

Planning Committee Addendum

Date: Wednesday 7 December 2022

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 7th December 2022

<p>2/01</p>	<p>1 Ash Hill Drive – P/0719/22</p> <p>Amend Recommendation A on page 15 to include the following additional head of term:</p> <p style="padding-left: 40px;">v. Financial Contribution towards the ongoing maintenance of the strip of land designated as Adopted Highways Land fronting Cuckoo Hill [£TBC]</p> <p>Amend the date in Recommendation B on page 15 to 28th February 2023 rather than the 30th February.</p> <p>Paragraph 1.2: No 21 Camden Row is closest to the subject site and is not part of the wider group of locally listed buildings from Nos.1 to 20.</p> <p>Paragraph 6.2.3: Proposal provides 6 x 2 bedroom 4 person units and 2 x 2 bedroom 3 person units (not 8 x studios and 2 x two bedroom dwellings).</p> <p>Paragraph 6.2.5 to read as follows:</p> <p style="text-align: center;"><u>Highways Matters</u></p> <p>Part of the site, namely the vegetated embankment containing trees and shrubs is designated as adopted highways land, albeit that it is part of the subject site and is within the red line boundary of the site location plan. No part of the building is located on the designated highway land. However, it is proposed for entrance path to be located on the adopted highway land. This will involve removal of a tree of low quality and some low-quality shrubs. The existence of adopted highways land is not in itself a planning consideration. The Council’s infrastructure team have raised no objection to the principle of the footpath being located on the adopted highways land. As such, the principle of the development is acceptable in this regard.</p> <p><i>The applicant will be required to contact the Council’s Infrastructure team to arrange for works to be carried out over the adopted highways land and this is noted in an informative attached to this recommendation.</i></p> <p><i>Given that the area of adopted highways is currently maintained by the Council, the applicant has agreed to the principle of a financial contribution to ensure the on-going maintenance of that land. The final contribution amount is to be agreed with the Council’s Infrastructure Team and secured by legal agreement.</i></p>
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	<p>Paragraphs 6.4.2, 6.4.4 and 6.4.5:</p> <p>Where reference is made to 20 Camden Row, this should read 21 Camden Row.</p> <p>Clarification in paragraph 6.5.9:</p> <p>Whilst the majority of the vegetated embankment along the Cuckoo Hill frontage is designated as adopted highways land it is within the applicant's ownership and within the red site outline of the site.</p> <p>Delete the following from paragraph 6.5.9</p> <ul style="list-style-type: none"> - <i>However, as access to the development requires works to adopted highways a condition of consent is imposed requiring that evidence is submitted, prior to commence, demonstrating that the works can be accord out to the satisfaction of the Council's Infrastructure Team.</i> <p>Replace with:</p> <ul style="list-style-type: none"> - <u><i>An informative is attached advising the applicant of the need to contact the infrastructure team regarding works to the adopted highways land. Additionally, the applicant has agreed to the principle of a financial contribution towards the ongoing maintenance of the adopted highways land which will be secured by way of a legal agreement.</i></u>
<p>2/04</p>	<p>DCL House 2A Charlton Road – P/0721/22</p> <p>Amend Recommendation B of the report on page 123 to 28th February 2023 rather than the 30th February.</p> <p>Paragraph 2.1: The application seeks to demolish the existing part two and part single storey building adjacent to Stewart House and construct eight, three storeys (townhouse style) 4-bedroom dwellinghouses within two terrace blocks with 6 units 5 units fronting onto Charlton Road and a row of three units to the rear of Stewarts House.</p>
<p>3/01</p>	<p>66 Lake View, Edgware – P/3220/22</p> <p>Amend the Recommendation 1 of the report on page 176 as follows:</p> <p>The proposal, by reason of the design of the rear dormer, its fenestration, use of modern materials would fall at odds, be overly dominant and obtrusive, failing to respect or harmonise with the character and appearance of the dwellinghouse, nor would it preserve or enhance the character or appearance of the dwellinghouse or part of Canons Park Estate Conservation Area, contrary to the design aspirations of the National Planning Policy Framework (2021), Policies D3 and HC1 of the London Plan (2021), Policies CS1.B and CS1.D 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 Supplementary Planning Document Canons Park Estate Conservation Area Appraisal and Management Strategy (2013).</p>

Amend Conclusions and Reason for Refusal of the report on page 184 as follows:

The proposal, by reason of the design of the rear dormer, its fenestration, use of modern materials would fall at odds, be overly dominant and obtrusive, failing to respect or harmonise with the character and appearance of the dwellinghouse, nor would it preserve or enhance the character or appearance of the dwellinghouse or part of Canons Park Estate Conservation Area, contrary to the design aspirations of the National Planning Policy Framework (2021), **Policies D3 and HC1 of the London Plan (2021)**, Policies CS1.B and CS1.D 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 Supplementary Planning Document Canons Park Estate Conservation Area Appraisal and Management Strategy (2013).

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/01	1 Ash Hill Drive HA5 2AG P/0719/22	Anneliese Pugh (Objector) Raj Shah (Agent/Applicant) Councillor Kuha Kumaran (Back Benching)
2/03	77 Hillview Road, Pinner, HA5 4PB P/3564/22	John Cobb (Objector) Vas Manga (Agent/Applicant)