

# **Planning Committee**

## **SUPPLEMENTAL ADDENDUM**

**DATE: Wednesday 23 September 2020**

**HARROW COUNCIL**

**SUPPLEMENTAL ADDENDUM**

**PLANNING COMMITTEE**

**DATE: 23<sup>rd</sup> September 2020**

<b>1/03</b>	<p><b><u>Addendum Item 1:</u></b></p> <p>Please note that the parade opposite the application site is locally listed. As it is it not a statutory listed building the provisions of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 are not relevant.</p> <p><b><u>Addendum Item 2:</u></b></p> <p>Please note that the reference to the Commuted Sum £200,000 on page 84 of the Committee Report, was subsequently increased to £350,000.</p> <p>Please be advised that on the 23<sup>rd</sup> September 2020 the applicant subsequently increased their offer by an additional £110,000 to £460,000, payable as follows:</p> <ul style="list-style-type: none"> <li>• The initial £350,0000 would be payable upon commencement;</li> <li>• The additional £110,000 would be payable upon first occupation.</li> </ul> <p>The applicant has used the LPAs Consultants assumptions, including their estimated rental growth and build cost inflation to calculate the potential late stage review contribution, using the GLA’s methodology. It demonstrated that based on these assumptions the scheme would generate a surplus profit of approximately £230,000 (once the current deficit is eliminated as per GLA guidance). The GLA’s viability SPD states that 60% of any surplus profit captured through a late stage review is shared with the LPA for affordable housing. 60% of £230,000 equates to £138,000.</p> <p>However, the revised offer of £460,000 would provide an additional £322,000 towards the Councils affordable housing projects, than what may have been captured in a late stage review (provided the price growth assumptions etc eventuated)</p> <p><b><u>Addendum Item 3:</u></b></p> <p>The applicant submitted an addendum to the Management Plan to provide further details on additional management measures to be introduced during the Covid-19 pandemic. This includes staff wearing PPE; screens within communal areas, the provision of sanitiser pods throughout the building, increased cleaning, controlled capacity and prior booking of communal spaces, through an app.</p> <p>Condition 1: include the following approved document: Management Plan Addendum</p>
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**Addendum Item 4:**

At the time of writing the committee report, the applicant proposed a financial contribution of £200,000 in lieu of a late stage review. Although officers confirmed that the methodology and assumptions used for the calculation of the late stage review was correct and reasonable, the applicant subsequently increase their offer to £350,000.

**Addendum Item 5:**

Amend condition 12 as follows:

The development other than demolition works hereby permitted shall not commence until a scheme which specifies the provision to be made for the control of noise transmission (including noise from people emanating from the site) to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the development shall be implemented and maintained in full compliance with the approved details and shall be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents in accordance with policy 7.15 of The London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Amend condition 36 to remove reference to vibration and amend it so that it references the number of the above condition.

**Addendum Item 6:**

Amend the text as follows: The Landscape Maintenance Plan shall include routine physical tasks required to satisfy appropriate standards of aftercare and enable the design and implementation objectives to be achieved, for the first year of maintenance, years 2-5 and 6 years onwards: maintenance responsibilities; a schedule of maintenance operations (calendar of tasks) set out graphically and in writing.

**Addendum Item 7:**

Remove condition 23 as it is a duplicate.

**Addendum Item 8:**

Amend condition 19(a) as follows: demonstrate inclusive access within the proposed development including the café;

**Addendum Item 9:**

Replace conditions, 29, 30 and 31 with the following:

The development, including demolition works, shall not commence unless an Biodiversity Mitigation and Enhancement Plan detailing the measures to be undertaken to provide appropriate mitigation and gain for biodiversity, in respect of the impacts of the scheme's construction and operation, within and around the site, has been submitted to and approved in writing by the Local Planning Authority, to include the

	<p>provision of:</p> <ul style="list-style-type: none"> <li>(a) how potential impacts on biodiversity, including protected and priority species will be avoided or, where this is not entirely possible, minimized and the steps to be taken to ensure that such measures will be fully implemented.</li> <li>(b) Trees, shrubs and other vegetation, including any green walls, at ground and terrace level, along with details of the Urban Greening Factor;</li> <li>(c) Full specification of the blue-green and or blue-green bio-solar provision areas, with full details of build-up, substrate, water retention, plant species mixes, watering, roof-top invertebrate shelters and target condition.</li> <li>(d) Full details of the type, numbers and locations for bat, bird and other wildlife shelters, with a requirement to include provision for swift, house sparrow, kestrel and a selection of other birds and a mix of bat species including breeding shelters. All bat and bird boxes should be incorporated within the fabric of the new buildings and be of 'woodcrete' or similarly durable material. Overall provision should be one wildlife shelter per every four dwellings with an approximate 45:40:15 mix for birds: bats and invertebrates;</li> <li>(e) Other measures, such as the provision of access across the site by wildlife.</li> </ul> <p>REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creatin and management of biodiversity, in accordance with policies DM20 and DM21 of the Harrow Development Management Policies (2013).</p> <p><b><u>Addendum Item 10:</u></b></p> <p>Include the following condition:</p> <p>Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modification), the café use herby permitted shall be used for a café only and for no other use, unless prior written permission is granted by the Local Planning Authority.</p> <p>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 of the area.</p>
2/04	<p><b><u>Addendum Item 1:</u></b></p> <p>INFORMATIVE:</p> <p>The applicant is advised that the Council are currently investigating an alleged breach of planning with regard to the untidy nature of the site and unauthorised means of enclosure that has been erected under ref ENF/0304/16/P. The Council must make you aware that as a homeowner, you have a duty to ensure that the land does not fall into a state of disrepair and have a detrimental effect on neighbouring amenity.</p>

You are therefore advised to speak directly with the Planning Enforcement team immediately and set out a clear timetable of all remedial works in order to ameliorate the adverse effect the condition of the land has on the neighbouring amenity.

Please email [planning.enforcement@harrow.gov.uk](mailto:planning.enforcement@harrow.gov.uk)

### **Agenda Item 10 – Representations on Planning Applications**

2/02	Garages Adjacent, 12A Woodridings Close (P/1928/20)	Paul Tindley (Objector) David Ewins (Agent)
2/04	97 West Street Harrow HA1 3EL (P/1531/20)	Andrew Fazakerley (Objector) Suresh Vajgiani (Applicant) Councillor Dan Anderson (Back Bench)