



**DEVELOPMENT MANAGEMENT
COMMITTEE
WEDNESDAY 2 APRIL 2008
6.30 PM**

COMMITTEE AGENDA

**COMMITTEE ROOMS 1 & 2,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

**Don Billson
Julia Merison
Narinder Singh Mudhar
Joyce Nickolay (VC)**

**Mrinal Choudhury
Keith Ferry
Thaya Idaikkadar**

Reserve Members:

**1. Manji Kara
2. G Chowdhury
3. Robert Benson
4. Dinesh Solanki
5. Husain Akhtar**

**1. David Gawn
2. Graham Henson
3. Mrs Rekha Shah**

**Issued by the Democratic Services Section,
Legal and Governance Services Department**

**Contact: Vishal Seegoolam, Senior Democratic Services Officer
Tel: 020 8424 1883 E-mail: vishal.seegoolam@harrow.gov.uk**

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 2 APRIL 2008

AGENDA - PART I

Guidance Note for Members of the Public Attending the Development Management Committee (Pages 1 - 2)

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. **Right of Members to Speak:**

To agree requests to speak from Councillors who are not Members of the Committee, in accordance with Committee Procedure 4.1.

3. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Committee, Sub Committee, Panel or Forum;
- (b) all other Members present in any part of the room or chamber.

4. **Arrangement of Agenda:**

(a) To consider whether any item included on the agenda should be considered with the press and public excluded because it contains confidential information as defined in the Local Government Act 1972;

(b) to receive the addendum sheets and to note any applications which are recommended for deferral or have been withdrawn from the agenda by the applicant.

5. **Minutes:** (Pages 3 - 10)

That the minutes of the meeting held on 27 February 2008 be taken as read and signed as a correct record.

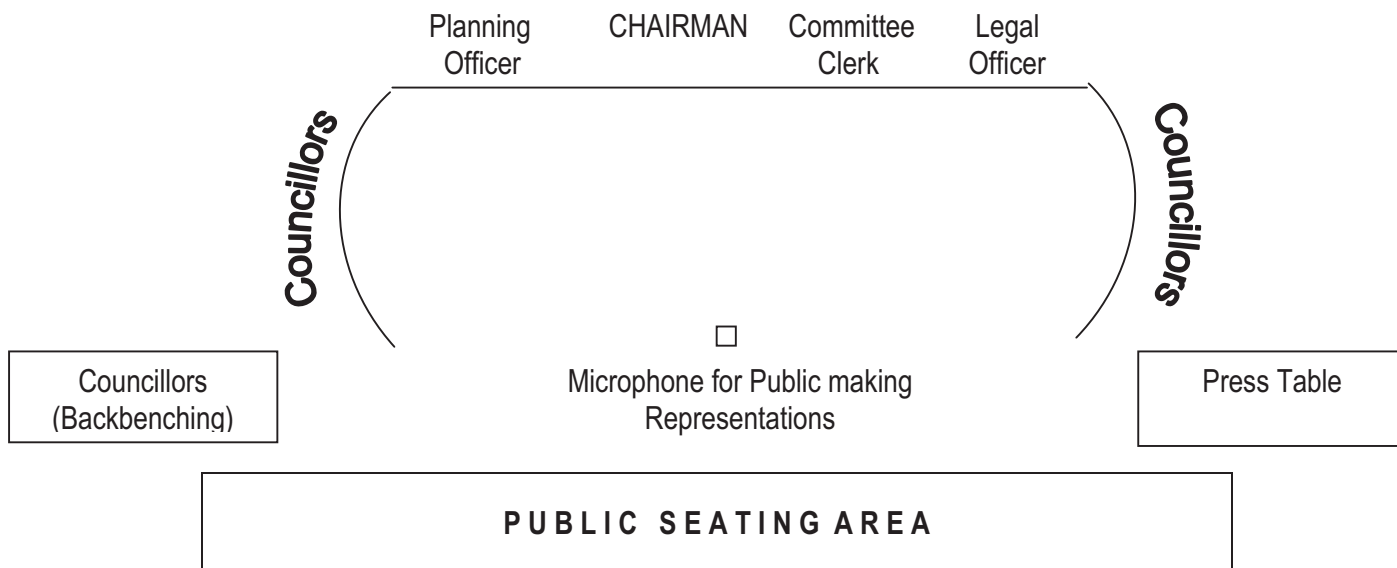
6. **Public Questions:**
To receive questions (if any) from local residents/organisations under the provisions of Committee Procedure Rule 19 (Part 4B of the Constitution).
7. **Petitions:**
To receive petitions (if any) submitted by members of the public/Councillors.
8. **Deputations:**
To receive deputations (if any) under the provisions of Committee Procedure Rule 17 (Part 4B) of the Constitution.
9. **References from Council and other Committees/Panels:**
To receive references from Council and any other Committees or Panels (if any).
10. **Representations on Planning Applications:**
To confirm whether representations are to be received, under Committee Procedure Rule 18 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.
11. **Planning Applications Received:**
Report of the Head of Planning - circulated separately.
12. **Enforcement Notices Awaiting Compliance:** (Pages 11 - 22)
Report of the Head of Planning – for information.
13. **Consultation on the Proposed Local Validation Requirements for Planning Applications:** (Pages 23 - 46)
Report of the Director – Planning, Development and Enterprise.
14. **Member Site Visits:**
To arrange dates for Member site visits that have been agreed during the course of the meeting (if any).
15. **Any Other Urgent Business:**
Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

This page is intentionally left blank

**GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC
ATTENDING THE DEVELOPMENT MANAGEMENT COMMITTEE**

Typical Committee Room Layout (for Committee Rooms 1&2)



Order of Committee Business

It is the usual practice for the Committee to bring forward, to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate.

You will find a slip of paper on your seat for you to indicate which item you have come for. This should be handed to the Committee Administrator prior to the start of the meeting.

Although the Committee will try to deal with the application which you are interested in as soon as possible, often the agendas are quite long and the Committee may want to raise questions of officers and enter into detailed discussion over particular cases. This means that you may have to wait some time. The Committee may take a short break around 8.30 pm.

Rights of Objectors/Applicants to Speak at Development Management Committees

Please note that objectors may only speak if they requested to do so before 5pm on the working day before the meeting. In summary, where a planning application is recommended for grant by the Group Manager (Planning and Development), a representative of the objectors may address the Committee for up to 3 minutes.

Where an objector speaks, the applicant has a right of reply.

Planning Services advises neighbouring residents and applicants of this procedure.

The Development Management Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are also set out in the **"Guide for Members of the Public Attending the Development Management Committee"** which is available in both the Planning Reception or by contacting the Committee Administrator (tel 020 8424 1269). This guide also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions, and the rules governing these procedures at the Development Management Committee.

Addendum Sheet

In addition to this agenda, an Addendum Sheet is produced on the day of the meeting. This updates the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral. Copies of the Addendum are available for the public in the Committee Room from approximately 6.00 pm onwards.

Decisions taken by the Development Management Committee

Set out below are the types of decisions commonly taken by this Committee

Refuse permission:

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

Grant permission as recommended:

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

Minded to grant permission contrary to officer's recommendation:

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

Defer for a site visit:

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, the application may be deferred until the next meeting, for an organised Member site visit to take place.

Defer for further information/to seek amendments:

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

Grant permission subject to a legal agreement:

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

(Important Note: This is intended to be a general guide to help the public understand the Development Management Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).

REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 27 FEBRUARY 2008

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
* Mrinal Choudhury * Narinder Singh Mudhar
* Keith Ferry * Joyce Nickolay
* Graham Henson (2)

* Denotes Member present
(2) Denotes category of Reserve Members

[Note: Councillor Paul Osborn also attended this meeting to speak on the item indicated at Minute 197 below].

PART I - RECOMMENDATIONS - NIL

PART II - MINUTES

196. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Thaya Idaikkadar	Councillor Graham Henson

197. **Right of Members to Speak:**

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillor, who was not a Member of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Agenda item</u>
Councillor Paul Osborn	Planning applications 2/04 and 2/05

198. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

199. **Arrangement of Agenda:**

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following items be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances / Grounds for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision.

(2) all items be considered with the press and public present.

200. **Minutes:**

RESOLVED: That the minutes of the meeting held on 23 January 2008 be taken as read and signed as a correct record.

201. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.

202. **References from Council and other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other committees.

203. **Representations on Planning Applications:**

That, in accordance with the provisions of Committee Procedure Rule 18 (Part 4B of the Constitution), representations be received in respect of item 2/02 on the list of planning applications.

[Note: Subsequently, planning application 2/02 was deferred, and so the representations were not received].

204. **Planning Applications Received:**

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

205. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

206. **Member Site Visits:**

RESOLVED: That Member visits to the following sites take place on Saturday 15 March 2008 from 9.30 am:

2/02	-	17 Winscombe Way, Stanmore, HA7 3AX
2/06	-	137 Whitchurch Lane, Edgware, HA8 6NZ
2/11	-	The Old Coachworks Land to the rear of 1 – 7 Whitefriars Drive, Harrow Weald, HA3 5HJ

(Note: The meeting, having commenced at 6.30 pm, closed at 7.55 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/11 **APPLICATION NO:** P/4054/07/DFU
LOCATION: The Old Coachworks Land to the rear of 1 – 7 Whitefriars Drive, Harrow Weald, HA3 5HJ
APPLICANT: Stablewood Ltd
PROPOSAL: Three storey block of 8 flats with associated parking and landscaping.
DECISION: DEFERRED for a Member Site Visit.

LIST NO: 2/12 **APPLICATION NO:** P/3980/07/CFU
LOCATION: Kenmore Park First and Middle School, Moorhouse Road, Kenton, HA3 9JA
APPLICANT: London Borough of Harrow
PROPOSAL: Single storey extension to provide children's centre.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informative reported.

[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/13 **APPLICATION NO:** P/3374/07/DAD
LOCATION: The Case is Altered Public House, 28 Old Redding, Harrow Weald, HA3 6SE.
APPLICANT: Mark Douglas
PROPOSAL: Externally illuminated freestanding sign and wall sign, 2 X non illuminated free standing signs.
DECISION: DEFERRED to allow officers to further consider the proposals

LIST NO: 2/14 **APPLICATION NO:** P/4013/07/DDP
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB
APPLICANT: Berkeley Urban Renaissance Ltd
PROPOSAL: Details of existing and proposed boundary treatment pursuant to condition 4 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing] 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: GRANTED permission for the development described in the application.

[Note: The Committee wished for it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/15 **APPLICATION NO:** P/4037/07/CDP
LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB
APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of compensatory flood storage works measures pursuant to condition 29 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/16 **APPLICATION NO:** P/4015/07/CDP

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of contamination investigation and remediation pursuant to condition 2 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units).

DECISION: APPROVED the details of condition 2, as described in the application.

[Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].

LIST NO: 2/17 **APPLICATION NO:** P/4036/07/CDP

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of surface water control measures pursuant to condition 28 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/18 **APPLICATION NO:** P/4040/07/CDP

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of the maintenance regime for the flood storage works pursuant to condition 30 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: DEFERRED to await clearance of the proposal by the Environment Agency.

LIST NO: 2/19 **APPLICATION NO:** P/0263/08/DDP

LOCATION: Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB

APPLICANT: Berkeley Urban Renaissance Ltd

PROPOSAL: Details of finished floor levels pursuant to condition 27 of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).

DECISION: APPROVED the details of condition 27, as described in the application.

[Note: The Committee wished for it to be recorded that the decision to approve the details of the condition was unanimous].

LIST NO:	2/20	APPLICATION NO:	P/0458/08/CVA
LOCATION:	Former Government Offices Site, Honeypot Lane, Stanmore, HA7 1BB		
APPLICANT:	Berkeley Urban Renaissance Ltd		
PROPOSAL:	Variation of condition 26 (details of surface water drainage attenuation and storage works) of planning permission ref: P/2317/06/CFU allowed on appeal 12 November 2007 (redevelopment for 798 residential units [including 40% affordable housing], 959 square metres class A1 / A2 / A3 / A4 / A5 / D1 and D2 floorspace; 7927 square metres of B1 (A), (B), (C) floorspace).		
DECISION:	APPROVED the variation of condition 26 to read: Development of any buildings shall not begin until surface water drainage, attenuation and storage works have been carried out to serve the development hereby permitted, in accordance with details to be submitted and approved in writing by the local planning authority. REASON: To ensure that adequate drainage facilities are provided. [Note: The Committee wished for it to be recorded that the decision to approve the variation of the condition was unanimous].		

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 March 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
9 WEST DRIVE GARDENS, HARROW (Ward = Harrow Weald) Roof alterations without planning permission	EAST/631/02/FUL ENF/480/02/EAST LP/MW/PEN13018	GDM	20-Sep-02	20-Sep-02 (Legal Contact Officer - AK)	11-Feb-03	21-Mar-03	Hearing 03-Jun-03	10 months	21-Jan-.04 21-Mar-04 26-APR-04	Notice to be served as soon as possible. Notice of appeal served. Appeal Dismissed Insp letter dated 20-Jun-03. Owners have offered to do works required, starting in Sept 2004. Site inspected in Sept 04, no works carried out. Planning app P/3293/04/DFU submitted. App refused. Borough Solicitor sent letter before action. Enf Officer has visited site with a view to preparing prosecution witness statement. Site visit carried out and the case is being assessed.
81 ROXETH HILL, HARROW ON THE HILL (Ward = Harrow on the Hill) Erection of roof extension	ENF/24/05/P Appeal 3308	AB5		(Legal Contact Officer - AK)	08-Dec-04	14-Jan-05	Hearing 18-Oct-05	9 Months	19-July -06 (following appeal decision)	AB / RD checking when roof was erected. Borough Solicitor preparing notice. Notice prepared. Planning Appeal part allowed (P/304/03/CFU). Enforcement Appeal Dismissed 18/10/05 with variation - The property owner is required to removed roof extension and reinstate the roof to its former condition or build in accordance with planning permission P/93/05/DFU the compliance period has been varied from 3 months to 9 months. Recent site visit established that no action had been taken to comply with amended notice. Owner subsequently wrote to Council requesting more time, Council did not agree to this and Officer now drafting prosecution witness statement. Update site visit required by Enforcement Officer.

11

Agenda Item 12
Pages 11 to 22

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 March 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
154 EASTCOTE LANE, SOUTH HARROW (Ward = Roxbourne) Single storey rear extension and raised patio	ENF/317/03/P	GW	17-Mar-04	23-Mar-04 (Legal Contact Officer - AK)	27-May-04	30-Jun-04		3 Months	01-Oct-04	Appeal received, appeal not valid. Section 78 dismissed, owners asked to provide details of timescale for compliance with notice. Agent looking into how to alter development to comply with notice. Draft prosecution statement prepared. Case Officer to undertake site visit, to proceed with prosecution subject to site visit. 12/02/2008 visit by case officer. Single storey rear extension and raised decking observed to be in exististence. The case is being assessed for prosecution.
REGENT HOUSE, 21 CHURCH ROAD, STANMORE (Ward = Stanmore Park) Erection of Four Air Con Units on a Listed Building	ENF/442/02/EAST	CJFAND AB RJP (case Officer)	10-Jul-03	16-Jul-03 (Legal Contact Officer-AK)	13-Jan-05	23-Feb-05	Appeal dismissed.	3 Months	01-Mar-06 (following appeal decision)	An incomplete application for the screening of the units was submitted in Nov 2004. The applicant is looking to provide further information to make this application valid. Appeal dismissed. Case Officer to follow up and take necessary action. Site visited and the case is being assessed.
BROOMHILL, MOUNT PARK ROAD, HARROW ON THE HILL (Ward = Harrow on the Hill) Compliance with condition 8	ENF/625/03/P	GDM RJP (Case Officer)	08-Dec-04	(Legal Contact Officer - AK)	07-Feb-05	11-Mar-05	Written Representations	3 Months	09-APR-05 09-DEC-05	Appeal submitted. Appeal determined and upheld. Enforcement officer to monitor conditions. Conditions have not been met, case officer drafted Breach of Condition Notice. Site visit required by Enforcement Officer.

12

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 March 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
35 ORCHARD GROVE, EDGWARE (Ward = Edgware) Extensions over 70 cubic metres.	ENF/483/04/P	RJP (report) GW (Case Officer)	17-May-05	7-June-05 (Legal Contact Officer-AK)	24-Nov-05	04-Jan-06	Appeal submitted. Appeal withdrawn	6 months	05-Jul-06	Section 330 notice served on 6-July-05. Section 330 Notices were returned unopened. Enforcement Notices issued. Appeal Submitted, awaiting outcome. Appeal withdrawn. Appellant intends to comply with The Town and Country Planning (General Permitted Development) Order 1995. Enforcement Officer to monitor and ensure compliance. Needs prosecution report by Enforcement Officer.
61 OXLEAY ROAD, HARROW (Ward = Rayners Lane) Erection of rear extension and wall	ENF/425/04/P	RJP (Report) DMc (Case Officer)	17-May-05	7-October-05 (Legal Contact Officer - SY)	20-Jun-05	14-Nov-05		6 months	15-May-06	Section 330 notice served on 20- June-05. Enf notice issued. Case Officer visited on 7th September 2006, notice not complied with, letter sent advising owner of intention to commence prosecution proceedings. 12/02/2008 visit by case officer. Single storey rear extension and wall at rear observed to be still in existence. The case is being assessed for prosecution.
22 WALTON ROAD, HARROW (Ward = Marlborough) Unauthorised construction of a single storey rear extension and front porch.	ENF/573/03/P	RJP (report)	27-Jul-05	10-Aug-05 (Legal Contact Officer- SY)	17-Oct-05	28-Nov-05	Appeal Dismissed (P/70/06/DCP).	3 months	01-Mar-06 28-Jun-06	Appeal fee not paid to the Planning Inspectorate, thus appeal not validated. Planning Inspectorate confirmed in letter dated 27 March 2006. Case re-allocated to new Officer to carry out site visit. Site visited on 6 February 2008. Awaiting drafting of prosecution report.

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 March 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
1 WILDCROFT GARDENS, EDGWARE (Ward = Canons) Unauthorised construction of gates, walls, railings and pillars	ENF/700/04/P	AB5	11-Jan-06	23-January-06 (Case Officer-SC)	07-Jun-06	19-Jul-06	Appeal Dismissed	1 Month	25-February-2007 (following appeal decision)	S330 Notice served on 17 February 2006. Appeal lodged on ground (a), Appeal dismissed on 25th January 2007, compliance due by 25th February 2007. Full compliance not secured - Case Officer assessing if in public interest to instigate prosecution proceedings. 12/02/2008 visit by case officer. Wall and gates fronting highway reduced to 1 metre; piers remain. Partly complied; revisit in 3 months.
108 WAXWELL LANE, PINNER (Ward = Pinner) Unauthorised construction of a raised rear deck and trellis	ENF/647/04/P	RJP (Report)	07-Dec-05	9-December-05 CML (Legal Contact Officer)	20-Apr-06	24-May-06		2 Months	24-Jul-06	S330 Notice served 10-January-2006. Needs to be allocated to new Case Officer to establish if compliance secured. 12/02/2008 visit by case officer unable to gain access. Site visit required by Enforcement Officer.
462 HONEYPOT LANE, STANMORE (Ward = Queensbury) Unauthorised construction of a single storey rear extension	ENF/619/04/P	RJP (Report) DMC (Case Officer)	15-Mar-06	17-Mar-06 SY (Legal Case Officer)	14th May 2007	13th June 2007		3 Months	13-Sep-07	Site visit required by Enforcement Officer.
76 FORMBY AVENUE, STANMORE (Ward = Queensbury) Use of outbuilding as two self-contained residential units	ENF/401/06/P	NR	28th February 2007		23rd July 2007	23rd August 2007		3 Months		Site visit required by Enforcement Officer.
Raw Lasan, 154 Stanmore Hill, Stanmore (Ward = Stanmore Park) Unauthorised timber decking in the garden.	ENF/495/06/P	GW	Approved by committee on 18 December 2007.		26/02/08	31/03/2008		2 months	30/05/08	Memo to be sent to Legal to initiate enforcement. Draft report prepared for delegation and passed to Legal. Notice served on 26 February 2008.

ENFORCEMENT NOTICES AWAITING COMPLIANCE 11 March 2008

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
32 RUSLAND PARK ROAD, HARROW (Ward = Marlborough) Unauthorised construction of a two/three storey side to rear, single storey front to side extension and rear dormer	ENF519/05/P	RJP (Report)	07-Jun-06	19-June-2006 JM (Legal Case Officer)	13th Sept 2007	27-Feb-08	Appeal lodged (Written Reps)	3 Months changed to 6 months on appeal.	26/07/2008 (from appeal decision)	Notice was withdrawn on 13 September 2007 and reissued on 13 September 2007. Awaiting appeal decision. The appeal succeeds in part and the notice is upheld with variations (27/02/2008). Compliance period changed to 6 months. The site is being monitored.
RAVENSHOLT, 12 MOUNT PARK ROAD, HARROW ON THE HILL (Ward = Harrow on the Hill) Unauthorised erection of a wire fence with concrete posts and reed panelling	ENF/353/03/P	RJP (Report) RJP (Case Officer)	28-Jun-06	4-July-2006 (Legal Case Officer - SY)	31st August 2007	1st October 2007 25 February 2008	Appeal Lodged (Written Reps)	1 Month. Details of landscaping to be submitted within 3 months and to be implemented within 6 months from the date of the LPS's approval.	25/11/2008 (maximum; from the appeal decision)	Awaiting appeal decision. The appeal succeeds in part and permission granted for the metal fence and concrete posts subject to the condition requiring submission and implementation of landscaping details. The appeal fails with regard to the reed panelling. The notice, as corrected, is upheld. (25/02/2008). The site is being monitored.

15

This page is intentionally left blank

ENFORCEMENT NOTICES - AWAITING APPEAL DECISION

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
37 NORWOOD DRIVE, HARROW (Ward = Headstone North) Conversion of dwellinghouse into 7 self-contained bedsits	ENF/0152/06/P	GW	28th February 2007		16th July 2007	16th August 2007	Appeal lodged (Hearing)	3 Months		Appeal Hearing scheduled for 9-April-2008.
4 AYLWARDS RISE, STANMORE (Ward = Stanmore Park) Development without planning permission: Erection of replacement detached two-storey house and detached garage, without compliance with pre-commencement conditions.	ENF/0353/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome. The appeal is allowed and the enforcement notice is quashed (21/02/2008).
4 AYLWARDS RISE, STANMORE (Ward = Stanmore Park) Development without planning permission: Erection of replacement detached two-storey house and detached garage, outside the scope of planning permission.	ENF/0282/07/P	AB5			6th August 2007	5th September 2007	Appeal Lodged (Public Inquiry)	6 Months		Public Inquiry 08-Jan-2008 - await outcome. The appeal is allowed, the enforcement notice with corrections is quashed and planning permission granted in the terms set out in the Formal Decision (21/02/2008). Compliance with the conditions is being monitored.
14 ROXETH GREEN AVENUE, HARROW (Ward = Roxbourne) Unauthorised construction of a rear extension	ENF/744/05/P	RJP (Report) MHX (Case Officer)	28-Jun-06	04-Jul-06	31st August 2007	1st October 2007	Appeal Lodged (Written Reps)	3 Months		Awaiting appeal decision

ENFORCEMENT NOTICES - AWAITING APPEAL DECISION

ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
THE BOTHY, 65 OLD REDDING, HARROW WEALD (Ward = Harrow Weald) Rear Decking (rear extension should be PD)	ENF/519/06/P	LH (Case officer)	17th July 2007	31st July 2007	6th November 2007	10th December 2007		3 Months	9th March 2008	Appeal lodged; public inquiry to be held 9 September 2008 . Awaiting appeal decision.
GROVE END, GROVE HILL ROAD, HARROW (Ward = Greenhill) Outbuilding larger than 10 cubic metres in conservation area.	ENF/633/06/P	LH (Case officer)	17th October 2007	19th October 2007	8th January 2008	7th February 2008		3 Months	7th April 2008	

SITES BEING MONITORED/INVESTIGATED FOR ENFORCEMENT										
ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
Land to the rear of 48 The Avenue, Harrow Weald. (Ward = Harrow Weald) S215 Notice		AB5	08-Feb-06	23-Feb-06 06-Mar-06 (Legal Case Officer - SY)						Land Registry Search carried out; owner not contactable. Site visited by officer and under review.
Rear of 62-72 Orchard Grove, Harrow (Ward = Kenton East) Unauthorised change of use from a service road to a builders yard and the erection of a pole with a CCTV camera	ENF/117/04/P	DMC (Case Officer) RJP (Report)	15-Mar-06	17-Mar-06 (Legal Case Officer -SY)						S330 Notice served 22-June-2006. Site visit required by Enforcement Officer.
46 REPTON ROAD, KENTON (Ward = Kenton East) Unauthorised change of use to a builders yard.	ENF/565/04/P	AB5	27-Jul-05	10-Aug-05 (Legal Contact Officer- SY)	27-Oct-05	02-Dec-05	Appeal dismissed	3 months	18th January 2007 (following appeal decision)	S330 notice served on 25-August-05. Appeal lodged, but appeal dismissed on 18th October 2006. Case Officer monitoring to ensure compliance. Site visited on 8/11/07. and again on 15/11/07. Most of the materials have been removed. Continually monitored.
67 ARGYLE ROAD, HARROW (Ward = West Harrow) Unauthorised construction of a raised rear deck and railings	ENF/78/04/P	GW	07-Dec-05	9-December-2005 Legal Case Officer - AK)	06-Apr-06	10-May-06	Appeal dismissed	1 Month	8th December 2006 (following appeal decision)	S330 notice served 10-January-2006 Enforcement notice served. Appeal dismissed on 8th November 2006. 12/02/2008 visit by case officer. Raised decking has not been completely demolished - work seems to be ongoing.

This page is intentionally left blank

ENFORCEMENT NOTICES AUTHORISED AWAITING SERVICE										
ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
2 West Drive, Harrow Weald, HA3 6TS (Ward = Harrow Weald) Unauthorised parapet wall over the side extension; air conditioning units over the roof. Roof light and rear balcony.	ENF/335/06/P	GW								Planning permission refused for the works (application reference P/2563/07 on 18 October 2007). Draft report prepared for delegation and passed to Legal.
69 Winchester Road, Harrow (Ward = Kenton East) Unauthorised front porch and single storey rear extension and conservatory.	ENF/502/06/P	GW								Planning permission refused for the development (application reference P/3001/06 on 15 January 2007). Draft report prepared for delegation and passed to Legal.
23 Nolton Place, Edgware HA8 6DL (Ward = Edgware) Unauthorised onversion of house into 4 flats and conversion of outbuilding into 2 flats.	ENF/366/06/P	GW								Draft report prepared for delegation and passed to Legal.
66 Woodhall Gate, Pinner (Ward = Hatch End) Unauthorised roof lights and turrets.	ENF/167/07/P	LH								Draft report prepared for delegation and passed to Legal.

ENFORCEMENT NOTICES AUTHORISED AWAITING SERVICE										
ADDRESS AND ALLEGED BREACH	ENF/LEGAL/PL. APP REF. NOS.	OFFICER	C'TTEE DATE	MEMO LEGAL	DATE SERVED	EFFECTIVE DATE	APPEAL DATES	COMPLIANCE PERIOD	COMPLIANCE DATE	NOTES
17 Radley Gardens, Harrow (Ward = Kenton East) Unauthorised conversion of ground floor of property into 2 flats and installation of additional entrance door.	ENF/55/08/P	ML1								Planning permission refused for the development (application reference P/1756/07 on 12 November 2007). Draft report prepared for delegation and passed to Legal.
43 High Street, Harrow on the Hill (Ward = Harrow on the Hill) Unauthorised cash machine.	ENF/56/08/P	MRE								Planning permission refused for the development (application reference P/3593/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
Blackgate, Church Lane, Pinner (Ward = Pinner) Unauthorised Tree House.	ENF/54/08/P	SB5								Planning permission refused for the development (application reference P/1328/07 on 20 December 2007). Draft report prepared for delegation and passed to Legal.
120 Weald Lane, Harrow Weald (Ward = Wealdstone) Unauthorised front extension (porch).	ENF/53/08/P	JK								Planning permission refused for the development (application reference P/3355/07 on 11 December 2007). Draft report prepared for delegation and passed to Legal.
132 Turner Road, Edgware (Ward = Queensbury) Unauthorised conversion and use of dwelling house as 2 self-contained flats.	ENF/52/08/P	NR								Planning permission refused for the development (application reference P/2416/07 on 28 November 2007). Draft report prepared for delegation and passed to Legal.



Meeting:	Development Management Committee
Date:	Wednesday 2 April 2008
Subject:	Consultation on the Proposed Local Validation Requirements for Planning Applications
Key Decision:	No
Responsible Officer:	Graham Jones, Director of Planning, Development & Enterprise
Portfolio Holder:	Councillor Marilyn Ashton
Exempt:	No
Enclosures:	Appendix: "Local Validation Requirements for Planning Applications: Draft for Consultation - January 2008"

Section 1 – Summary and Recommendations

This report informs members and seeks agreement to incorporate the consultation responses with key stakeholders on new arrangements for validating planning applications in connection with the use of the new national electronic standard planning application form (1APP) being introduced from 6 April 2008.

Recommendation:

It is recommended that members agree:

1. To incorporate the requirements of the Environment Agency and English Heritage into Harrow's local validation list of requirements for planning applications.
2. To adopt the validation requirements, with incorporated consultation responses, as Harrow Council's final published list of the "Local Validation Requirements for Planning Applications" for use alongside 1APP with effect from 6 April 2008.
3. To publish the adopted local list, including on the Council's website.

Reason: To ensure a basis for sound and consistent decision-making.

Section 2 – Report

Introduction

- 2.1 Members will recall that on 6 April 2008 the Government is launching a new requirement for all Local Planning Authorities (LPAs) in England to adopt the electronic national standard planning application form (1 APP). This is aimed at establishing consistency between LPAs and clarity to applicants, and is seen as a most significant change to the planning system.
- 2.2 Different types and scale of application will require different levels of Information and supporting documentation to be submitted. The new arrangements will comprise two checklists for validation of planning applications:
- a national list applicable to all LPAs, and
 - a recommended local list from which LPAs can choose the appropriate criteria to formulate its own local list of requirements.
- From 6 April 2008 the Council will only be able to validate an application if both the national and local planning requirements are met.
- 2.3 On 6 February the Committee considered a report seeking authority to consult with key stakeholders on the Council's proposals for adoption of the local validation requirements in connection with the introduction of 1APP. In line with Government advice the period for consultation was to be 6 weeks.
- 2.3 The Committee resolved in accordance with the recommendation and the consultation was duly commenced on 12 February, finishing on 25 March 2008.
- 2.4 Members may recall that the proposed consultation included the following:
- statutory consultees (including the Environment Agency, Natural England, English Heritage, Network Rail, the local highway authority, Strategic Health Authority, and GLA
 - elected Members
 - relevant voluntary and community groups e.g. residents groups / amenity societies
 - agents / applicants forums or representative group of agents

Consultation and Adoption

- 2.5 Following the consultation two responses have, to date, been received from Environment Agency and English Heritage. These responses provide a comprehensive statement of requirements that are set out below.

2.6 *Environment Agency*

"...We support the inclusion of the Biodiversity surveys, Environmental Statements, Flood Risk Assessments, Foul sewage and utilities assessments, Land contamination assessment, Site waste management plan, Sustainability statement, Landscaping details and air quality assessments.

In the relevant proposed Local Requirements lists we suggest including the following to ensure plans are submitted showing the correct information:

Plans / All submitted plans and drawings to include:

"Where there is a watercourse located on site, plans and cross sections of the existing and proposed development need to show the bank top of the watercourse (the bank top is defined as the point at which the bank meets normal land levels) in relation to the development."

For the **Biodiversity survey and report** notes we recommend that the following be included:

"Where a proposed development may have possible impacts on wildlife and biodiversity, **and / or is located adjacent to a watercourse**, information should be provided..."

For the **Flood Risk Assessment** notes we would like to see the following included:

For new developments (in particular major developments) located in Flood Zone 2 and 3 please contact the Council to discuss the Sequential Test before undertaking the Flood Risk Assessment.

For larger scale developments we would expect to see a **water use assessment** included in the **Sustainability Statements**.

2.7 English Heritage

In order to offer detailed advice on any application we require a full understanding of the impact of the proposed works on the historic environment. We also need to understand why the changes contained in an application are proposed. Our publication, 'A Charter for English Heritage Advisory Services' contains a guide to the range of information required for consultations with English Heritage. This guide is reproduced at **Appendix A** of this letter.

We believe that the items set out in Appendix A are required by local authorities to determine applications. These items are what we require if there is to be a 'genuine invitation to give advice' as set out in ODPM Circular 08/2005.

The glossary and guidance that your authority gives to applicants to ensure that the required documents are clear and unambiguous should therefore reflect the content of our Charter. The Government's guidance on the Validation of Planning Applications published on 7th December 2007 included many of these items.

We would like to offer the following general comments on the local checklist and the glossary of terms:

Planning statements, Listed Buildings Appraisals, Conservation Area Appraisals or Heritage Statements (as described in the CLG guidance) should take account of the

'*impact on*' and the '*setting of*' the historic environment, which includes individual historic assets. For example, applications for planning permission for development may affect the setting of a listed building, scheduled monument, battlefield, conservation area, registered park or archaeological remains.

They may also have an impact on the surrounding environs and these issues need to be addressed in any appraisal. Within these requirements we would look to find a statement of the significance of the historical and archaeological interest of a site as well as a state of justification for the works. This information could help inform the decisions your authority has to make and we strongly advise your authority to request the same categories of information as indicated in our charter.

Design and Access Statement requirements as set out in DCLG Circular 01/2006 must be fully reflected in checklists. When a planning application is submitted in parallel with an application for listed building consent, for example, a single combined statement should address the requirements of both. We would also suggest that reference to the CABE guidance 'Design & Access Statements - How to write, read and use them' may assist the applicant.

Where English Heritage is a statutory consultee on an application, using our Charter will help to ensure we receive genuine invitations to give advice in order to offer meaningful advice.

APPENDIX A

GUIDE TO THE RANGE OF INFORMATION REQUIRED FOR CONSULTATIONS WITH ENGLISH HERITAGE ON PROPOSALS AFFECTING NATIONALLY IMPORTANT HISTORIC ASSETS

The type and amount of information needed may vary according to the kind of development proposed. The following items may be necessary to assess the impact of changes to the historic environment:

A **plan** showing the site, its location, extent and context

Photographs, dated, numbered and cross-referenced to a plan, showing the site and its context in general and the area of proposed change in detail

A **statement of significance** that demonstrates an understanding of the historical, archaeological and architectural interest of the site

Measured drawings as existing and as proposed to show, where appropriate:

- all floor **plans**
- any external and internal **elevations** affected by the works
- **sections** through floor, roof and wall structures, where these are affected by the works
- **perspectives or photomontages**, models or computer visualisations, to show the impact of new works on the heritage asset and its setting
- **landscape** works, to include contours and planting schemes
- other material necessary to provide a full understanding of the impact of the works on the significance of the historic asset and its setting

Drawings should be at a scale appropriate to show the impact of the proposals on the historic asset and its setting, usually 1:50. Plans, elevations and sections as existing should indicate elements proposed for demolition.

A **written explanation** of the proposed works to include: an **assessment of the impact** of the works on the significance of the asset

A **statement of justification** explaining why the works are desirable or necessary (this should include development appraisal where appropriate)

An **archaeological assessment or field evaluation** and a **mitigation strategy**, where important archaeological remains may exist

A **structural report** by an engineer familiar with historic assets, which identifies defects and proposes remedies, when works include significant elements of demolition or rebuilding

When proposed works include the total or substantial demolition of a listed building, or any significant part of it, the **statement of justification** should be based on the following criteria, as set out in detail at 3.19, PPG15:

- the condition of the building
- the cost of repairing and maintaining it in relation to its importance and to the value derived from continued use
- the adequacy of efforts made to retain the building in use, including evidence that the building has been offered on the open market at a realistic price
- the merits of alternative proposals for the site

2.8 Although detailed these requirements should ensure that applicants understand what information and they need and when they need to provide it. Accordingly the requirements from the two statutory consultees will be incorporated into the Council's Local Validation requirements in respect of the relevant application types.

2.9 Any further responses received up to 25 March will be reported on the Addendum at the Committee.

Legal Implications

2.10 Adopting a local list and following the above procedure will ensure implementation of the requirements of Section 42 of Planning and Compulsory Purchase Act 2004 and the imminent amendments to the Town and Country Planning (General Development Procedure) Order 1995. Compliance with the government's suggested consultation criteria will ensure a fair, transparent and justifiable basis for validation of planning applications.

Financial Implications

2.11 There are no financial implications.

Performance Issues

2.12 The introduction of validation checklists will ultimately assist in respect of BV109a, b and c determination of all planning applications in ensuring they are validated in a timely and consistent manner. Performance is currently very good with 88% of major applications determined within 13 weeks, 85% and 95% of minor and other applications respectively determined within 8 weeks for the first 3 quarters of 2007/08. At this stage it is not possible to predict the short-term impact on performance as the new system will require time to settle while all users of the system familiarize themselves with its operation.

Section 3 - Statutory Officer Clearance

Name:	Sheela Thakrar	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date:	20 February 2008		
Name:	Jessica Farmer	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date:	20 February 2008		

Section 4 – Performance Officer Clearance

Name:	Tom Whiting	<input checked="" type="checkbox"/>	Divisional Director (Strategy & Improvement)
Date:	20 February 2008		

Section 5 - Contact Details and Background Papers

Contact:

Frank Stocks, Senior Professional Development Management
020 8736 6144

Background Papers:

"The Validation of Planning Applications-Guidance for local planning authorities" CLG Dec 2007:
<http://www.communities.gov.uk/publications/planningandbuilding/validationapplications>

APPENDIX

Harrow Council

Local Validation Requirements for Planning Applications: Draft for Consultation - January 2008

1. Householder Application for planning permission for works or extension to a dwelling:

National Requirements (extracted from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

(Please note: the National Requirements – applicable to all Local Planning Authorities – are quoted here in full for information but are summarised in the alternative application types set out below.)

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and / or published in accordance with this Article

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing

biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)

- **Flood risk assessment** - Applications in Environment Agency Flood Zone relating to basement or ground floor extensions
- **Tree survey / arboricultural implications** - Applications including building works within 5 metres of a tree

2. Householder Application for planning permission for works or extension to a dwelling and Conservation Area Consent for demolition in a Conservation Area

and Householder Application for planning permission for works or extension to a dwelling and Listed Building consent

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Other plans and drawings necessary to describe the application; Ownership certificate; Agricultural holdings certificate; Design and access statement, if required; Appropriate fee; Article 6 notice where ownership certificates B, C or D have been completed.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Flood risk assessment** - Applications in Environment Agency Flood Zone relating to basement or ground floor extensions
- **Heritage statement (including historical, archaeological features and scheduled ancient monuments)** - Required for developments within an Archaeological Priority Area or conservation area or affecting a listed building
- **Planning Statement** - Optional, at applicant's discretion, to address the context and need for the development and an assessment of compliance with the relevant policies
- **Structural survey** - As required by the Council, please seek advice
- **Tree survey / arboricultural implications** - Required for applications including building works within 5 metres of a tree - please seek advice and see **BS5837: Trees in relation to construction - Recommendations**

3. Application for Full Planning Permission

and

Application for Outline Planning Permission with some matters reserved

and

Application for Outline Planning Permission with all matters reserved

and

Application for Approval of Reserved Matters following outline approval

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Other plans and drawings necessary to describe the application; Ownership certificate; Agricultural holdings certificate; Design and access statement, if required; Appropriate fee; Article 6 notice where ownership certificates B, C or D have been completed.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Affordable housing statement** - Required for applications providing 15 or more residential units (or providing 10 or more units following adoption of the Further Alterations to the London Plan)
- **Air quality assessment** - As required by the Council where the application site is within or adjacent to an air quality management area (AQMA) - further advice is available in **Planning Policy Statement 23: Planning and Pollution Control** (November 2004)
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1, 2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Daylight / sunlight assessment** - As required by the Council, please seek advice and refer to BRE guidelines
- **Economic statement** - As required by the Council on major regeneration schemes, please seek advice
- **Energy statement** – Required on major applications to explain the approach on energy efficiency and renewable energy measures, in accordance with London Plan Policy 4A.8. Should demonstrate how these issues have been considered and designed into the development, and how the various technologies have been assessed for their feasibility on a particular site, highlighting which technology or combination of technologies is to be integrated to generate renewable energy

- **Environmental statement** - Required in the circumstances set out in the Town & Country Planning (Environmental Impact Assessment) Regulations 1999
- **Flood risk assessment** - Required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 designated by the Environment Agency, or a designated critical drainage area
- **Foul sewage and utilities assessment** - Required for major developments (10 or more residential units, 1,000 sq metres non-residential floorspace)
- **Heritage statement (including historical, archaeological features and scheduled ancient monuments)** - Required for developments within an Archaeological Priority Area or conservation area or affecting a listed building
- **Land contamination assessment** - Required for contaminated sites, sites previously used for industrial processes and major developments (10 or more residential units, 1,000 sq metres non-residential floorspace) and those on or adjoining public open space - further advice is available in **Planning Policy Statement 23: Planning and Pollution Control** (November 2004)
- **Landscaping details** - As required by the Council, please seek advice - - to include details of retention and protection of trees, long term maintenance and landscape management as appropriate
- **Lighting assessment** - As required by the Council on publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, or open countryside, for example, within the Green Belt or Metropolitan Open Land, please seek advice and see **Lighting in the countryside: towards good practice** (1997)
- **Noise assessment** - As required by the Council, please seek advice and see **Planning Policy Guidance Note 24: Planning and Noise** (September 1994)
- **Open space assessment** - As required by the Council, please seek advice and see **Planning Policy Guidance Note 17: Planning for open space, sport and recreation** (July 2002)
- **Parking provision** - As required by the Council, please seek advice
- **Photographs / photomontages** - Optional, at applicant's discretion
- **Planning obligations – draft head(s) of terms** - As required by the Council, please seek advice
- **Planning statement** - As required by the Council, to address the context and need for the development and an assessment of compliance with the relevant policies, please seek advice
- **Site waste management plan** - As required by the Council, please seek advice and see **Site Waste Management Plans: guidance for construction contractors and clients** (2004 - Department for Business Enterprise and Regulatory Reform - formerly DTI)
- **Statement of community involvement** - As required by the Council to demonstrate compliance with the requirements for pre-application consultation set out in the Council's adopted SCI - see [http://www.harrow.gov.uk/downloads/060801 - SCI - FINAL_PDF_VERSION.pdf](http://www.harrow.gov.uk/downloads/060801_-_SCI_-_FINAL_PDF_VERSION.pdf)
- **Structural survey** - As required by the Council where the proposal involves substantial demolition, please seek advice
- **Sustainability statement** – Required on major applications to explain the approach on sustainable design and construction measures, in accordance with the London Plan

Policy 4B.6 - the Mayor's Sustainable Design & Construction Supplementary Planning Guidance (May 2006) provides further guidance

- **Telecommunications development – supplementary information: compliance with the requirements of the *Code of Best Practice on Mobile Network Development* (2002), including:**
Supplementary information template – as set out in Annex F, and the **Declaration of Conformity** - as set out in Annex G - see <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147779> - Required for applications for mast and antenna development by mobile phone network operators
- **Town centre uses - evidence to accompany applications** - As required by the Council, please seek advice and see ***Planning Policy Statement 6: Planning for Town Centres*** (March 2005)
- **Transport assessment** - As required by the Council where the proposed development has significant transport implications, please seek advice and see ***Planning Policy Guidance Note 13 Transport*** (March 2001) and ***Guidance on Transport Assessment*** (March 2007 - DfT)
- **Travel plan** - As required by the Council where the proposed development has significant transport implications, please seek advice and see ***Planning Policy Guidance Note 13 Transport*** (March 2001) and ***Using the planning process to secure Travel Plans: Best practice guide*** (2002 - ODPM and DfT)
- **Tree survey / arboricultural implications** - Required for applications including building works within 5 metres of a tree - please seek advice and see ***BS5837: Trees in relation to construction - Recommendations***
- **Ventilation / extraction statement** - Required for applications which include commercial extraction flues, for example, changes of use to Classes A3 (restaurants and cafes), A4 (public houses) or A5 (hot food takeaways), or major retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed

4. Application for Full Planning Permission and Conservation Area Consent for demolition

and

Application for Full Planning Permission and Listed Building Consent

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

As application for Full Planning Permission

Local Requirements:

As application for Full Planning Permission, plus:

- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)
 - key dimensions
 - scale bar indicating a minimum length of 0 to 10 metres

- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Structural survey** - As required by the Council where the proposal involves substantial demolition, please seek advice

5. Application for Full Planning Permission and Advertisement Consent

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

As application for Full Planning Permission

Local Requirements:

As application for Full Planning Permission, plus:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to10 metres**
- **Lighting assessment** - as required by the Council for significant applications for illuminated advertisements / signs, please seek advice

6. Conservation Area Consent for demolition in a Conservation Area

and

Listed Building Consent for alterations, extension or demolition of a Listed Building

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Other plans and drawings necessary to describe the application; Ownership certificate; Design and access statement for Listed Building Consent applications; Regulation 6 notice where ownership certificates B, C or D have been completed.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to10 metres**
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this

document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)

- **Heritage statement (including historical, archaeological features and scheduled ancient monuments)** - Required for developments within an Archaeological Priority Area or conservation area or affecting a listed building
- **Lighting assessment** - As required by the Council for proposals on a listed building or in a conservation area, please seek advice and see ***Lighting in the countryside: towards good practice*** (1997)
- **Photographs / photomontages** - Optional, at applicant's discretion
- **Planning statement** - Optional, at applicant's discretion, to address the context and need for the development and an assessment of compliance with the relevant policies
- **Structural survey** - As required by the Council where the proposal involves substantial demolition, please seek advice
- **Tree survey / arboricultural implications** - Required for applications including building works within 5 metres of a tree - please seek advice and see ***BS5837***:

7. Application for Advertisement Consent

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Other plans and drawings necessary to describe the application; Appropriate fee.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Lighting assessment** - As required by the Council for significant applications for illuminated advertisements / signs, please seek advice
- **Photographs and photomontages** - Optional, at applicant's discretion
- **Planning statement** - Optional, at applicant's discretion

8. Listed Building consent for alterations, extension or demolition of a Listed Building and Advertisement Consent

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Other plans and drawings necessary to describe the application; Ownership Certificate; Design and access statement; Appropriate fee; Regulation 6 notice where ownership certificates B, C or D have been completed.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Heritage statement (including historical, archaeological features and scheduled ancient monuments)** - Required for developments within an Archaeological Priority Area or conservation area or affecting a listed building
- **Lighting assessment** - As required by the Council for significant applications for illuminated advertisements / signs, please seek advice
- **Photographs and photomontages** - Optional, at applicant's discretion
- **Planning statement** - Optional, at applicant's discretion to address the context and need for the development and an assessment of compliance with the relevant policies
- **Structural survey** - As required by the Council where the proposal involves substantial demolition, please seek advice
- **Tree survey / arboricultural implications** - Required for applications including building works within 5 metres of a tree - please seek advice and see **BS5837**:

9. Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Evidence verifying information included in the application; Other relevant information; Appropriate fee.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Lawful development certificate supporting information** - Required - e.g. sworn affidavit
- **Photographs / photomontages** - Optional, at applicant's discretion
- **Plans – existing elevations / floor plans e.g. at 1:50 or 1:100 and existing site survey e.g. at 1:200 or 1:500** - Required (not part of national requirement for this application type)
- **Planning statement** – Optional, at applicant's discretion

- **Statutory declarations or sworn affidavits** providing personal knowledge of use or operations carried out on site – as required

10. Application for a Lawful Development Certificate for a proposed use or development

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Evidence verifying information included in the application; Other relevant information; Appropriate fee.

Proposed Local Requirements:

- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)
 - key dimensions
 - scale bar indicating a minimum length of 0 to 10 metres
- **Planning statement** – Optional, at applicant's discretion
- **Plans – existing and proposed elevations / floor plans e.g. at 1:50 or 1:100 and existing site survey e.g. at 1:200 or 1:500** - Required (not part of national requirement for this application type)

11. Application for prior notification of proposed agricultural development – proposed building

and

Application for prior notification of proposed agricultural development – proposed road

and

Application for prior notification of proposed agricultural development – proposed excavation / deposit of waste material from the farm

and

Application for prior notification of proposed agricultural development – proposed fish tank

and

Application for Hedgerow Removal Notice

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Appropriate fee; Evidence of date of planting (Hedgerow Removal Notices)

Local Requirements:

- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)

- **key dimensions**
- **scale bar indicating a minimum length of 0 to 10 metres**
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1, 2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Landscaping details** - As required by the Council, please seek advice - - to include details of retention and protection of trees, long term maintenance and landscape management as appropriate
- **Plans – existing and proposed elevations / floor plans e.g. at 1:50 or 1:100 and existing and proposed site layout e.g. at 1:200 or 1:500** - Required where relevant to proposal (not part of national requirement for this application type)

12. Application for prior notification of proposed development in respect of permitted development by electronic communications code operators

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Site plan; Appropriate fee; Confirmation that the developer has informed the Civil Aviation Authority for relevant applications

Local Requirements:

- **All submitted plans and drawings to include:**
 - **print (paper) size**
 - **the relevant scale at that print size (e.g. 1:50, 1:100)**
 - **key dimensions**
 - **scale bar indicating a minimum length of 0 to 10 metres**
- **Compliance with the requirements of the *Code of Best Practice on Mobile Network Development* (2002), including:**
 - Supplementary information template** – as set out in Annex F, and the **Declaration of Conformity** - as set out in Annex G - see <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147779>
- **Acoustic report** - where relevant
- **Planning statement** - Optional, at applicant's discretion
- **Any other additional information** – Optional at the applicant's discretion

13. Application for prior notification – proposed demolition

National Requirements (summarised from CLG Guidance for Local Planning Authorities on Validation of Planning Applications):

Completed form; Statement that the applicant has displayed

Local Requirements:

- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)
 - key dimensions
 - scale bar indicating a minimum length of 0 to 10 metres
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Photographs / photomontages** - Optional, at applicant's discretion
- **Planning statement** - Required
- **Structural survey** - As required by the Council, please seek advice
- **Tree survey / arboricultural implications** - Required for applications including works within 5 metres of a tree

14. Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)

As Application for Planning Permission, with individual requirements dependent on the application relating to a condition relevant to the requirement, but with the following changes:

- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)
 - key dimensions
 - scale bar indicating a minimum length of 0 to 10 metres
- **Biodiversity survey and report** – Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Please refer to validation checklists table 1,2 and 3 at the end of this document to determine survey and assessment required and see Government planning policies for biodiversity are set out in **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005)
- **Planning statement** - Required
- **Plans** - As required by the Council, please seek advice

15. Application for Approval of Details Reserved by Condition

There are no National or Local Requirements. Useful supporting information:

- **Completed form**
- **Site plan**
- **Other plans and drawings necessary to describe the application**
- **All submitted plans and drawings to include:**
 - print (paper) size
 - the relevant scale at that print size (e.g. 1:50, 1:100)

- **key dimensions**
- **scale bar indicating a minimum length of 0 to 10 metres**
- **Photograph / photomontages**
- **Planning statement** - Optional, at applicant's discretion

16. Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) or Notification of Proposed Works to Trees in Conservation Areas (CA)

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted. Failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it.

For **works to trees protected by a Tree Preservation Order**, please provide the following:

- completed and dated application form, with all [mandatory] questions answered;
- sketch plan showing the location of all tree(s);
- a full and clear specification of the works to be carried out;
- statement of reasons for the proposed work; and
- evidence in support of statement of reasons, where required by the standard application form

For **works to trees in conservation areas**, please provide the following:

- completed and dated application form, with all questions answered;
- sketch plan showing the precise location of all tree(s);
- a full and clear specification of the works to be carried out;
- statement of reasons for the proposed work; and
- evidence in support of statement of reasons, where required by the standard application form

In either case, the following information will speed the processing of applications:

- **Report by a tree professional (arboriculturalist)**
- **Biodiversity survey and report if the following tree types present:**
 - old and veteran trees that are older than 100 years
 - trees with obvious holes, cracks or cavities
 - trees with a girth greater than 1m at chest height
- **Photographs** - Optional, at applicant's discretion
- **Details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form**

Harrow Council
 Planning, Development & Enterprise
 PO Box 37
 Civic Centre
 Station Road
 Harrow HA1 2UY

January 2008

TABLE 1

Local Requirement for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required

<p>Column 1</p> <p>Proposals for Development That Will Trigger a Protected Species Survey</p>	Bats	Barn Owls	Breeding Birds	Gt. Crested Newts	Dormouse ¹	Water Vole ¹	Badger ¹	Reptiles	Amphibians	Plants
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> ▪ all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick; ▪ all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; ▪ pre-1960 detached buildings and structures within 200m of woodland and/or water; ▪ pre-1914 buildings within 400m of woodland and/or water; ▪ pre-1914 buildings with gable ends or slate roofs, regardless of location; ▪ all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; ▪ all bridge structures, aqueducts and viaducts (especially over water and wet ground). 										
<p>Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.</p>										
<p>Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.</p>										
<p>Proposed tree work (felling or lopping) and/or development affecting:</p> <ul style="list-style-type: none"> ▪ old and veteran trees that are older than 100 years; ▪ trees with obvious holes, cracks or cavities, ▪ trees with a girth greater than 1m at chest height; 										
<p>Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets (sinkholes).</p>										
<p>Major proposals within 500*m of a pond or Minor proposals within 100*m of pond</p> <p>(Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m² floor area or more than 1 hectare)</p>										
<p>Proposals affecting or within 200*m of rivers, streams, canals, lakes, or other aquatic habitats.</p>										
<p>Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.</p>										
<p>Proposed development affecting any buildings, structures, feature or locations where <u>protected species are known to be present</u> **.</p>										

¹ Please seek advice from local planning authority before commencing survey.

* Distances may be amended to suit local circumstance on the advice of the local Natural England team and / or Local Biodiversity Partnership

** Confirmed as present by either a data search (for instance via the local environmental records centre) or as notified to the developer by the local planning authority, and/or by Natural England, the Environment Agency or other nature conservation organisation.

TABLE 2**Local Requirements for Designated Sites and Priority Habitats**

Criteria (Trigger List) for When a Survey and Assessment are Required

1. DESIGNATED SITES

Internationally designated sites	None
Nationally designated sites	Bentley Priory Site of Special Scientific Interest
Regionally and locally designated sites	Stanmore Common Local Nature Reserve Bentley Priory Local Nature Reserve Stanmore Country Park Local Nature Reserve Site of Importance for Nature Conservation (see list below)

Site Name	Adopted	Grade
Bentley Priory Open Space	Yes	Sites of Metropolitan Importance
Harrow Weald Common	Yes	Sites of Metropolitan Importance
Pear Wood and Stanmore Country Park	Yes	Sites of Metropolitan Importance
Stanmore and Little Commons	Yes	Sites of Metropolitan Importance
Stanmore Golf Course	Yes	Sites of Metropolitan Importance
Harrow on the Hill	Yes	Sites of Borough Importance Grade I
Pinner Park Farm	Yes	Sites of Borough Importance Grade I
Pinnerwood Park and Ponds	Yes	Sites of Borough Importance Grade I
Roxbourne Rough Nature Reserve	Yes	Sites of Borough Importance Grade I
Royal Orthopaedic Hospital	Yes	Sites of Borough Importance Grade I
Wood End Railway Crossing & Roxeth Park	Yes	Sites of Borough Importance Grade I
Canons Lake and The Basin	Yes	Sites of Borough Importance Grade II
Canons Park and Stanmore Railway Embankments	Yes	Sites of Borough Importance Grade II
Clamp Hill Brickfields	Yes	Sites of Borough Importance Grade II
Grim's Ditch and Pinner Green	Yes	Sites of Borough Importance Grade II
Grim's Dyke Farm	No	Sites of Borough Importance Grade II
Harrow Weald Park and the Hermitage	Yes	Sites of Borough Importance Grade II
Headstone Manor Recreation Ground	Yes	Sites of Borough Importance Grade II
Oxhey Lane Fields and Railway Cutting	Yes	Sites of Borough Importance Grade II
Rayners Lane Rainside Lands	Yes	Sites of Borough Importance Grade II
St Dominic's Sixth Form College	No	Sites of Borough Importance Grade II
Stanmore Marsh	Yes	Sites of Borough Importance Grade II
The Grail Centre	No	Sites of Borough Importance Grade II
Wood Farm	Yes	Sites of Borough Importance Grade II
Yeading Brook	Yes	Sites of Borough Importance Grade II
Bonnarsfield Lane	Yes	Sites of Local Importance
Edgwarebury Brook at Whitchurch School	No	Sites of Local Importance
Grim's Dyke at Saddlers Mead	No	Sites of Local Importance
Harrow Arts Centre	No	Sites of Local Importance
Harrow Cemetery	Yes	Sites of Local Importance
Newton Park and Newton Park Ecology Centre	Yes	Sites of Local Importance

Old Tennis Court, West Harrow Recreation Ground and The Ridgeway Embankment	Yes	Sites of Local Importance
Orley Farm School Nature Conservation Area	No	Sites of Local Importance
Paine's Lane Cemetery	No	Sites of Local Importance
Pinner Memorial Park	Yes	Sites of Local Importance
Pinner New Cemetery Footpath	No	Sites of Local Importance
River Pinn at West Harrow	Yes	Sites of Local Importance
St John the Evangelist Churchyard, Stanmore Park	No	Sites of Local Importance
The Cedars Open Space	Yes	Sites of Local Importance
The Rattler including Belmont Nature Walk	Yes	Sites of Local Importance
Watling Chase planting site and environs	No	Sites of Local Importance
Watling Street Verge	No	Sites of Local Importance
Woodlands Open Space Spinney & Melrose Allotments	No	Sites of Local Importance
Woodridings Brook	No	Sites of Local Importance
<p>2. PRIORITY HABITATS (Habitats of Principal Importance for Biodiversity under S.41 of the NERC Act 2006)</p> <ul style="list-style-type: none"> ▪ Ancient and/or species-rich hedgerows ▪ Floodplain ▪ Fen, marsh, swamp and reedbeds ▪ Lowland heathland and/or dry acid grassland ▪ Lowland meadows (e.g. species-rich flower meadows) ▪ Lowland mixed deciduous woodland (ancient woodland) ▪ Lowland wood-pasture and parkland ▪ Rivers and streams ▪ Standing open water and canals (e.g. lakes, reservoirs, ponds, aquifer fed fluctuating water bodies) ▪ Wet woodland 		
<p>3. OTHER BIODIVERSITY FEATURES (as identified by the Local Biodiversity Partnership - see paragraph 84 ODPM Circular 06/2005)</p> <ul style="list-style-type: none"> ▪ Wasteland (including Brownfield Sites) ▪ Bare ground ▪ Dead Wood ▪ Gardens ▪ Parks 		

TABLE 3

Local Requirements For Designated Geodiversity Sites And Features

Criteria (Trigger List) for when a Survey and Assessment are Required

<p>1. DESIGNATED SITES (as shown on the Council’s Development Plan Proposals Map)</p>	
<p>Nationally designated sites</p>	<p>Harrow Weald Site of Special Scientific Interest)</p>
<p>Regionally and locally designated sites</p>	<p>Stanmore Common Local Nature Reserve Bentley Priory Local Nature Reserve Stanmore Country Park Local Nature Reserve</p>
<p>2. OTHER GEOLOGICAL CONSERVATION FEATURES (Based on the Earth Science Conservation Classification)</p>	
<p>Exposure or Extensive Sites</p>	<ul style="list-style-type: none"> ▪ Disused quarries and pits ▪ River and stream sections ▪ Exposure underground mines and tunnels ▪ Extensive buried interest ▪ Road, rail and canal cuttings ▪ Static (fossil) geomorphological ▪ Active process geomorphological ▪ Caves ▪ Finite mineral, fossil or other geological ▪ Mine dumps ▪ Finite underground mines and tunnels ▪ Finite buried interest