

Planning Committee

ADDENDUM 2

DATE: Wednesday 25 July 2018

HARROW COUNCIL

SUPPLMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 25th July 2018

<p>02/02</p>	<p><u>Addendum item 1</u></p> <p>Three additional consultation responses received raising the following issues:-</p> <ul style="list-style-type: none"> • Out of character – Officer comment: <i>addressed in report</i> • This is sited on a dangerous corner – Officer comment: <i>the site is located on a residential street which is not heavily trafficked. There is not considered to be an issue in relation to highway safety concerns as a result of the scheme.</i> • Specific comments received about the amended Arboricultural Report dated 21st June. TPO should not be removed, TPO trees are dead, inaccuracies in the report - Officer comments: <i>The Leylandii Cypress T4 on the Royston Grove boundary of the site is subject to TPO NO.890. A tree of this size and species is likely to outgrow its location and may not be sustainable in the long term. The loss of this tree could be mitigated with 2 x extra heavy standard trees elsewhere within the site to be secured by condition (see amended condition 10 below). Several of the trees within G1, on boundary with no.38, were noted to be dead or in decline / poor health. Where a TPO tree dies or is removed, there is an automatic landowner’s duty to replace. This duty is enforceable. Adequate replacement planting can also be secured via suitable landscape conditions (see amended condition 10 below). Having reviewed the revised tree plan dated 21st June, I believe that one of the trees in the front garden is indeed missing. As a result a revised report was re-submitted on the 24th July which updates the tree protection plan. Upon review of this information, I am now satisfied that inaccuracies contained in previous versions have been addressed.</i> • Parking, Grim’s Ditch impacts, covenants, parking, does not respect building lines – Officer comment: <i>Addressed in report</i>
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One petition containing 71 signatures received citing the following objections:

- Overdevelopment, inadequate private amenity space
- Do not want flats
- Out of character
- Dominant on corner plot
- Only 3 car parking spaces
- Breaches 45 degree line from no 38
- Not respecting building lines
- Grims Ditch not shown accurately TPO4 should not be removed

Officer comment: *These matters are either addressed above or within the officers report.*

Addendum item 2

Amend condition 5 to ensure that appropriate foundations are detailed and constructed in order to protect the trees as follows:

5 Tree Protection

No development shall take place, including any works of demolition, until details of the detailed foundation specifications to be used in the construction of the development and details of arboricultural supervision and site monitoring by an appointed arboricultural consultant, including details of reporting of inspection and supervision, has been submitted to, and approved in writing by, the local planning authority. Following the approval of such details, a pre-commencement meeting shall be organised between the appointed arboricultural consultant, site manager and the Local Planning Authority to ensure that the tree protection measures have been installed in accordance with the approved details. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction of the development does not unduly impact on the protected trees. To ensure that measures are agreed and in place to avoid any impact to the group of protected trees during the demolition and construction phases of development, this is a PRE-COMMENCEMENT condition.

Addendum Item 3

Amend condition 10 to include the addition of two “heavy” or mature replacement trees as per the tree officer’s recommendation as follows:

10 Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include details of all boundary treatments on the land and appropriate screening to ground floor windows and amenity space, where required. Details of the boundary treatments, shall be submitted and approved, and

carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans; schedules of plants including two x mature standard trees within the site, noting species, plant sizes and proposed numbers / densities; written specification of planting and cultivation works to be undertaken; and, a landscape implementation programme. Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Addendum item 4

Update condition 2 to reflect revised tree report details as follows:

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design & Access Statement; 1400 Rev A; 1302 Rev A; 1100; Heritage Statement; 1200 Rev C; 1202 Rev B; 1301 Rev B; 1201 Rev B; 1300 Rev B; 1800 Rev A; Arboricultural Impact Assessment by SJ Stephens Associates at Glencara, Royston Grove, Pinner, HA5 4HF Survey Date: 5th October 2015; Report Date: 24th July 2018

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

02/03

Addendum Item 1:
Consultation Response update (Page 183)

One additional consultee response

Addendum Item 2:
Consultation response update (Page 184)

Update the summary of responses table as follows:

Details of Representation

Summary of Comments

- The 4 metre extension at 1st floor level seems excessive and may be considered as overdevelopment

Officers Comments

- Impact of character is discussed in Section 6.2 Character and Appearance of the area below

Summary of Comments

- Concerned that the property will be used as an HMO and would request that should the planning decision be granted, a planning condition is added requiring the property and the existing outbuilding to be retained as a single family dwelling.

Officers Comments

- Given the application is for a householder planning application, a C3 use can change to a C4 use without planning permission under permitted development. There is no evidence suggesting that the house will be used as an HMO and as

	<p>such it is considered unreasonable at this stage to impose such a condition. Notwithstanding this, if the property is changed into a large HMO (over 6 persons) then this would require planning permission in its own right for a change of use.</p>
<p>02/04</p>	<p><u>Addendum Item 1:</u></p> <p>Please note: Amended Plan nos. This supplemental addendum item replaces Addendum item no 6 on the previously published addendum.</p> <p>Conditions Update (Page 243) <i>Amend condition 2 'approved drawing and documents' to read as follows</i> Save where varied by other planning conditions comprising this permission and unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved drawings and documents::</p> <p>JM_051_PL_0002, JM_051_PL_0201, JM_051_PL_0051, JM_051_PL_0050, JM_051_PL_0049, JM_051_PL_0053, JM_051_PL_0052, JM_051_PL_0202, JM_051_PL_0105, JM_051_PL_0101 Rev A, JM_051_PL_2100 Rev A, JM_051_PL_0104 Rev A, JM_051_PL_0001, JM_051_PL_2101, JM_051_PL_0102 Rev B, JM_051_PL_0100 Rev C, JM_051_PL_0103 Rev B, JM_051_PL_0201 Rev C, JM_051_PL_4002, JM_051_PL_4301, JM_051_PL_4302, JM-051-PL-2102 Delivery and Servicing Management Plan (April 2018), Outline Construction Management Plan (April 2018), Transport Statement (April 2018), Design and Access Statement (April 2018), Biodiversity Letter from AA Environmental Limited (27 July 2017), Flood Risk Assessment (Draft Rev 1 April 2018), Heritage Statement (April 2018), Planning Statement (April 2018), Assessment of Façade Sound Insulation to a Residential Development (March 2017), Archaeological Desk Based Assessment (November 2017), Phase 1 Preliminary Risk Assessment (March 2018), Proposed Lift Overrun and Smoke AOVs (20 June 2018), Response to Conservation Officer Comments (4th July 2018)</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning</p>
<p>2/08</p>	<p><u>Addendum Item 1:</u></p> <ul style="list-style-type: none"> • Replace existing recommendation <p>RECOMMENDATION</p> <p>The Planning Committee is asked to:</p> <ol style="list-style-type: none"> 1) Grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

Heads of Terms for the Legal Agreement

- i) Restriction of parking permits for future occupiers.
- ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;
- iii) Planning Administration Fee

Agenda item 9 – Representations on Planning Applications

2/02	Glencara, Royston Grove	Objector: Mr Cobb (resident & member of Hatch End Association) Applicant: Jim Tarzey, on behalf of the applicant
2/07	The Powerhouse, 87 West Street	Objector: Max Lamb (resident) Applicant: Ben Peirson, on behalf of the applicant