



Planning Committee Supplemental Addendum

Date: Wednesday 20 July 2022

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 20th July 2022

1/03	Garden House
Item 1	<p>Councillor query relating to Noise and Disturbance arising from the ancillary restaurant use</p> <p>The applicant has provided the below response:</p> <p><u>Security</u></p> <p>The hotel will have an assisted reception which is manned 24/7. There will be full CCTV coverage of the entrance door, reception and lift lobby door in both the office and from the reception desk, with the ability for the entrance and lift lobby doors to be closed down and locked from the reception desk.</p> <p>When any guest checks in, they are issued with a Kabba card key which allows them access to the lifts and lift lobby door, together with their bedroom. If they have not checked-in they cannot gain access to the lift lobby lift or bedroom.</p> <p>At night the front door is locked from 11pm, and then only accessible by using the issued Kabba card or by the reception/security person via intercom.</p> <p>When the bar shuts and restaurant closes the security grilles/shutters are lowered and secured to the bar and the buffet counters. The back of house and kitchen is locked via the security Kabba lock.</p> <p>The lift lobby door on all floors is controlled by the key card Kabba security lock, together with the entrance door and all bedrooms.</p> <p>Externally there is security lighting to all fire escape routes including outside the fire escape gate.</p> <p>Whitbread have confirmed that all reception staff are fully trained for safeguarding children in hotels.</p> <p>Secure by Design: The Secure by Design Officer has confirmed that the Ground Floor layout plan would be supported with the above security measures and would be acceptable in principle. Secure by design accreditation would need to be achieved and a condition to this effect has been included.</p>

	<p>These measures, which are tried and tested in numerous Premier Inn hotels will safeguard the security of customers and patrons, as well as improve general safety in the area and reduce potential crime levels.</p> <p><u>Noise</u></p> <p>Whilst the hotel is operated 24/7, the ancillary restaurant on the ground floor will be controlled by an opening hours planning condition (No 23).</p> <p>In addition to the opening hour restriction, the doors will be locked at 23:00. On-site staff are able to remind customers and patrons to reduce noise levels and the location of the ground floor restaurant on the South East side of the building is located furthest away from the nearest residents in Harrow One will in combination assist to reduce noise levels.</p> <p>In addition to the measures outlined, Whitbread have a 'Good Night Guarantee' for guests: https://www.premierinn.com/gb/en/sleep/good-night-guarantee.html. In short, this is a guaranteed refund of the cost of a guests' nights' stay if they are disturbed after 23:00 (do not have a peaceful nights' sleep). It is therefore in Whitbread/Premier Inn interest to keep noise to a minimum in order for their guests to sleep peacefully. Consequentially, this will have implications for reducing noise levels in the surrounding area after these hours.</p>
<p>Item 2</p>	<p>Drainage Information</p> <p>An updated Drainage Compensatory Flood Storage (CFS) Note (14th July 2022) was submitted to the LPA which proposes alternative compensatory flood storage* for the scheme. The Drainage Officers have confirmed that within the Permeable Paving using Permavoid or similar would be acceptable in principle. Whilst in principle this arrangement is satisfactory, the Drainage Officer has stated that Harrow's Core Strategy and the Joint West London SFRA 2018 commit to maintaining functional floodplain capacity; hence there is a requirement for compensatory flood storage for all developments identified within surface water flood zone 3a & 3b and fluvial flood zone 3. Full details of the CFS have therefore been requested via the following pre-commencement condition. This has been agreed with the applicant:</p> <p><u>Compensatory Flood Storage</u></p> <p><i>The development hereby permitted shall not be commenced until Compensatory Flood Storage details have been submitted to and approved in writing by the Local Planning Authority. These details shall include:</i></p> <ul style="list-style-type: none"> • <i>Site plan indicating the proposed and existing development; flood zone extent and depth category; proposed area of displaced flood water / compensatory storage area; section marks;</i> • <i>Cross sections showing proposed and existing ground levels in relation to finished floor levels; and</i> • <i>CFS volume calculation.</i> <p><u>Reason</u></p> <p><i>To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.</i></p>

	<p>(*190m2 area of permeable paving is amended such that the porous sub-base shown in the Typical Pervious Pavement Details drawing (included within the submitted Flood Risk Assessment) is replaced with a geo-cellular sub-base replacement system, increasing the voids within the previous paving, and providing additional attenuation volumes in excess of the calculated flood volumes)</p>
<p>Item 3</p>	<p>Updated condition wordings:</p> <p>Condition’s 5 and 14 have been amalgamated into one pre-commencement condition.</p> <p><u>Noise, Odour and Ventilation</u> <i>The development hereby approved in relation to criterion a), b), c) and d) shall not commence until an updated Noise Report is submitted to and approved in writing by the local planning authority. This shall provide the following:</i></p> <ul style="list-style-type: none"> <i>a) Assessment of background noise levels is undertaken (i.e. post completion of the Harrow One development)</i> <i>b) full details (including specification) of any extraction flues, plant/ ventilation systems, rainwater disposal systems (including downpipes) and any rollershutters, gates and other means of controlling access to the ancillary/ back of house areas within the site;</i> <i>c) details to demonstrate that all plant/ ventilation systems would meet the plant noise criteria set out in the submitted Noise Assessment.</i> <i>d) details to demonstrate that odour control measures would be in place, where it is found necessary;</i> <i>e) measures to be incorporated within the design of the buildings to minimise excessive noise breakout from the proposed conference hall and commercial floorspace (including details of any mechanical ventilation that would be required); and</i> <i>f) a follow up acoustic survey to demonstrate installed plant compliance shall be submitted within six months of the first occupation of the development.</i> <p><i>The application shall be implemented in full accordance with such details and be maintained thereafter.</i></p> <p><i>REASON: To ensure that potential adverse noise impacts to residential premises within the development are mitigated.</i></p> <p>Condition 13 (Materials) amended to refer to the submission of details for “the building” rather than “each building” as highlighted below.</p> <p><i>Notwithstanding the details shown on the approved drawings, the development hereby approved shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces for the building, noted below have been submitted to, and agreed in writing by, the local planning authority:</i></p> <ul style="list-style-type: none"> <i>a) facing materials for the building, including brickwork bond details;</i> <i>b) windows/ doors, including those to all servicing areas;</i> <i>c) privacy screens (including soffits;</i> <i>d) boundary treatment including all vehicle and pedestrian/ access gates;</i>

	<p>e) ground surfacing; and f) raised planters; g) external seating.</p> <p><i>The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</i></p> <p><i>REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.</i></p> <p>Deletion of Condition 6 (Noise emanating from the ancillary uses) This will now be covered partly by Condition 5 (as updated) and Condition 29.</p> <p>Deletion of Condition 7 (Secure by Design Officers) – SBD Officers have reviewed the updated Ground Floor Layout, drawing reference (02 F) (already included within Condition 2) and found the layout to demonstrate sufficient safety and security measures.</p> <p>Condition 16 to delete the following reference: "other than privately owned domestic balconies/terraces/gardens."</p> <p>Condition 23 wording revised to specify opening hours relate solely to "ancillary restaurant" and to differentiate between user groups, as follows:</p> <p><i>The opening hours of the ancillary restaurant (confined for use by patrons of the hotel) hereby approved shall be as follows:</i></p> <p><i>06:00 hours to 23:00 on Mondays to Saturdays (inclusive) and Bank Holidays 07.00 hours to 22.30 on Sundays</i></p> <p><i>The ancillary restaurant shall open one hour later for use by the general public.</i></p> <p><i>REASON: In order to safeguard the amenities of neighbouring residents in accordance with policy D15 of The London Plan (2021) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).</i></p> <p>Condition 28 (Restriction PD) is removed – This condition is not deemed necessary given that the restaurant use is an ancillary function of the hotel and not a standalone use.</p>
1/01	The Heights
Item 1	<p>Addition of 2 pre-commencement conditions and 1 post completion condition relating to Biodiversity protection and enhancement. Conditions have been agreed by the applicant.</p> <p>Paragraph 6.7.5 of the Planning Committee Report notes that whilst the applicants had provided an updated Biodiversity Report following initial comments from the Biodiversity Officer, at the time of writing, it had not been reviewed. Since then, comments have been received and the Biodiversity Officer has confirmed that the <i>"information now provided gives a reasonable basis for approval subject to conditions as follows:</i></p>

1. *Prior to commencement including any preparatory works or as otherwise agreed in advance in writing with the Council, the applicant shall submit either as a part of a wider Construction Environment Management Plan (CEMP) or as a standalone Construction Ecological Management Plan (CEcMP) if no CEMP is otherwise required. With regard to biodiversity matters, the CEMP/CEcMP will clearly identify*
- *protected species that may be present on site, e.g. breeding birds, and features of biodiversity value, e.g. trees, habitat areas, that are to be retained*
 - *the measures to be taken to safeguard these in accordance with legal requirements and best practice during demolition, ground preparation and construction works*
 - *invasive non-native species present on the site*
 - *the measures to be taken to remove, prevent the spread and safely dispose of these species*
 - *how contractors and their supervisors will be made aware of and will ensure compliance with these measures*
- The resulting Plan should provide clear instructions and concise supporting information in one place without a need to refer to other reports.*
- Works may not commence until this Plan has been formally approved and should thereafter be undertaken in accordance with its provisions.*
- REASON: To minimise the impacts of construction upon biodiversity within the development site in accordance with Local Plan Policy DM20 and Policy G6 of the London Plan (2021)*
2. *Prior to commencement, the applicant will provide to the Council for approval in writing, either a combined Landscaping and Biodiversity Enhancement Establishment Plan (LBEMP) or discrete Landscaping Establishment (LEP) and Biodiversity Enhancement (BEP) Plans.*
- The Plan(s), shall be informed by the approved Preliminary Ecological Assessment and Biodiversity Impact Assessment reports, and will provide full and clear details of:*
- a. Wildlife-friendly landscaping in public areas incorporating native and non-native tree, shrub, hedge and herbaceous plantings of value for biodiversity, particularly to pollinators; This should provide a mix of predominantly native species, providing food and shelter at different times of year, suited to the locality and conditions.*
 - b. Biodiverse roof treatment, including details of roof build up and topography, substrate(s), seed mix(es), bare areas, water retention and associated enhancements including sand, log, shingle, brick and rope piles and (ephemeral) wetlands; Walkways and edgings should be of gravel.*
 - c. Green wall provision, including details of support systems, plant species selection, intended depth, height and expanse of each green wall.*
 - d. Wildlife shelter provision, to give at least one single or multiple shelter per residential unit, comprising a mix of bat, bird and invertebrate shelters to be provided and maintained in usable condition for the life of the development. Building design and material selection should ensure that bat and bird boxes and invertebrate bricks will be incorporated within the building structure. Should sub-optimal or offsite provision be proposed in respect of this requirement, the provision requirement will be increased to address this. Shelter provision should*

target declining and/or BAP species but be informed by the location. Shelters should either be 'self-cleaning' or, where needed, situated so as to be able to be maintained.

Bat boxes should be located at just below parapet level(s) and at least 3 metres above ground or terrace roof level, on southern building aspect(s) for roosting/breeding shelters and on the northern aspect for hibernation boxes

- Bird boxes should be on the north or eastern aspects and located appropriately for the target species, e.g. at just below parapet level for swifts with at least 5 metre clearance to ground or lower roof levels or at heights of 3 plus metres above ground roof level for sparrows, tits, robin etc.*
- Invertebrate shelter provision should reflect the species groups likely to be associated habitats within and around the development at different levels and include a mix of bee posts, bee bricks and other commercial products as well as more bespoke provision such as habitat panel creation and the attachment of clay tiles or cedar shingles to walls to provide shelter for other species where this would otherwise be lacking*

e. How and when each of these will be implemented and, with regard to vegetated areas, maintained during the identified establishment phase, with provision made for replacement of failed plantings.

The preference will be for a single integrated plan and should separate plans be provided these will need to be consistent with each other.

3. *Prior to completion, and following discharge of Condition 2, the applicant will provide to the Council for approval in writing, either a combined Landscaping and Biodiversity Management Plan (LBMP) or discrete Landscaping Maintenance (LMP) and Biodiversity Management (BMP) Plans.*
 - a. *The plan(s) shall run from the end of the period covered by the LBEMP or the LEP and BEP for a period of five years and shall thereafter be updated at five-year intervals for the life of the development, the purpose being to provide certainty that the expected value of the proposed biodiversity provision will be achieved or exceeded and maintained thereafter through appropriate management that can be adjusted to circumstances over time, e.g. with regard to the changing climate.*
 - b. *The plan(s) and subsequent updates should be produced by a suitably qualified and experienced professional*
 - c. *The plan(s) shall provide*
 - A summary of the habitats and other features of value, their target state, their actual condition and any interventions identified prior to the commencement of the plan*
 - Supporting information about the works required, when and how these should be conducted and logged, when works should not be undertaken, and who has responsibility for implementing and overseeing the works, sufficient to guide the works and provide certainty to all parties in this regard*
 - Clear details of the monitoring and management works.*
- *to be undertaken on a seasonal basis in the course of each year and at less frequent intervals over a period of years,*
- *Where these should be undertaken at set intervals and/or when monitoring indicates that pre-identified trigger conditions have been met*
- *'At a glance' calendars of what works should be carried and when.*

Item 2	Omission of Condition 13 (Detailed Ecological Management Plan) to be replaced with the above conditions.	
Item 3	Response to Councillor Query regarding monitoring of single occupancy use	
	The applicant has stated their tenancy agreements clearly state that all rooms shall be for single occupancy only. There are a number of other measures in place to ensure that this condition is not breached:	
	<ul style="list-style-type: none"> • The rooms will be accessible with fob and each tenant will be issued with a single fob only. Any fob claimed as lost, will be disabled. • Only single beds would be provided in each suite. • There is regular housekeeping to monitor this. • 24/7 manned reception and CCTV throughout the premises further aids the monitoring of tenants fulfilling the requirements of the tenancy. Failure to meet such terms would result in eviction. 	
Agenda item 14	Proposed Amendments to the Conservation Area Advisory Committee (CAAC) Constitution	
Item 1	Amend the draft Conservation Area Advisory Committee constitution (Appendix 1) by renumbering point 2(a) to be point 2(b) and omitting the word 'nominated' in front of 'individuals' and adding point 2(a)a to read: 'Should any of the listed organisations fail to nominate a member of that organisation to be part of the Committee, the Committee can co-opt a member of that organisation to be part of the Committee, subject to a majority vote from the existing serving Committee members'. This reflects recommendation 2(a) of the published report.	
Item 2	Add an additional recommendation: Recommendation 6: add an additional paragraph (2c) to the constitution at Appendix 1 to confirm and clarify that co-opted members have the same voting rights as non-co-opted / nominated members	
Item 3	As above, amend the draft Conservation Area Advisory Committee constitution at Appendix 1 to reflect Recommendation 6, namely by adding 'point 2(c) that co-opted members though paragraphs 2(a) and 2(b) have the same voting rights as those appointed through paragraphs (1) and (2) above in the constitution.	
Item 4	Amend recommendation 2(a) of the published report to include the Harrow Heritage Trust as an organisation that can nominate members.	
Item 5	As above, amend the draft Conservation Area Advisory Committee constitution at Appendix 1 to reflect Recommendation 2(a) to include the Harrow Heritage Trust as an organisation that can nominate members.	
AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS		
Agenda Item	Application	Speakers
2/06	Shivshakti, 11 Thornton Grove, Pinner, HA5 4HG (P/1688/22)	Carol Walzer (Objector) Aman Sood/ Idris Anjary (Applicant/Agent)

