



Planning Committee Supplemental Addendum

Date: Wednesday 24 May 2023

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 24th May 2023

1/01	2-4 Hindes Road, Harrow, HA1 1SJ – P/3833/22
	<p>It has been confirmed that the stairwell does not contain any windows and is formed of composite zinc cladding externally. As such, condition 27 is unnecessary and can be removed and the following conditions renumbered:</p> <p><u>27. Obscure Glazing</u></p> <p>Any window(s) located in the stairwell facing the side boundary of the approved development shall:</p> <ul style="list-style-type: none">a) be of purpose made obscure glass,b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form. <p>REASON: To safeguard the amenity of neighbouring residents.</p>

Page 183, table 2 print quality is poor. Please see below.

AREA SCHEDULE						
FLOOR	FLAT	Type	PROPOSED GIA per flat		PROPOSED GIA	
			GIA m2	GIA ft2	GIA m2	GIA ft2
GROUND	1	2B4P*	87.6	943	501.8	5,401.3
	2	2B3P*	70.9	763		
	3	2B4P	70.1	755		
	4	1B2P	50.2	540		
	5	1B2P	50.8	547		
	6	2B3P	68.4	736		
FIRST	7	2B4P	74.4	800	469.1	5,049.3
	8	1B2P	53.9	580		
	9	2B3P	60.4	650		
	10	1B2P	50.0	538		
	11	3B4P	80.1	862		
	12	3B5P	88.8	956		
SECOND	13	2B3P	69.4	747	439.7	4,732.9
	14	1B2P	53.7	578		
	15	2B3P	62.4	672		
	16	2B4P	73.8	794		
	17	2B3P	64.8	698		
	18	1B2P	54.7	589		
TOTAL			1,184.4	12,749	1,410.6	15,183.6

2/03 **BALDWIN HOUSE, 2 GAYTON ROAD, HARROW – P/3644/22**

Update CIL figures in report as follows on page 358:-

GLA CIL: ~~£18,720~~ £20,138.18 (based on a £60 contribution per square metre of additional floorspace)

Local CIL: ~~£502,171.84~~ £54,391.07 (based on a £110 contribution per square metre of additional floorspace including indexation)

Update informatives as follows:-

5. London Mayor's CIL Charges

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 ~~£12,240~~ £20,138.18.

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 planningportal 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

6. Harrow Council CIL Charges

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.

	<p>The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £32,313.60 £54,391.07</p> <p>This amount includes indexation which is 323/224. 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).</p> <p>The CIL Liability is payable upon the commencement of development.</p> <p>You are advised to visit the planningportal website where you can download the relevant CIL Forms.</p> <p>Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .</p> <p>https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf</p> <p>https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf</p> <p>If you have a Commencement Date please also complete CIL Form 6:</p> <p>https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf</p> <p>The above forms should be emailed to HarrowCIL@Harrow.gov.uk</p> <p>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.</p>
<p>Agenda Item</p> <p>1/02</p>	<p>AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS</p> <p>Application - 143-145 Eastcote Lane & 172 Alexandra Avenue</p> <p>Speaker - Councillor Jerry Miles (Back Bench)</p>

2/02	Application - 2 Snaresbrook Drive, Stanmore, HA7 4QW Speaker - Jack Silverstone (Objector) The agent was informed but has elected not to appear.
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