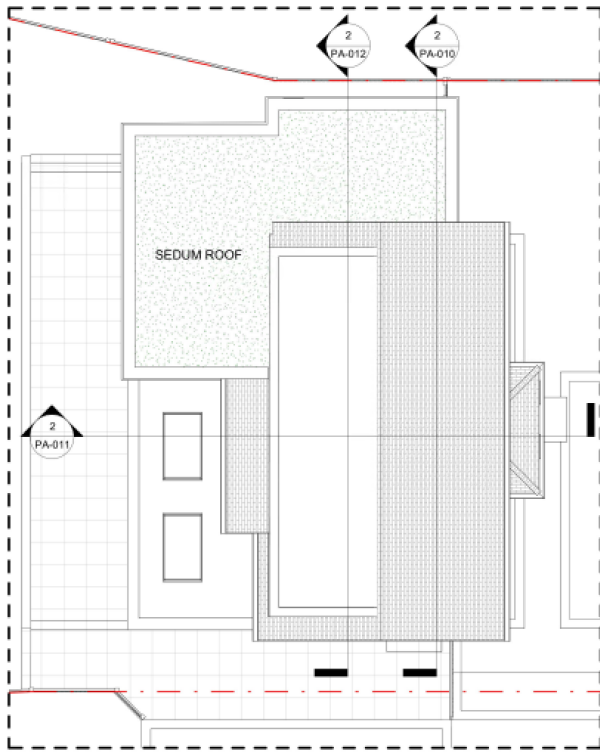


02 - Loft Floor - As Constructed
1 : 100



03 - Roof Level - Approved

1 : 100



03 - Roof Level - As Constructed

1 : 100

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