



Planning Committee Agenda

Date: Wednesday 28 June 2023

Time: 6.30 pm

Venue: The Auditorium - Harrow Council Hub, Kenmore Avenue, Harrow, HA3 8LU

The date and time for the site visit for Planning Committee Members will be communicated in due course.

The date and time for the briefing for Planning Committee Members will be communicated in due course.

Membership (Quorum 3)

Chair: Councillor Marilyn Ashton

Conservative Councillors: Christopher Baxter (VC)
Samir Sumaria
Zak Wagman

Labour Councillors: Ghazanfar Ali
Peymana Assad
Nitin Parekh

Conservative Reserve Members:

1. Anjana Patel
2. Norman Stevenson
3. Salim Chowdhury
4. Nicola Blackman

Labour Reserve Members:

1. Simon Brown
2. Kandy Dolor
3. Rashmi Kalu

Contact: Mwim Chellah, Senior Democratic & Electoral Services Officer
Tel: 07761 405966 E-mail: mwimanji.chellah@harrow.gov.uk

Scan this code for the electronic agenda:



Useful Information

Joining the Meeting virtually

The meeting is open to the public and can be viewed online at [London Borough of Harrow webcasts](#)

Attending the Meeting in person

Directions by car:

Go along Kenmore Avenue and head towards the Kenton Recreation Ground. When approaching the end of the Kenmore Avenue turn right before reaching the Kadwa Patidar Centre.

The venue is accessible to people with special needs. If you have specific requirements, please contact the officer listed on the front page of this agenda.

You will be admitted on a first-come-first basis and directed to seats.

Please:

- (1) Stay seated.
- (2) Access the meeting agenda online at [Browse meetings - Planning Committee](#)
- (3) Put mobile devices on silent.
- (4) Follow instructions of the Security Officers.
- (5) Advise Security on your arrival if you are a registered speaker.

Filming / recording

This meeting may be recorded or filmed, and if you choose to attend, you will be deemed to have consented to this. Any recording may be published on the Council website.

Agenda publication date: Tuesday, 20 June 2023

Agenda - Part I

Guidance Note for Members of the Public attending the Planning Committee (Pages 5 - 8)

1. **Attendance by Reserve Members**
To note the attendance at this meeting of any duly appointed Reserve Members.
2. **Right of Members to Speak**
To agree requests to speak from Councillors who are not Members of the Committee.
3. **Declarations of Interest**
To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from all Members present.
4. **Minutes** (Pages 9 - 22)
That the minutes of the meeting held on 24 May 2023 be taken as read and signed as a correct record.
5. **Public Questions**
To note any public questions received.

Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.

[The deadline for receipt of public questions is 3.00 pm, 23 June 2023. Questions should be sent to publicquestions@harrow.gov.uk No person may submit more than one question].
6. **Petitions**
To receive petitions (if any) submitted by members of the public/Councillors.
7. **Deputations**
To receive deputations (if any).
8. **References from Council and other Committees/Panels**
To receive references from Council and any other Committees or Panels (if any).
9. **Addendum** (To Follow)
10. **Representations on Planning Applications**
To confirm whether representations are to be received, under Committee Procedure Rule 29 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

Planning Applications Received

Report of the Chief Planning Officer - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members' responsibility to clearly set out the reasons for refusal where the Officer recommendation

is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

11. Section 1 - Major Applications - NIL

12. Section 2 - Other Applications recommended for Grant

(a)	2/01, Harrow Arts Centre, 171 Uxbridge Road, P/1099/23	HATCH END	GRANT	(Pages 23 - 54)
(b)	2/02, 35 Manor Way HA2 6BZ, P/0941/23	HEADSTONE	GRANT	(Pages 55 - 82)
(c)	2/03, Grimsdyke Hotel, Old Redding, P/4030/22	HARROW WEALD	GRANT	(Pages 83 - 114)
(d)	2/04, 16 Montgomery Road, HA8 6NT, P/2884/22	EDGWARE	GRANT	(Pages 115 - 146)

13. Section 3 - Applications Recommended For Refusal

(a)	3/01, 2 Fallowfield, Stanmore, HA7 3DF, P/4009/22/6198	STANMORE	APPEAL AGAINST NON- DETERMINATION - RECOMMENDATI ON FOR REFUSAL	(To Follow)
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14. **Any Other Urgent Business**
Which cannot otherwise be dealt with.

Agenda - Part II - NIL

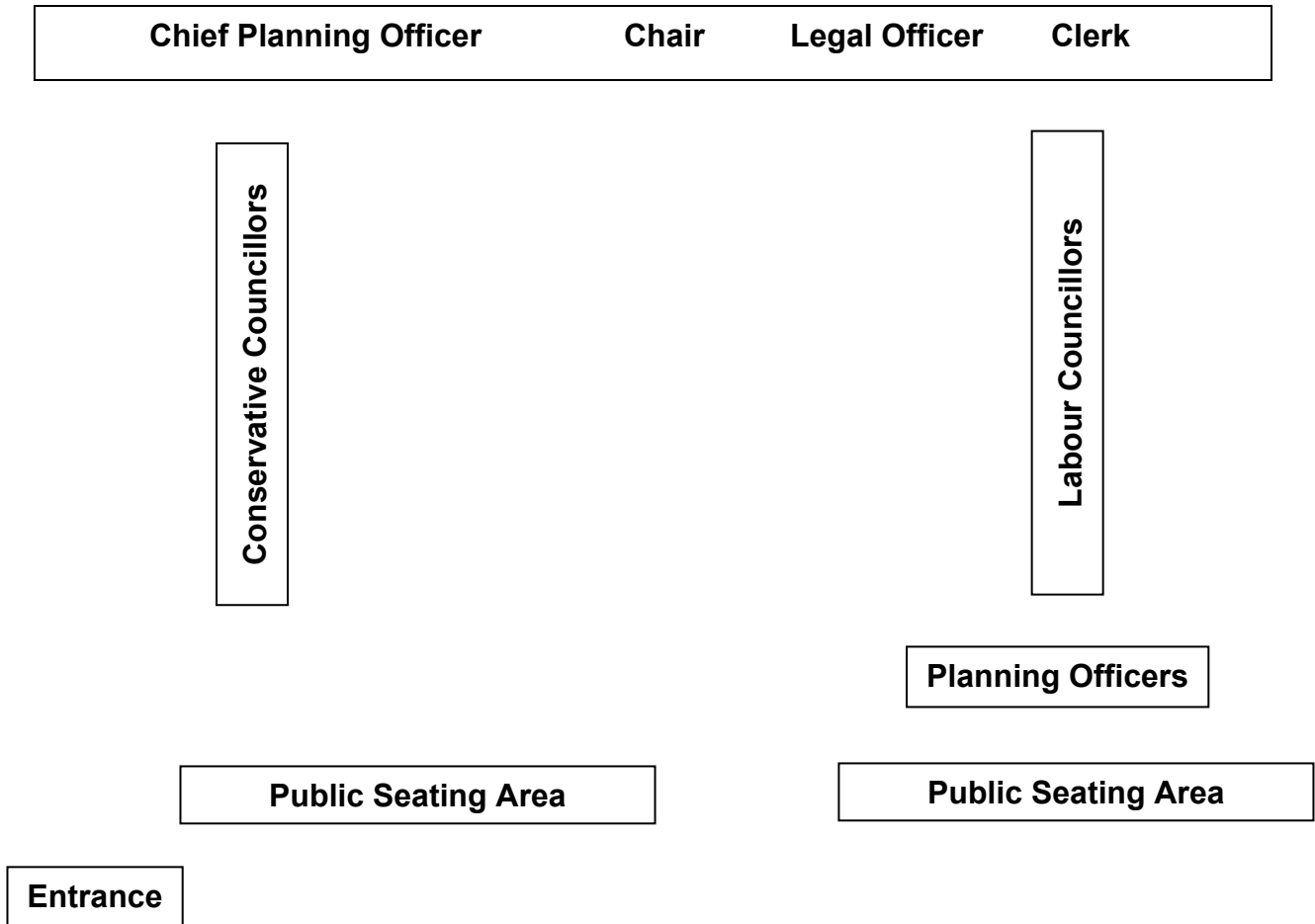
Data Protection Act Notice

The Council will record the meeting and will place the recording on the Council's website.

[Note: The questions and answers will not be reproduced in the minutes.]

Guidance Note for Members of the Public attending the Planning Committee

Typical Planning Committee layout for the Auditorium



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. However, often the agendas are quite long and the Committee may want to raise questions with officers and enter into detailed discussion over particular applications. This means that members of the public may have to wait some time before the application they are interested in is discussed. Additionally, the Committee may take a short break around 8.30 pm.

Rights of Objectors & Applicants to speak at Planning Committees

[Please note that objectors may only speak if they requested to do so by 5.00 pm on the working day before the meeting]

In summary, where a planning application is recommended for grant by the Divisional Director of Planning, 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. The Planning Service advises neighbouring residents and applicants of this procedure.

The Planning 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 set out in the Council's Constitution, which also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions at Planning Committee, and the rules governing these. The relevant pages of the Constitution can be accessed via this link:

[Harrow Council Constitution - Part 4B Committee Procedure Rules](#)

Addendum

In addition to the agenda, an Addendum is produced on the day before the meeting, with any final updates included in a second Addendum on the day of the meeting. These documents update 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.

A limited number of hard copy agendas and addendums are available for the public in the Auditorium from approximately 6.00 pm onwards on the day of the meeting.

Decisions taken by the Planning Committee

The types of decisions commonly taken by the Planning Committee are set out below:

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, then 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 members of the public understand the Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).*

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Planning Committee

Minutes

24 May 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali
Christopher Baxter
Salim Chowdhury
Rashmi Kalu
Nitin Parekh
Zak Wagman

In attendance (Councillors): Jerry Miles
For Minute 15

Apologies received: Peymana Assad
Samir Sumaria

1. Appointment of Vice-Chair

RESOLVED: To note that Councillor Christopher Baxter was appointed Vice-Chairman of the Planning Committee for the 2023-2024 Municipal Year.

2. Attendance by Reserve Members

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

Ordinary Member

Councillor Samir Sumaria

Councillor Peymana Assad

Reserve Member

Councillor Salim Chowdhury

Councillor Rashmi Kalu

3. 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:

Councillor

Planning Application

Jerry Miles

1/02, 143-145 Eastcote Lane & 172
Alexandra Avenue.

4. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 1/03 Harrow Council Civic Car Park

Councillor Marilyn Ashton declared a non-pecuniary interest in that she was the Portfolio Holder for Planning and Regeneration, and was involved in the planning process for the application. She would leave the meeting whilst the matter was considered and voted upon.

5. Minutes

RESOLVED: That the minutes of the meeting held on 19 April 2023 be taken as read and signed as a correct record.

6. Public Questions

RESOLVED: To note that no public questions were received.

7. Petitions

RESOLVED: To note that there were none.

8. Deputations

RESOLVED: To note that there were none.

9. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

10. Addendum

RESOLVED: To note that the Addendum and Supplemental Addendum be received.

11. Representations on Planning Applications

RESOLVED: That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of item 2/02 on the list of planning applications.

Resolved Items

12. Stanmore Article 4 Directions

The Committee received a report on Proposed Article 4 Directions –Stanmore Hill, Kerry Avenue, Old Church Lane and Little Common Conservation Areas.

The report fed back to the Planning Committee representations received on all the non-immediate Article 4 Directions agreed by the Committee at its meeting on 11 March 2020 and introduced thereafter on 19 May 2022 for public consultation. The directions covered properties within the following Stanmore conservation areas: Stanmore Hill, Little Common, Old Church Lane and Kerry Avenue.

The report then accordingly recommended confirmation of all but one of these Directions 12 months after their introduction, the exception being that originally proposed for 1 Tudor Well Close and 7 Cherry Tree Way, Friars Mead on Old Church Lane in the Old Church Lane Conservation Area.

RESOLVED: To agree the following recommendations:

- a) Consider the representations received during the statutory consultation period and subsequent letters sent to each property affected by the Directions in April 2023;
- b) Having considered the representations agree to the Interim Chief Planning Officer's recommendation to confirm the Article 4 Direction of the Town and Country Planning (General Permitted Development) (England) Order 2015 to require planning permission for the works listed above under Schedule 2 of the GPDO. The proposed Article 4 Directions are to apply only to residential properties within the Conservation Area ("CA") where facing a highway, waterway or open space;
- c) Delegate authority to the Interim Chief Planning Officer to undertake the necessary statutory processes to confirm the proposed Article 4 Directions; and
- d) Agree to the Interim Chief Planning Officers' recommendation not to introduce an Article 4 direction for 1 Tudor Well Close and 7 Cherry Tree Way, Friars Mead on Old Church Lane.

13. Tree Protection Order 969 East End Way No.2 Pinner

The Committee received the report on the Tree Planning Order (TPO) No.969 East End Way (No.2) Pinner.

The Council made provisional Tree Preservation Order (TPO) No. 969 on 12 December 2022. The TPO protects an Oak tree ('T1') as indicated on the attached plan (Appendix A) and covers the property at Maribar, East End Way, Pinner. Before confirming the order, the Council must consider any objections and representations duly made in respect of the provisional order. An objection had been received against this TPO in respect to the tree T1 Oak.

The report considered the objection and concluded the grounds of objection did not warrant allowing the TPO to lapse without confirmation. It therefore recommends that the Committee confirms the order. The matter is being reported to the Committee as where there is an objection to a provisional TPO, the TPO cannot be confirmed under delegated authority and must be reported to the Planning Committee.

RESOLVED: To agree the following recommendations:

- 1) Confirm TPO No.969 East End Lane (No.2) Pinner; and
- 2) Delegate authority to the Chief Planning Officer to undertake the necessary processes required to confirm the TPO.

14. 1/01, 2-4 Hindes Road, HA1 1SG, P/3833/22

PROPOSAL: demolition and redevelopment to provide a three, four and five storey building comprising a commercial unit at ground floor (Class E); eighteen flats; Four x three storey terraced houses; Landscaping; Play area and courtyard; Plant room in basement; Refuse and cycle storage. (Details: Eighteen flats comprising 13 x 1 Bed and 5 x 2 Bed flats; 4 x 3 Bed terraced houses) (as amended by the Addendum and Supplemental Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- 1) Agree the reasons for approval as set out in the report; and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the following:
 - a) Full resolution of all outstanding drainage matters relating to this site; and
 - b) Completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i. Affordable Housing – early and late-stage review of the development as per the Mayor’s SPG.
 - ii. Parking Permit Restrictions – The development to be “resident permit restricted” in accordance with section 16 of the GLC (Gen

Powers) Act 1974 and the developer to ensure that 1) all marketing/advertising material makes reference to this fact and 2) all agreements contain a covenant to the effect that future occupiers and tenants (other than those who are registered disabled) will not be entitled to apply for a residents parking permit or a visitor permit.

iii. A contribution in accordance with the adopted fees and charges is required to amend the Traffic Management Order.

iv. Employment and Training:

1. The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan.

The developer to implement the agreed Plan. The training and

Employment plan will include:

a) employment initiatives opportunities relating to the construction of

the Development and details of sector delivery;

b) the provision of appropriate training with the objectives of ensuring

effective transition into work and sustainable job outcomes;

c) the timings and arrangements for implementation of such initiatives; and,

d) suitable mechanisms for the monitoring of the effectiveness of

such initiatives

2. A financial contribution towards the management and delivery of the

construction training programme based on the construction value of the

development. This is usually calculated using the formula:

£2500 per

£1m build cost.

3. The developer to use all reasonable endeavours to secure the use of

local suppliers and apprentices during the construction of the development.

v. A provision of carbon reduction on-site and payment of any offset if zero carbon reduction is not achieved on-site, as determined by the final carbon reduction achieved on site as per Condition 24 of this permission. Based on the submitted Energy and Sustainability Statement – this is currently estimated at a financial contribution of £15,390.00 towards carbon offsetting measures.

vi. Legal Agreement Monitoring fee (£2000)

vii. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the outstanding drainage matters are not addressed to the satisfaction of the Local Planning Authority and the Section 106 Agreement is not

completed by 24th September 2023, or as such extended period as may be agreed by the Chief Planning Officer, then it is recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer on the grounds that:

1. In the absence of an adequate flood risk assessment and associated details fails to appropriately address the potential flood risk of the development, contrary to the National Planning Policy Framework (2021), policies SI12 and SI13 of The London Plan (2021), Core Strategy (2012) policy CS1, and policies DM9 and DM10 of the Harrow Development Management Polices Local Plan; and/or
2. The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2021), policies T3 and DF1 of The London Plan (2021), Core Strategy (2012) policy CS1, Harrow & Wealdstone Area Action Plan Policies AAP2, AAP4, AAP10, AAP13, AAP19 and AAP20, and policies DM1, DM43 and DM 50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

15. 1-02, 143-145 Eastcote Lane & 172 Alexandra Avenue, P/2844/22

PROPOSAL: demolition of existing buildings and redevelopment to provide 1 detached building comprising self-contained flats (use class C3), parking; landscaping; bin and cycle stores (amended plans) Details: Height 3 storeys, with eighteen self-contained flats (2 x 3 bed; 10 x 2 bed and 6 x 1 bed) (as amended by the Addendum and Supplemental Addendum).

Councillor Jerry Miles addressed the Committee and urged them to refuse the application.

Councillor Marilyn Ashton observed that this was the third time the application was being considered, with the first two having been refused. Although the current application was better than the previous ones, in the context of the area, and other neighbouring properties, it would be overly dominant.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) The proposal, by virtue of its scale, width and positioning, would add an unacceptable level of bulk and mass across the site, representing an over-intensification of residential development on the site and would therefore fail to represent a high quality of design to the detriment of the character of the surrounding street scene and would do harm to the existing spacious context of the site, contrary to policies CS1B Harrow Core Strategy (2012), DM1 Harrow Development Management Policy (2013) and D3 London Plan (2021).

This was seconded by Councillor Zak Wagman, put to the vote and agreed.

The Committee voted and resolved to refuse officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- a) Agree the reasons for approval as set out in the report; and
- b) Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - a) Early and Late Stage Review Mechanism.
 - b) Construction Employment Opportunities through (a) a training and employment plan that will be agreed between the Council and the developer prior to start on site; and (b) (ii) a financial contribution towards the management and delivery of the construction training programme based on the construction value of the development. This is usually calculated using the formula: £2,500 per £1,000,000 build cost.
 - c) Highways agreement for the undertaking of alterations to the existing vehicle crossings, with details of the proposals to be submitted prior to commencement of work on-site
 - d) A carbon-offset contribution of (TBC) shall be paid to the relevant department of the Council within one month of approval of the Revised Energy Strategy to offset 5.55 tonnes of carbon at a rate of £2,850 tonnes (£95 / tonne / year over 30 years).
 - e) Requirement for final "as-built" Part L calculations of the Building Regulations through energy efficiency measures to ensure at least a 10% reduction is achieved. This is to be submitted within one month of practical completion of the development, confirming the actual carbon emissions to be offset, with any shortfall to be paid through a further offset.
 - f) Financial Contribution (TBC) towards off-site tree planting (and maintenance for 30 years) along the existing grass verges on Alexandra Avenue and directly opposite the site frontage on Eastcote Lane (as shown in Drawing: PL06).
 - g) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement; and

h) Planning Administration Fee: Payment of [TBC] for the agreement administration fee for the monitoring of and compliance with this agreement.

RECOMMENDATION B

That if, by 29th November 2023 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason: the proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2021), policies D7, H5, G6, E10, SI2, SI3, and DF1 of The London Plan (2021), policy CS1 of the Core Strategy (2012), policies DM1, DM13, DM20, DM21, DM24, and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was unanimous.

16. 1/03, Harrow Council Civic Car Park, P/0345/23

Having declared a non-pecuniary interest, the Chair, Councillor Marilyn Ashton left the meeting, and the Vice-Chair, Councillor Christopher Baxter, chaired the meeting for this application.

PROPOSAL: Variation of Condition 2 (Approved Plans) and Condition 7 (Fire Safety) attached to planning permission P/4477/21 dated 30/03/2022 to allow reduction of building height by one storey (resulting in loss of 3 residential units; revised fire strategy to reflect height reduction). Details: Apartment building with height ranging from 4 - 6 storeys comprising 26 residential units (19 x 1 bed, 7 x 2 bed) and 10 x 3 storey townhouses (6 x 3 bed and 4 x 4 bed).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- 1) Agree the reasons for approval as set out in the report; and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling development and issue of the planning

permission, subject to amendments to the conditions, including the insertion or deletion of conditions as deemed fit and appropriate to the development or the amendments to the legal agreement as required.

AFFORDABLE HOUSING

(a) To be provided as per the submitted details and retained in perpetuity.

(b) In securing the Shared Ownership tenure of the affordable housing offer, a cascade mechanism is required to offer these units to Harrow residents at Harrow income levels. Following this, it can be released to the West London Alliance boroughs, and then out to London wide (in line with The Mayor of London's income cap).

REPLACEMENT TREES

(a) 26 x replacement trees & maintenance – TBC

PLAY SPACE CONTRIBUTION

(a) Children's Play Space – £6,365.

HIGHWAYS

(a) Parking Permit Restrictions - £1,780

(b) Alteration to the existing loading restriction - £3,000

(c) 2 x cycle racks on the public highway - £2,000.

CARBON OFFSET

(a) £93,912 carbon offset payment prior to the commencement of development (circa 27 tonnes offset per annum)

(b) Provisions safeguarding the potential for connection to any future heat network capable of serving the development

(c) Submission of final 'As Built' carbon emissions calculations and payment of any additional carbon offset contribution upon completion (in order to ensure development achieves zero carbon)

(d) Compliance with requirements of the Mayor's 'Be Seen' energy monitoring guidance

DEED OF VARIATION

(a) Deed of Variation would be required to ensure the obligations relating to the approved scheme and introduce a clause to ensure the s.73 scheme is built instead of the approval under planning ref: P/4477/21.

RECOMMENDATION B

That if, by 30th July 2023 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason:

1. The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy

Framework (2021), policies H4, H5, H6, G5, G7, D2, SI2, S4, T3, T4 and T6 of The London Plan (2021), policy CS1 of the Core Strategy (2012), AAP4, AAP5, AAP11 and AAP13 of the Harrow and Wealdstone Area Action Plan (2013), policies DM1, DM7, DM12, DM13, DM14, DM27, DM28, DM42, DM43, DM44 and DM45 and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

17. 2/01, Grimsdyke School, Sylvia Avenue, Pinner, Harrow, HA5 4QE, P/0814/23

PROPOSAL: two storey infill extension.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) Agree the reasons for approval as set out in the report; and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of the report.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was unanimous.

18. 2/02, 2 Snaresbrook Drive, Stanmore, HA7 4QW, P/0805/ 23

PROPOSAL: single storey front extension; single and two storey side extension; single and two storey rear extension; alterations to roof; rear dormer; rooflights in front, side and rear roof slopes; external alterations (demolition of side extension).

Jack Silverstone (objector) addressed the Committee and urged Members to refuse the application. The agent for the applicant elected not to appear before the Committee.

Councillor Marilyn Ashton noted that the proposed development may comply with the Supplementary Planning Document (SPD) guidelines, however, it would still be out of keeping with the area. Therefore, other considerations had to be taken into account, such as, its overdevelopment. It was the first

house on the right side of the street and would be visibly noticeable on the street scene, as every part of the house was being proposed for extension.

Councillor Marilyn Ashton proposed refusal for the following reason:

- 1) The proposal represents an overdevelopment of the site, the cumulative effect of which will cause unacceptable harm to the character and appearance of the street scene and surrounding area, resulting in the loss of residential amenity within the locality, contrary to policy CS1B Harrow Core Strategy (2012), DM1 Harrow Development Management Policy (2013) and D3 London Plan (2021).

This was seconded by Councillor Salim Chowdhury, put to the vote and agreed.

The Committee voted and resolved to refuse officer recommendations.

RECOMMENDATION

The Committee was asked to:

- 1) Agree the reasons for approval as set out in the report; and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of the report.

DECISION: REFUSE

The Committee wished it to be recorded that the decision to refuse the application was by majority of votes.

Councillors Ashton, Baxter, Chowdhury and Wagman voted to refuse the application.

Councillors Kalu and Parekh voted against refusing the application.

Councillor Ali abstained from voting.

19. 2/03, Baldwin House, 2 Gayton Road, Harrow, HA1 2XU, P/3644/22

PROPOSAL: creation of fifth floor comprising of four flats (2 x 1 bed and 2 x 2 bed); bin and cycle stores (as amended by the Supplemental Addendum).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A

The Committee was asked to:

- 1) Agree the reasons for approval as set out in the report; and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and

Governance Services for the completion of a legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Legal Agreement Heads of Terms would cover the following matters:

- i. Parking Permit Restrictions – The development to be “resident permit restricted” in accordance with section 16 of the GLC (Gen Powers) Act 1974 and the developer to ensure that 1) all marketing/advertising material makes reference to this fact and 2) all agreements contain a covenant to the effect that future occupiers and tenants (other than those who are registered disabled) will not be entitled to apply for residents parking permit or a visitor permit. A contribution in accordance with the adopted fees and charges is required to amend the Traffic Management Order
- ii. Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement.
- iii. Legal Agreement Monitoring fee of £500

RECOMMENDATION B

That if the Legal Agreement is not completed by 30th June 2023, or as such extended period as may be agreed by the Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer on the grounds that: The proposed development, in the absence of a legal agreement to provide appropriate provision for restriction of resident parking permits would fail to comply with the requirements of policy T6 of The London Plan (2021), policy CS1 of the Harrow Core Strategy (2012), AAP19 of the Harrow & Wealdstone Area Action Plan (2013), and Policies DM42, DM43 and DM50 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

DECISION: GRANT

The Committee wished it to be recorded that the decision to grant the application was by majority of votes.

Councillors Ali, Kalu and Parekh voted to grant the application.

Councillors Ashton, Baxter, Chowdhury and Wagman abstained from voting.

The video/audio recording of this meeting can be found at the following link:

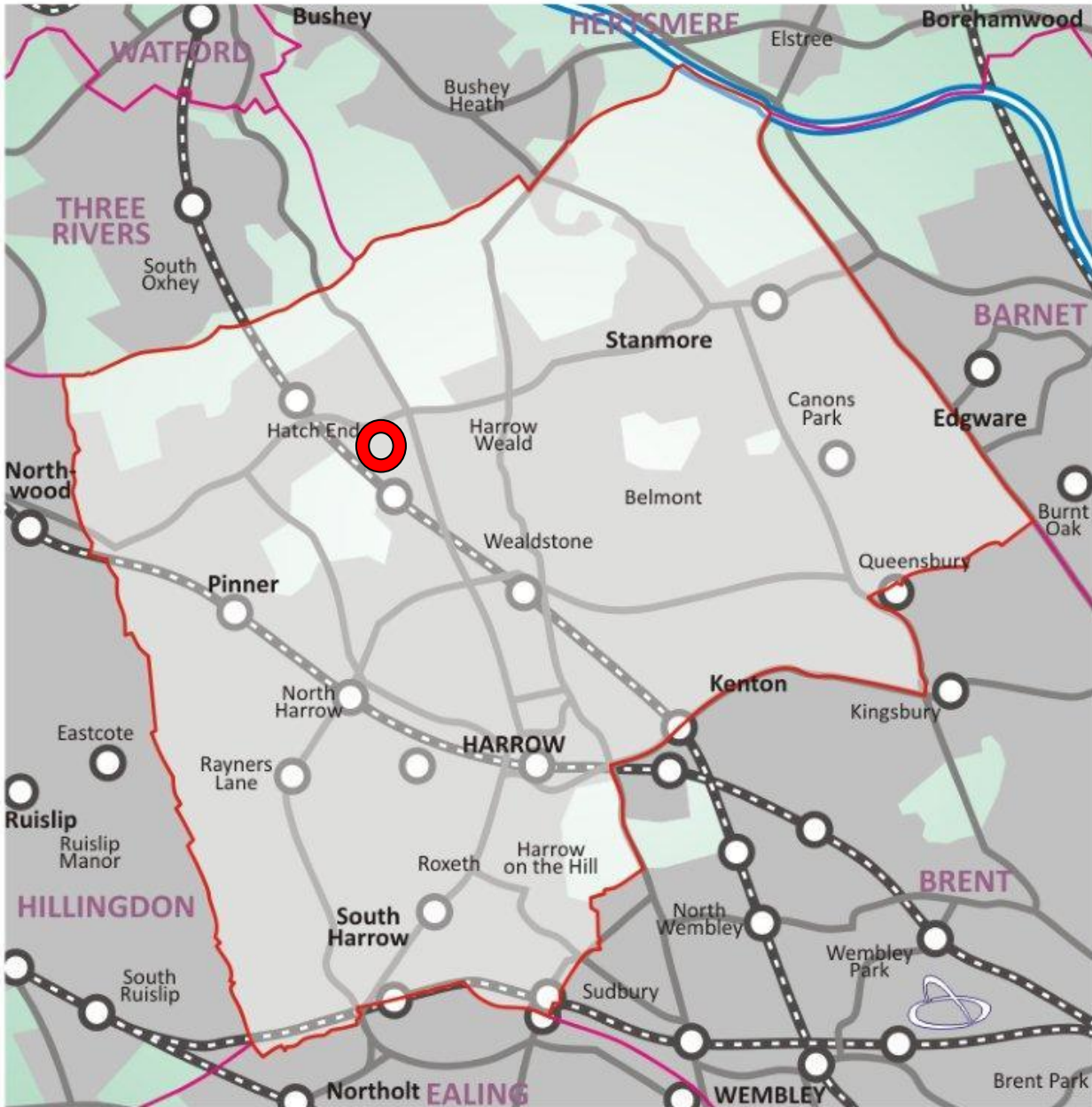
<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 8.10 pm).

(Signed) Councillor Marilyn Ashton
Chair

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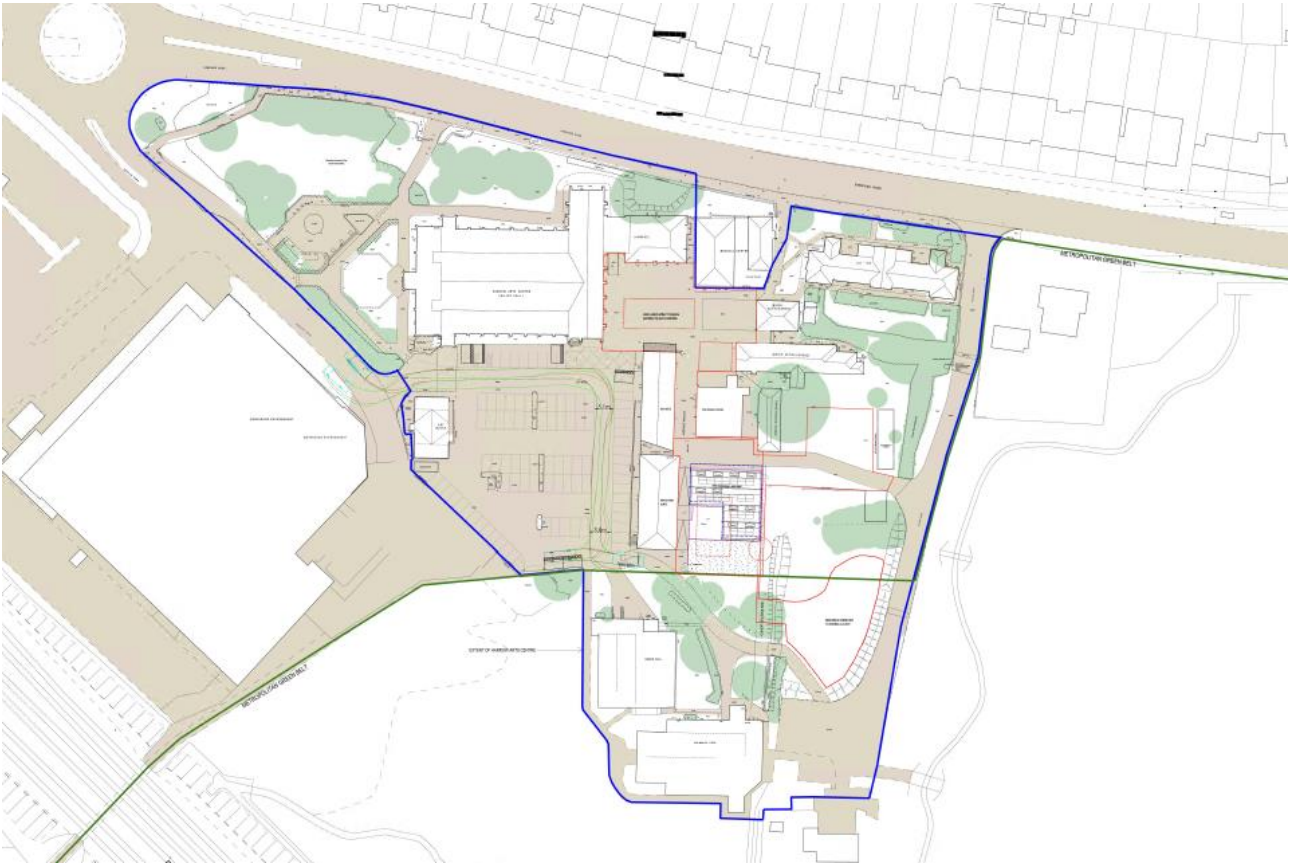
 = application site



**Harrow Arts Centre, 171 Uxbridge Road, Hatch End,
HA5 4EA**

P/1099/23

HARROW ARTS CENTRE



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th June 2023

APPLICATION NUMBER: P/1099/23
VALIDATION DATE: 23/04/2023
LOCATION: HARROW ARTS CENTRE, 171 UXBRIDGE ROAD,
WARD: HATCH END
POSTCODE: HA5 4EA
APPLICANT: HARROW COUNCIL
AGENT: CHRIS DYSON ARCHITECTS LLP
CASE OFFICER: FERGUS FREENEY
EXPIRY DATE: 10/07/2023

PROPOSAL

Redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studio (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping; drainage works (retrospective).

This is a resubmission of approved application P/3594/20, subsequently varied under P/0764/22, to enable a slight relocation of the building.

The Planning Committee is asked to:

RECOMMENDATION A

- 1) Agree the reasons for approval as set out in this report;
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer to issue the decision after the expiration of the press notice on 6th July 2022, subject to addressing any comments and objections that are received being addressed to the satisfaction of the Chief Planning Officer and subject to the Conditions listed in Appendix 1 of this report.

RECOMMENDATION B

That if any incoming comments or objections are received up to the overall consultation expiry date of 6th July (or any extended period as may be agreed by the Chief Planning Officer) and they cannot be addressed to the satisfaction of the Local Planning Authority, the application shall be referred to the next available planning committee for further consideration by members.

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards the regeneration and continued operation of the Harrow Arts Centre, allowing for expanded capacity and modern facilities for community use. The proposal would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring occupiers. The application falls under Regulation 3 of the Town and Country Planning General Regulations 1992.

INFORMATION

This application is reported to Planning Committee as the development of more than 100m² on Council-owned property and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor Development
Council Interest:	Council-owned
Net additional Floorspace:	137.4 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional) (£60p/sqm)(excluding indexation) :	£8,244
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy D11 of The London Plan (2021) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0. SITE DESCRIPTION

- 1.1. The Harrow Arts Centre (HAC) is located on the southern side of Uxbridge Road. The Arts Centre comprises a collection of buildings, including the grade II listed Elliott Hall, which is the largest and most prominent building on site. Within its grounds are the curtilage listed buildings, locally listed buildings, as well as additional structures with no heritage designation including the existing portacabin building known as the Greenhill building.
- 1.2. The application site is a smaller area within the larger curtilage of the HAC grounds, and comprises the existing Greenhill building the grounds immediately surrounding it sited, a section of the green landscaped area to the south-east of Greenhill, sections of the hardstanding areas to the north of Greenhill, and two portacabins.
- 1.3. The site is within an allocated site in the Harrow Council Site Allocation (2013), which includes the car park and several of the ancillary buildings.
- 1.4. There is an area of Green Belt land approximately 3m to the south of the existing Greenhill building; and the southern section of landscaped area which forms part of the site extends into the Green Belt boundaries. There is a Site of Importance of Nature Conservation, partially overlapping the Green Belt area, the primary section of which is a minimum of 28m from the Greenhill building.
- 1.5. The site is located within a Critical Drainage zone. The wider Arts Centre curtilage includes TPO trees, but these are not located near the site that is the subject of this application.
- 1.6. To the immediate south, west and north of the site are other buildings, land and a parking lot belonging to the arts centre, as well as (to the south) the leisure centre/swimming pool. To the east is mostly open land and an access road leading to the swimming pool, adjoining the green belt. To the north is also located a medical clinic.
- 1.7. Further to the east is the main access to the site, and a large grocery store and associated parking. To the north across Uxbridge Road is a residential area.
- 1.8. The building has been completed and is ready to be occupied.

2.0. PROPOSAL

Approved Building

- 2.1. Permission has been granted (P/3594/20) for the demolition of the pre-existing Greenhill building and two portacabins and construction of a new replacement building (also called "Greenhill"), with associated works to the hard and soft landscaping and signage on site.
- 2.2. The originally approved replacement building was two storeys high and containing 3 teaching (multipurpose) rooms and 8 artists' studios. The teaching rooms are to replace the function and floorspace of the existing Greenhill building and the 2 portacabins which were approved to be demolished.

2.3 The approved building is L-shaped with a semi-enclosed courtyard, and a sawtooth roof design. The ground floor classrooms have glazed doors opening directing onto the terrace so that the outside space can be used in conjunction with the classrooms as and when needed.

Varied Proposal

2.4 Since the scheme was granted the applicant had to make several changes to the scheme due to budgetary constraints. The variations comprise:

- Reduction in the overall height of the building by 300mm.
- Reduction in the footprint of the building to remove the southernmost bay, this reduces the internal area by approximately 34sqm.
- Alterations to the internal layout to replace first floor artists studios with teaching rooms.
- Alterations to the terrace to reduce the extent and align with the southern end of the building. Landscaped steps have been removed and replaced with a balustrade to the west of the terrace. The terrace paving materials have also been changed.
- Relocation of the air source heat pump.
- Changes to the cladding material from Corten to a corrugated fibre panel, to be a similar colour tone and appearance.
- Replacement of spiral fire escape stair with a standard straight staircase.
- Replacement of crittal style windows and doors with aluminium and timber composite windows and doors, with an improved thermal performance.
- Rooflights reduced and rationalised.
- Omission of all external signage.

2.5 This revised scheme was approved by the Planning Committee on the 20th July 2023 under reference P/0764/22.

Retrospective Application

2.6 During the construction of the project it was established that the footprint of the building has been slightly misaligned with the approved documents and was positioned approximately 1m south of the approved footprint.

2.7 As such, this application is submitted to regularise the location. The constructed building matches that approved under the varied application P/0764/22, with the exception of the reintroduction of solar voltaic panels on the roof (which were originally approved under the first scheme).

3 **RELEVANT PLANNING HISTORY**

3.6 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/0922/09	Listed Building Consent: Demolition of Existing Storage Shed and Erection of New Brick Clad Modular Building to Provide Multipurpose Community Learning and Events Facility Within Curtilage Of Elliott Hall	Granted: 24/07/2009
P/0918/09	Demolition of Existing Storage Shed And Erection Of New Brick Clad Modular Building To Provide Multipurpose Community Learning And Events Facility	Granted: 24/07/2009
P/2076/10	New Single Storey Modular Building To Replace Existing Greenhill Building	Granted: 19/10/2010
P/3597/19	Listed Building Consent: Internal and external alterations to three curtilage listed buildings to Elliot Hall at Harrow Arts Centre (the former Laundry, the Boilerhouse and the Workshops), including refurbishment and conversion of these buildings to a dance studio or three hireable spaces, a hireable space and artists' studios. Demolition of a curtilage listed barn/former stable structure.	Granted: 11/10/2019
P/3496/19	External Alterations And Refurbishment Of The Laundry Boiler House And Workshops. Laundry To Be Used As A Dance Studio Classroom & Hireable Space; Boiler House To Be Used As Hireable Space; And Workshops To Be Used As Artists Studios. Associated Landscaping (Demolition of existing glazed extension and stables to the rear of the laundry, building to side and adjoining walls to the Boiler House)	Granted: 24/10/2019
P/5110/19	Submission of details pursuant to conditions 2 (materials), 3 (laundry	Granted: P/5110/19

	and boiler house windows and doors), 4 (workshop windows and doors) and 5 (details) of Listed Building Consent approval application reference P/3597/19 for Listed Building Consent: Internal and external alterations to three curtilage listed buildings to Elliot Hall at Harrow Arts Centre (the former Laundry, the Boilerhouse and the Workshops), including refurbishment and conversion of these buildings to a dance studio or three hireable spaces, a hireable space and artists' studios. Demolition of a curtilage listed barn/former stable structure.	
P/5091/19	Details pursuant to conditions 3 (samples), 4 (windows and doors), 5 (proposed elevations/sections of windows) and 7 (landscaping and tree protection) attached to planning permission P/3496/19 dated 24/10/2019 for external alterations and refurbishment of the laundry, boiler house and workshops. Laundry to be used as a dance studio, classroom & hireable space; Boiler House to be used as hireable space; and Workshops to be used as artists' studios. Associated landscaping. (Demolition of existing glazed extension and stables to the rear of the laundry, building to side and adjoining walls to the Boiler House)"	Granted: 29/07/2020
P/3594/20	Redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works	Granted 05/05/2021
P/1826/21	Listed Building Consent: Installation of signage on the former boiler house.	Granted 24/06/2021
P/2888/21	Installation of measures to reduce carbon consumption including air source heat pumps, solar panels, building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings	Granted 01/02/2022

P/2975/21	Listed Building Consent: Installation of measures to reduce carbon consumption including air source heat pumps, solar panels, building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings (amended plans)	Granted 01/02/2022
P/0526/22	Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works	Approved 10/08/2022
P/1946/22	Submission of details pursuant to condition 2 (samples and details for the screening for the Air Source Heat Pumps) attached to Listed Building Consent application reference P/2975/21 for Listed building consent: installation of measures to reduce carbon consumption including air source heat pumps solar panels building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings (amended plans)	Approved 16/08/2022
P/0764/22	Variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 to allow reduction to height and footprint of building; alterations to internal layout; reduction to terrace; alterations to external finish; omission of external staircase, heat pump, photovoltaic panels, brick pavers and external signage; alterations to layout of rooflights; replacement of windows and doors with aluminium and timber composite windows and doors	Granted 27/07/2022

P/0526/22	<p>Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/0764/22 dated 27/07/2022 for variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works</p> <p>Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/0764/22 dated 27/07/2022 for variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works</p>	Approved 10/08/2022
P/3254/22	<p>Details pursuant to conditions 9 (materials), 10 (windows and doors) and 14 (landscape plan) attached to planning permission P/0764/22 dated 27/07/2022 for Variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 to allow reduction to height and footprint of building and other internal/external alterations.</p>	Approved 31/01/2023

4 CONSULTATION

4.1 A total of 14 consultation letters were sent to neighbouring properties regarding this application along with the following:

- Standard Site Notice: 31st May 2023 – 21st June 2023
- Setting of Listed Building Site Notice – 15th June 2023 – 6th July 2023
- Press Notice: 15th June 2023 – 6th July 2023

4.2 No responses have been received to date.

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken, together with the responses received and officer comments:

Conservation Officer:

Comments in relation to revised application P/0764/23

The proposed works are sympathetic and not overly large. They would preserve the setting of the listed building as long as it can be conditioned that the brickwork type, mortar and bond matches that of the boiler house.

Comments in relation approval of details application P/3254/22 (materials)

Conditions can be discharged

Planning Officer Comment: It is understood that the original scheme was revised from brickwork to a cladding material. As such, the conditions for matching brickwork fell away. The cladding material was agreed by both the conservation officer and urban design officer.

Biodiversity Officer;

No comments received in relation to this current application.

Comments in relation to the original approved application (P/3594/20)

- *The PEA is generally good, although with minor points that should be corrected. The lack of reference to some protected species suggests records from earlier ecological surveys for the site to GiGL were not included.*
- *The PRA is acceptable, and the follow-up roost emergence/return surveys meets requirements.*
- *The scheme is acceptable, provided what is proposed can be secured by condition.*

Details on the following should be submitted/addressed:

- *Details of the external lighting scheme and measures to ensure that overnight internal illumination won't cause impacts on bats and other nocturnal and crepuscular species. This will need to be a pre-commencement condition.*
- *Details of the pond and swale*
- *The new building will need to incorporate provision of nesting features for birds (on the N or N and E aspects) and roosting shelters for bats*
- *A Construction Ecological Management Plan (CEcMP) This will be a pre-commencement condition.*
- *An Ecological Mitigation and Enhancement Plan (EMEP) to outline the measures to be undertaken (incorporating those proposed in the supplied PEA and PRA) to minimise and address impacts and provide net gain for biodiversity.*
- *An Ecological Management Plan (EMP). This should follow on from the EMEP and extend for a period of 5 years.*

Planning Officer Comments: Biodiversity is addressed in the report below. It should be noted that the development has been reduced in scale and is therefore a smaller building than what these comments relate to. As such, biodiversity net gain must be reasonable and proportionate to the scale of the development at hand. The proposed lighting is minimal and for general wayfinding at night, the pond/swale is beyond the scope of this application and is part of the wider HAC site, a CEcMP is no longer necessary as the building is complete and a EMP has been submitted and forms part of the approved documents.

5 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

6 **ASSESSMENT**

6.1 The main issues are:

- Principle of the Development and Green Belt
- Character, Design, and Conservation
- Neighbouring Residential Amenity
- Traffic, Parking and Servicing
- Trees and Biodiversity
- Drainage and Contamination
- Sustainability

6.2 **Principle of Development and Green Belt**

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G2, H5
- Local Plan Site Allocations (2013): G04
- Harrow's Core Strategy (2012): CS1.F, CS6
- Harrow Development Management Policies (2013): DM16, DM17, DM46, DM47

Planning Policy and Proposed Use

6.2.2 The principle of the development was previously acceptable and it was considered that it would further add to the viability as a performing arts venue and secure its retention. The principle of development was supported by Local Plan Policies CS6, DM46 and DM47, and the Local Plan site allocation G04.

6.2.3 The policy and legislative framework has not materially changed since the original scheme was approved. As such, no additional consideration regarding the principle is necessary. Relocating the approved built form does not change the acceptability of the principle of the development.

Green Belt Development: Appropriateness and Openness

6.2.4 A large area of Green Belt land is sited to the south of the proposed building, approximately 3m distant. The impact of the approved building on the setting of the Green Belt was previously considered acceptable. The scheme would be moved 1m closer to the Green Belt but there would be no further impact on the openness of the green belt than what has been approved.

6.2.5 As such, the proposal would not be considered to result in an undue degree of increased impacts on the setting and openness of the Green Belt.

Summary

6.2.6 For the reasons set out above, it is considered that the principle of this proposal meets the above policy requirements.

6.3 Character, Design, and Conservation

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D1, D3, D4, D5, D8, D12, D11, HC1
- Harrow's Core Strategy (2012): CS1, CS6
- Harrow Development Management Policies (2013): DM1, DM2, DM7, DM12, DM22, DM23

Mass, Siting and Design

6.3.2 The principle of the building design and replacement of existing portacabin has been found acceptable previously. The building has been completed in accordance with the previous approval (see planning history above) and therefore the massing is acceptable.

6.3.3 The external materials that have been used, namely being a corrugated fibre panel system and aluminium and timber composite windows, have been approved under approval of details application P/3254/22 and are therefore acceptable.

6.3.4 The revised scheme seeks to install photovoltaic panels on the southern roof slopes. Due to the design of the development with a saw-tooth type roof, these panels would not be overly visible from the public realm and in any case, any glimpses of the panels would not harm the character and appearance of the building, nor would they impact on the setting of the listed building as they would be read in the context of a modern, high quality newly constructed building.

6.3.5 The principle of the approved development was supported by the Council's Conservation Officer relocating it 1m to the south does not materially impact the nearby listed building.

Accessibility

6.3.6 As the proposal is for public realm and publicly used community buildings, accessibility is an important consideration. The relocated as-built proposal does not alter this aspect and the building is fully accessible, with a step free main entrance (on the north elevation) and from the classrooms into the main courtyard, and a lift for access to the first floor. Accessible bathrooms are located on each floor. Furthermore, the application will be subject to building control regulations, which will ensure standards for accessibility are incorporated. Given these factors, the revised proposal would be considered satisfactory in terms of accessibility.

Landscaping

6.3.7 The terrace area (or "main yard") adjacent the new building connects with the internal space via opening doors and allows for the space to be used as an extension of the teaching/ multipurpose rooms. When not in use in this way, the terrace provides a public area.

6.3.8 The general landscaping approach around the building has been approved under approval of details application P/3254/22 and is therefore considered acceptable.

Fire Safety

6.3.9 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply.

6.3.10 A fire strategy has been submitted which is considered to address the requirements of Policy D12 of the London Plan. Additionally, the building has been subject to building control sign off at various stages of construction and will require (if not already achieved) a final sign off certificate by building control which will further ensure compliance with relevant fire safety legislation.

Summary

6.3.11 In summary, the scheme has been approved before and this application seeks only to relocate to approved footprint to the south by approximately 1m.

6.3.12 There has been no material change in the policy or legislative framework and therefore the relocated scheme is considered to be of an appropriate scale and design for its context. Its impacts on the listed buildings and curtilage are satisfactorily justified and thus the proposal complies with the National Planning Policy Framework and relevant local plan policies.

6.4 **Neighbouring Residential Amenity and Secure by Design**

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1
- The London Plan 2021: D3, D6, D11

6.4.2 The building is sited sufficiently far from residential developments so as to not result in any impacts in terms of overshadowing, light, or other visual impacts. Its relocation 1m south does not alter this and nature of the building's use has already been considered acceptable.

6.4.3 In conclusion, it is considered that the revised proposal would not result in any undue impacts on residential amenity for neighbouring occupiers, and thus would comply with the relevant policies with regard to residential amenity.

6.4.4 The Metropolitan Police Secure by Design Officer has reviewed the development and issued a secure by design certificate. As such, the development is considered to meet secure by design principles.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): T4, T5, T6
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM43, DM44, DM45

6.5.2 The site lies within a PTAL 2-3 area. There are four bus stops on Uxbridge Road at the front of Elliot Hall, and the Hatch End station is approximately 350m distant. Thus, the site has reasonably good access to public transportation. The wider HAC grounds has its own parking area, as well.

6.5.3 The Council's Highways officer raised no concern to the previously approved development and as only 4x small teaching rooms and one artist studio are contained within the building it was not anticipated that the approved scheme would have any adverse impact on the surrounding highways network or on parking within the existing car-park which contains around 90 spaces to serve the existing site. Relocating the building 1m to the south does not change the acceptability of the scheme in this regard.

6.5.4 The traffic and parking impacts from this additional use/floorspace would be minimal and users would be encouraged to use sustainable transportation modes. This will be managed through the use of a Travel Plan, which highlights the methods that will be incorporated to encourage sustainable modes of transportation in the operation of the building, and the ongoing monitoring and review. The travel plan has been reviewed by planning officers and is considered to be commensurate with the modest scale of the scheme, its suggestions contained within will be secured by way of an operational condition.

6.5.5 Bicycle racks, providing 8 cycle parking spaces are provided along the north side of the proposed building as per approved. These would serve the artists' studio and the teaching rooms. In line with the London Plan policy T5, a minimum of 1 space per 100sqm must be provided, as such, the development exceeds the cycle parking requirements.

6.5.6 The existing waste management arrangements for the Harrow Arts Centre site will be utilised with the existing main bin storage area to the north of the Hatch End Suite/Reyners building. As per existing arrangements, waste will be stored in the teaching rooms and emptied daily, with refuse/recycling brought to the main site waste store. Given that only teaching rooms are proposed it is not anticipated that substantial amounts of waste will be generated and this approach is acceptable given the modest scale of the building.

6.5.7 In summary, the building is not considered to result in a significant increase in traffic and parking impacts, taking into account the replacement floorspace and the nature and use of the net new floorspace. It is thereby considered that the proposal would accord with the relevant development plan policies as set out above.

6.6 **Trees and Biodiversity**

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G1, G6, G7
- Harrow's Core Strategy (2012): CS1, CS6
- Harrow Development Management Policies (2013): DM1, DM20, DM21, DM22

6.6.2 It is noted that none of the existing trees within the application site area are currently protected as TPOs. Relocating the building 1m to the south is not considered to have had a harmful impact on any trees.

6.6.3 The Biodiversity Officer previously reviewed Preliminary Ecological Appraisal, Ecological Mitigation and Management Plan and Preliminary Bat Roost Assessment submitted with the original application and the overall conclusions were not objected to. The proposal seeks to install bat boxes on the southern side of suitable trees to the east of the site, additionally low level wayfinding lighting is installed on the external faces of the building adjacent to the footpaths and terrace, and not on the eastern side of the building facing the trees. The area surrounding the site which is not given to footpaths/terrace has been made good and reseeded with grass.

6.6.4 On balance, given the small scale of the building this is considered to be an appropriate and commensurate approach to biodiversity net gain.

6.7 **Drainage**

6.7.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G1, SI 12, SI13
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.7.2 The site is located in a Critical Drainage area, and whilst it is nearby fluvial and surface water flood zones, these do not extend into the boundaries of the development site. There is, however a partially open watercourse (irrigation ditch) which runs from south into the landscaped area to the south-west of the proposed building.

6.7.3 A Flood Risk Assessment was submitted under the original application to address potential flood risk and drainage issues which might arise as a result of the development. Harrow's Drainage Authority have reviewed the previous proposal and were satisfied with it subject to the submission of full details of the drainage / SuDS system which were subsequently approved under approval of details application P/0526/22 (see planning history above). As these measures would have been implemented and the building is completed there is not considered to be any

adverse flooding or drainage impact resulting from moving the building 1m to the south of the originally approved location.

6.8 **Sustainability**

6.8.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): SI 4
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM12, DM14

6.8.2 The south-facing roof slopes of the proposed new building would be installed with solar PV panels. In addition, the construction materials would contribute to a low carbon development. Glazing and other openings have been designed to provide good natural light and ventilation while helping to control for solar gain to prevent overheating.

6.8.3 The solar panels are acceptable and welcomed. Details have been submitted which demonstrate the locations and scale of the panels and no adverse visual harm results. The designed-in sustainability measures are welcomed, and the re-located building does not alter the provision of these aspects.

6.8.4 Given the scope and scale of the proposal, the above measures are considered satisfactory and proportionate.

7 **CONCLUSION AND REASONS FOR APPROVAL**

7.1 The re-located building 1m to the south of what has been approved, would continue to enhance the Harrow Arts Centre and support its viability as a performing arts venue, without unduly impacting neighbouring amenity. The scheme will not result in traffic and parking impacts which would be considered significant, and the relevant biodiversity, arboricultural and drainage matters have been satisfactorily addressed.

7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this revised application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1 Approved Drawing and Documents

Unless otherwise agreed in writing by the local planning authority, the development shall be completed and retained in accordance with the following approved drawings and documents:

Supplementary Planning Documents Not Previously Submitted to Harrow Council 0438-DOC-600 REV00 (4th April 2023); Demolition and Construction Logistics Plan; Design and Access Statement (5th April 2023); Fire Safety Statement (4th August 2022); Cover Letter – Building A Better Harrow (26th March 2020); Christ Dyson Architects Cover Letter (6th May 2020); 4.0 Emerging HAC Masterplan; Arboricultural Report (May 2020); Demolition and Construction Logistics Plan; Ecological Mitigation and Management Plan (July 2020); Preliminary Ecological Appraisal (May 2020); Further Bat Surveys (September 2020); Preliminary Roost Assessment (September 2020); Flood Risk Assessment Revision 00; Envirocheck Report 237104280_1_1; Ground Investigation Report; Heritage Statement (3rd July 2020); Phase 2 Travel Plan Statement (27 March 2023)

DOC-003 Rev 03; J4054-C-DE-0420 02; J4054-C-DE-0421 00; 0438 P I 1001 11; 0438 P I 1102 15; 0438 C 1101 13; 0438 C 1103 12; 0438 C 1102 13; 0438 C 1100 14; 0438 C 1424 08; 0438 C 1430 06; 0438 P I 1100 15; 0438 C 00 01; 0438 C 2500 06; 0438 C 2001 09; 0438 P I 1000 15; 0438 C 1002 Rev 12; 0438 C 1422 01; 0438 P I 1002 13; 0438 P I 1200 17; 0438 P 1011 11; 0438 P I 1010 11; 0438 P I 1010 10; J4054-C-GA-0125 04; J4054-C-GA-0122 05; J4054-C-GA-0121 10; 0438 P I 0101 06; 0438 P I 0100 06; 0438 P I 0011 09; 0438 P I 0010 10; 0438 P I 0200 06; 0438 C 1430 05; 0438 P I 0000 07; 0438 C 1424 07;

REASON: For the avoidance of doubt and in the interests of proper planning.

2 Biodiversity

Within 3 months of the date of the grant of this permission, the proposed bat boxes shall be installed on the trees to the east of the site as per the requirements outlined in 0438-DOC-600 REV00 (4th April 2023).

REASON: To ensure that the development makes appropriate provision for the protection of biodiversity.

3. Travel Plan

The development hereby permitted shall operate in accordance with the Action Plan and recommendations contained within the Phase 2 Travel Plan Statement (27th March 2023) hereby approved, unless otherwise agreed in writing by the local planning authority.

REASON: To promote sustainable modes of travel for the future occupiers of the development

4. Landscaping Maintenance

All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2021)

The London Plan (2021):

D1, D3, D4, D5, D8, D11, D12, HC1, H5, G1, G2, G6, G7, SI 4, SI 12, SI13, T4, T5, T6

Harrow Core Strategy (2012):

CS1, CS6

Development Management Policies Local Plan (2013):

DM1, DM2, DM7, DM10, DM12, DM14, DM16, DM17, DM20, DM21, DM22, DM23, DM42, DM43, DM45, DM46, DM47

Adopted Supplementary Planning Documents:

Locally Listed Buildings SPD

Historic England Good Practice Advice in Planning Note 3: The setting of heritage assets

2. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. Mayoral CIL

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 £8,244

You are advised to visit the [planningportal](http://planningportal.gov.uk) 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

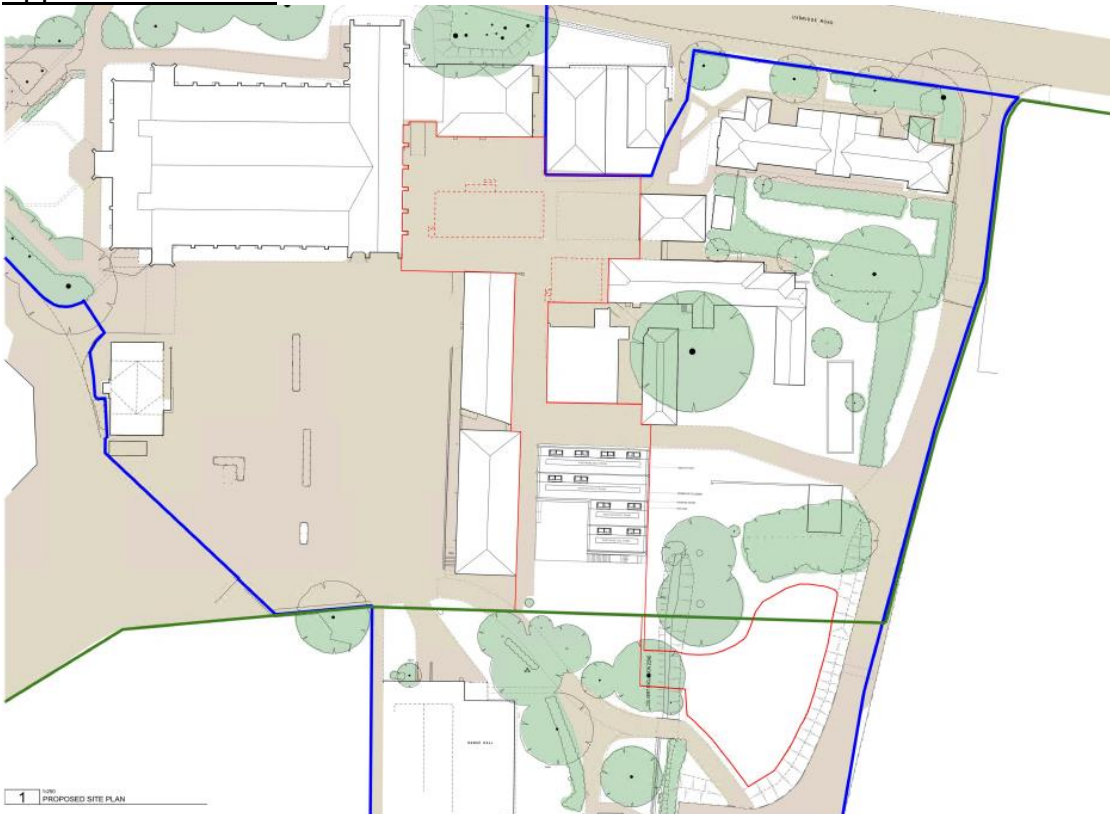
Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15th June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15th June 2023</p>
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APPENDIX 2: SITE PLAN

Approved Site Plan



Proposed Site Plan



APPENDIX 3: SITE PHOTOGRAPHS

Southern elevation and terrace:



Stepped access to terrace:





Rear (north elevation)

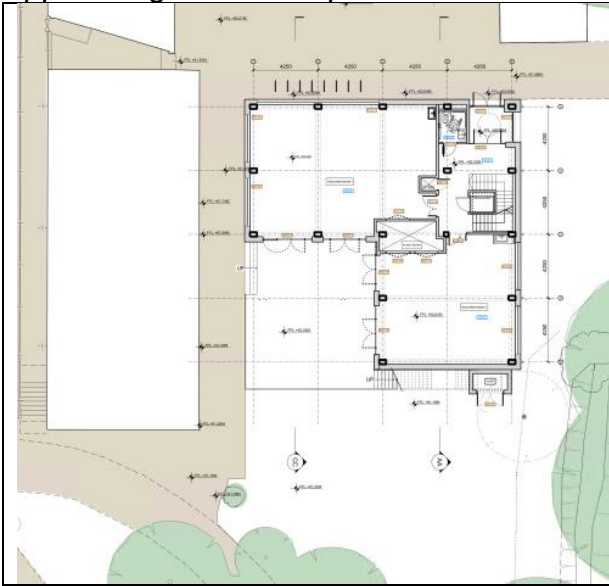


Eastern (side) elevation:



APPENDIX 4: PLANS AND ELEVATIONS

Approved ground floor plan



Approved roof plan



As-built ground floor plan



As-built roof plan (blue outline shows approved footprint)



Approved First Floor



As-built first floor



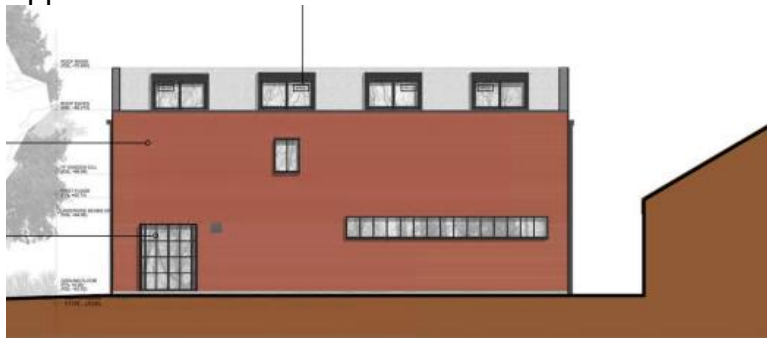
Approved Side Elevations



As-built Side Elevations



Approved north and south elevations




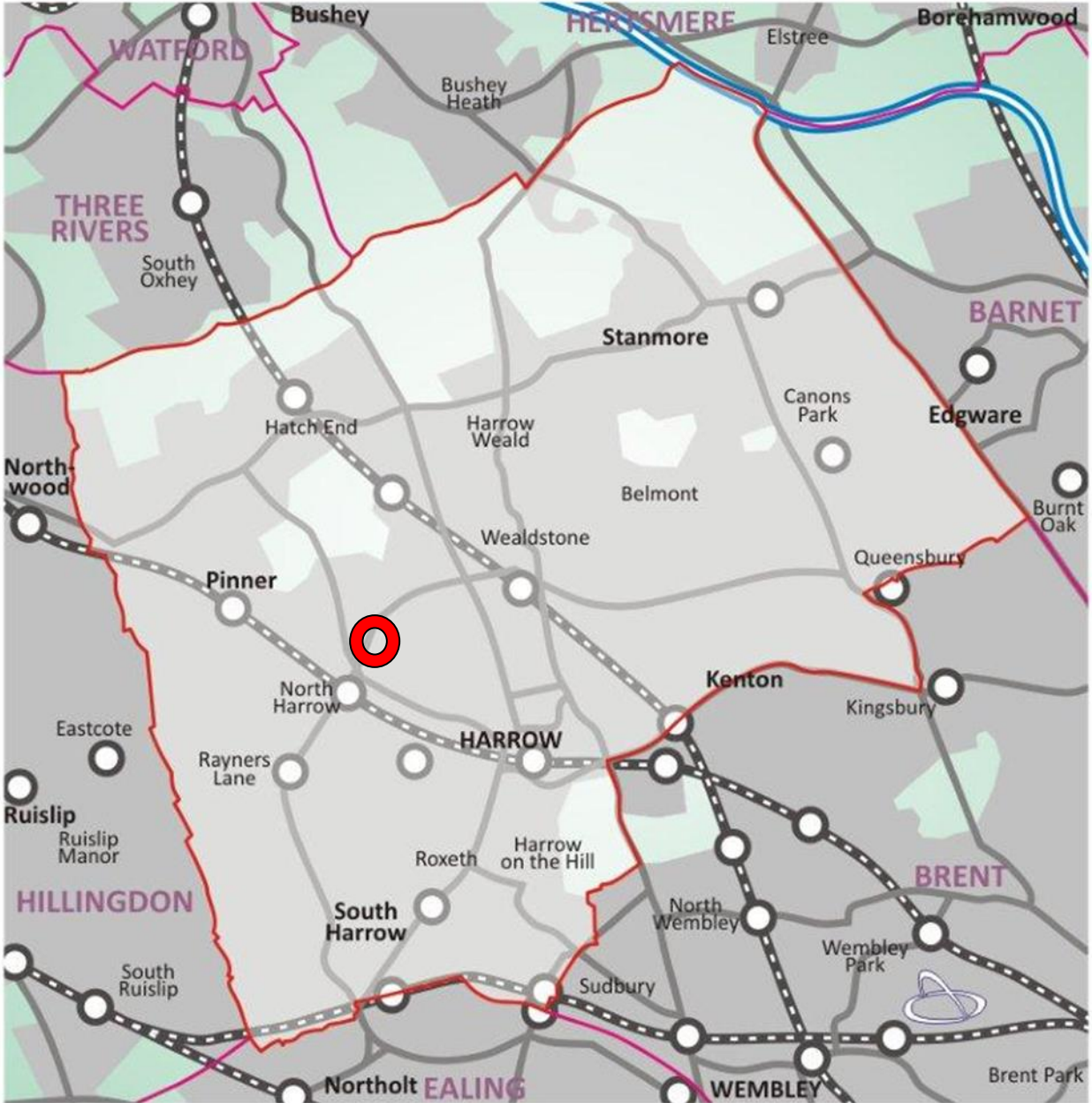
As-built north and south elevation



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 = application site



35 Manor Way, Harrow, HA2 6BZ	P/0941/23
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Location Plan



PLANNING COMMITTEE

28th June 2023

APPLICATION NUMBER: P/0941/23
VALID DATE: 0/04/2023
LOCATION: 35 MANOR WAY HARROW
WARD: HEADSTONE
POSTCODE: HA2 6BZ
APPLICANT: MR AND MRS JOSHI
AGENT: STUDIO 136 ARCHITECTS LTD
CASE OFFICER: AGNES WANJA
EXPIRY DATE: 23/05/2023

PROPOSAL

First Floor Rear Extension; External Alterations

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed development is considered to be a modest and sympathetic addition which would not result in a detrimental impact to the character and appearance of the original building and the surrounding area, nor would it result in a detrimental impact to the residential amenities of neighbouring properties.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to conditions, Officers recommend that the application is granted.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest.

Statutory Return Type:	Householder
Council Interest:	None
Net Floorspace:	14.63sqm

GLA CIL Contribution (provisional):
Local CIL Contribution

N/A
N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy D11 of The London Plan (2021) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application site is a two-storey semi-detached dwelling located to the north of Manor Way.
- 1.2 The application site has been extended by way of part single part two storey side and single storey rear extension and front porch which was approved under ref: WEST/75/98/FUL.
- 1.3 The application site is attached to no. 37 Manor Way which is also a two-storey dwelling which has not been extended.
- 1.4 No. 33 is on the detached side to the west of the host property, is not extended but has a large single storey garage at the boundary with the host property.
- 1.5 The application site is not listed and is not located within a conservation area.
- 1.6 There are no other site constraints.

2.0 PROPOSAL

- 2.1 The application seeks permission for a first floor rear extension with a depth of 3m from the rear wall, a width of 6m and a height of 7.42m from the ground level to the hipped roof.
- 2.2 New rear window for the proposed first floor extension.
- 2.3 The proposed extension would accommodate a new bedroom.

3.0 RELEVANT PLANNING HISTORY

- 3.1 WEST/75/98/FUL– Part Single, Part Two Storey Side, And Single Storey Rear Extensions And Front Porch. Grant: 26/03/1998.

4.0 CONSULTATION

Neighbour Notification

- 4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application. In addition, a site notice was posted. The overall public consultation period expired on the 24th April 2023.
- 4.2 Cllr Blackman the ward Councillor and one neighbour have submitted objections. The objections are summarised below.

Principle of Development

- *Existing plans do match the approved plans previously by the council for the property. The comments relates to vent on the side boundary and internal alteration and pipe works*

Officer response: Fitting, altering or replacing an external flue, chimney, or soil and vent pipe is normally considered to be permitted development, not requiring planning consent, if the conditions outlined below are met:

Flues on the rear or side elevation of the building are allowed to a maximum of one metre above the highest part of the roof

Character

- *Concerns is approved it would set precedent*

Officer response: each application is assessed on its own merit therefore not necessarily setting a precedent.

- *The size of the extension is quite considerable and disproportionate to those elsewhere on the road.*

Officer response: This has been taken into account and assessed below.

- *Additional space in the loft*

Officer response: no additional loft space has been applied for on this application, however the space internally can be converted into habitable space without the need for planning permission.

Impact on Residential Amenity

- *Cast shadow in the afternoon, impact of natural light and sunlight to the adjoining properties, overbearing, create shadow in garden patio and rear rooms*
- *Impact to the enjoyment of the use of the rear rooms which get sunlight*
- *Front door is also to the side so great impact light and security*
- *Raising the roof has similar impact*
- *Effect on plants*
- *New window to the rear side obscure window*
- *Wind tunnel effect*

Officer response: the proposed development has been assessed and the points above have been taken into consideration.

Others

- *Ensure that the new roof does not drain onto no.37 roof*
- *The existing ground floor extension encroaches on boundary with no.37*
- *Concerns relating to foundations*
- *Plans, bamboo and other plans close to garage*
- *Tree concerns*

Officer response: The proposed extension is set of the boundary with no.37, therefore there would be no drain on the boundary.

The existing extension is not being assessed under this application. In addition to this the existing extension has been in place for a time surpassing enforcement investigation.

Concerns relating to foundations do not fall under planning remit. There are no protected trees within the neighbouring site. The plants and trees within the site should continue to received sufficient sunlight.

Statutory and Non Statutory Consultation

- 4.3 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultation Responses
None

5.0 POLICIES

- 5.1 “Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 In this instance, the Development Plan comprises The London Plan 2021 [LP], The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].
- 5.3 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;
- Character and Appearance of the Area
 - Residential Amenity
 - Development and Flood Risk
 - Fire Safety

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1
- Supplementary Planning Document: Residential Design Guide (2010)

First Floor Rear Extension

6.2.2 The proposed first floor extension would be located to the rear of the site and not visible from the street scene.

6.2.3 The Residential Design Guidance para 6.64 states all roofs should be designed to reflect the character of the dwelling house and those adjoining to provide a satisfactory appearance. The height of any first floor or two storey extension should not exceed the height of the highest part of the roof of the existing dwelling house. The proposed first floor rear extension would comply with this.

6.2.4 It is noted the proposed first floor rear extension would be additional to the two storey side extension which has already been built, and therefore would have a width just short of the original dwelling, however, in context of the mixed development surrounding the area, it is not considered the proposed width would unduly impact the character of the existing dwelling and locality to a level that would warrant a refusal.

6.2.5 Summary

6.2.6 The proposed development, due to its size, scale, form and design would be a proportionate addition which would relate well to the original dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3, D12
- Harrow Development Management Policies Local Plan (2013):DM1
- Supplementary Planning Document: Residential Design Guide (2010)

33 Manor Way

- 6.3.2 This application site is to the west of the host property. This application site has a garage on the boundary with the host property with a depth of 9m with a width of 2.3m, and an additional gap of 1m to the flank wall the main dwelling.
- 6.3.3 The Residential Design Guidance para 6.65 states that two storey or first floor rear extensions abutting a side boundary have considerable potential for detrimental impact on the amenity of neighbouring properties because of the excessive bulk and loss of light. Where such extensions need planning permission they must always comply with the 45 degree code and will also be assessed against the relevant site considerations, in particular: the orientation of the houses - siting south or west of the neighbour would normally be unacceptable the extent to which the proposal would rely for its setting on the garden of the adjoining house the location of the adjacent house and any existing extensions or other buildings at that property the use of the adjacent rear garden.
- 6.3.4 The proposed first floor extension would not breach the 45 degree splay and given the separation of this neighbouring property to the boundary by the single storey garage the proposed first floor extension is not considered to be overbearing.
- 6.3.5 This neighbouring property has submitted objections to the proposal which the officer has summarised and responded to above.
- 6.3.6 The proposed extension due to its design, size, scale, siting and its relationship with No.33 Manor Way would not result in a detrimental impact to the visual and residential amenities of No.33 due to a loss of privacy, wind tunnel effect, outlook or light. It is also considered although there may be shadow cast at some times of the day the plants on this adjoining site would not be unduly impacted, given the site circumstances noted above and the north facing rear gardens on this side of Manor Way.

37 Manor Way

- 6.3.7 This application site is located to the to the east of the host property. The proposed extension would be set 2.8m from the boundary with this attached property and would not breach the 45 degree code taken from the nearest first floor rear corner of this attached neighbour.
- 6.3.8 It is noted objection have been received from this property which have been summarised and responded to above.
- 6.3.9 The proposed extension due to its design, size, scale, siting and its relationship with No.37 would not result in a detrimental impact to the visual and residential amenities of No.37 due to a loss of privacy, outlook or light.

Properties Located to the Rear of the Site

6.3.10 The proposed extension would be set over 30m to the rear boundary of the properties along Priory Way and therefore there would be no impact on the properties to the rear.

Summary

6.3.11 The proposed development, due to its design, size, scale and relationship with neighbouring properties, would not result in a detrimental impact to the visual or residential amenities of neighbouring properties. The proposed development therefore complies with the above mentioned policies and guidance.

6.4 **Development and Flood Risk**

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): SI12, SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM10

6.4.2 The development would not result in additional hard surfacing on the site. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.

Summary

6.4.3 The proposed development would have an acceptable impact in terms of drainage. The proposed development therefore complies with the above mentioned policies and guidance.

6.5 **Fire Safety**

6.5.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D12.A

6.5.2 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply.

6.5.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site.

Summary

- 6.5.4 The applicant has submitted a Reasonable Exemption Statement to address fire safety. On that basis, the proposal therefore complies with the above mentioned policies.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The statutory position is that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policies have been set out within the report above.
- 7.2 For all the reasons considered above and weighing up the development plan policies and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant, subject to conditions.

APPENDIX 1: Conditions and Informatives

Conditions

1. **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. **Plan List**

The development hereby permitted shall be carried out in accordance with the following documents and plans: ST_MAR 23_35 MAN_00, ST_MAR 23_35 MAN_001 REV A, ST_MAR 23_35 MAN_002 REV A, Fire Safety Report. Photos

REASON: For the avoidance of doubt and in the interests of proper planning.

3. **Materials**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4. **Glazing**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1. Relevant Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

The London Plan (2021):

D3; D11, D12, SI 12

The Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM10

Supplementary Planning Document: Residential Design Guide (2010)

2. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was not sought and provided and the submitted application was in accordance with that advice.

3. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4. Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property
2. building on the boundary with a neighbouring property
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405
E-mail: communities@twoten.com

5. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants' expense. Failure to report any damage could result in a charge being levied against the property.

6. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.



SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15th June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15th June 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Front of host property



View of Host property and No. 33 Manor Way



View of No. 35 from host property garden







View of No. 33 from host property garden



Rear view of No.33 from host property garden



Front view of host property



Boundary view of No. 33 from host property



Host property garden

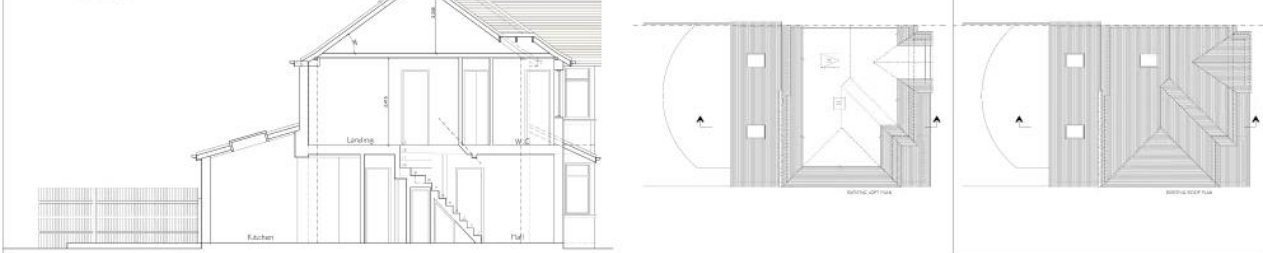
APPENDIX 4: PLANS AND ELEVATIONS

EXISTING 1:100

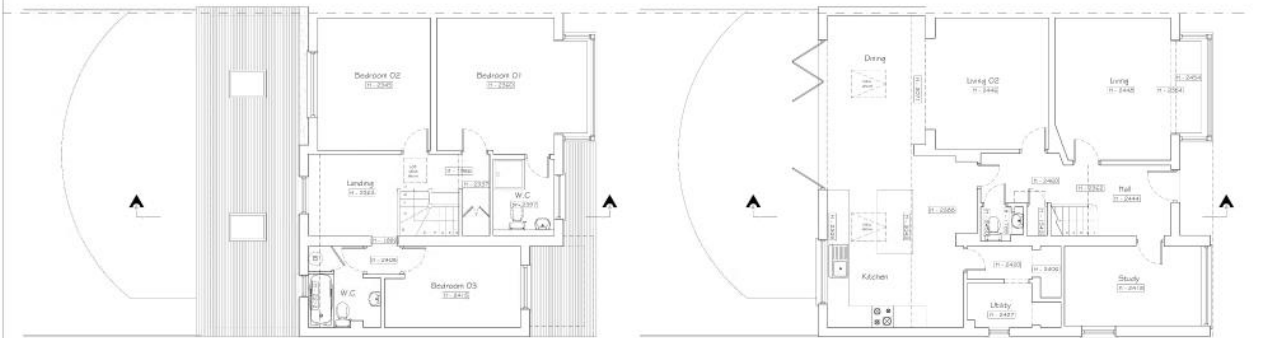


EXISTING 1:50

0m 2m 4m 6m 8m



EXISTING SECTION A-A



EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

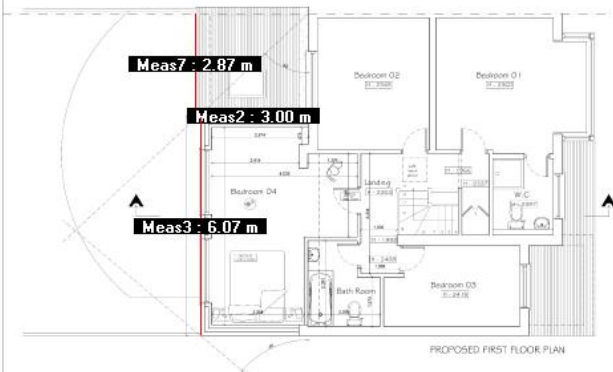
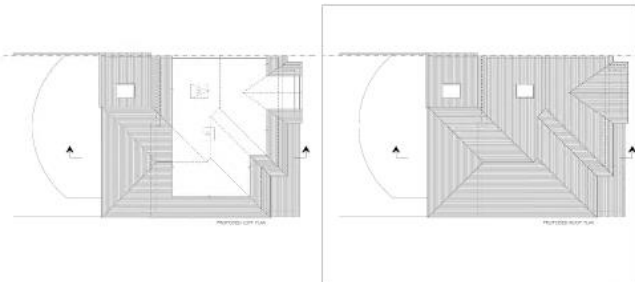
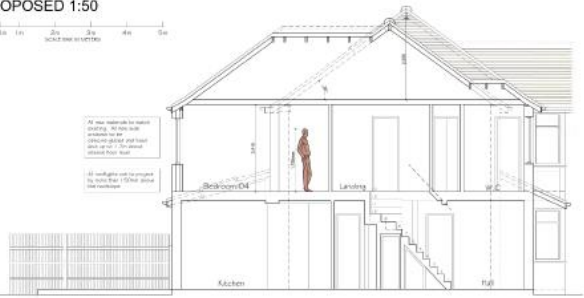
PROPOSED 1:100



PROPOSED 1:50

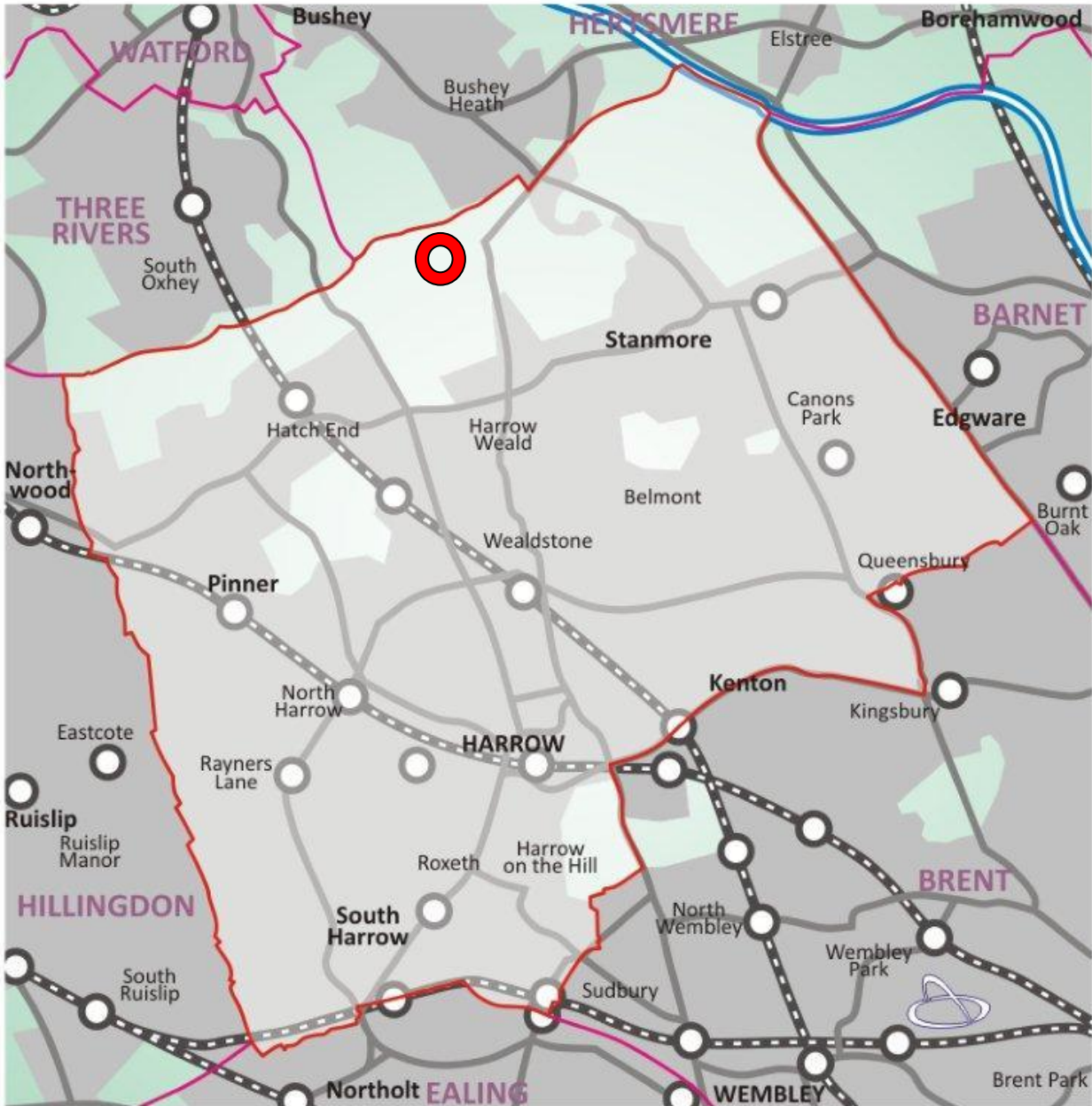
0m 3.0m 6.0m 9.0m 12.0m
SCALE 1:50 (1:1000)

All the materials for external cladding to be made of brickwork or stone. All the materials for internal cladding to be made of plasterboard. All the materials for external cladding to be made of brickwork or stone. All the materials for internal cladding to be made of plasterboard.



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 = application site



Grimsdyke Hotel, Old Redding, Harrow Weald, HA3 6SH	P/0437/23
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th June 2023

APPLICATION NUMBER: P/4030/22
VALIDATION DATE: 16/02/2023
LOCATION: GRIMSDYKE HOTEL, OLD REDDING, HARROW
WEALD
WARD: HARROW WEALD
POSTCODE: HA3 6SH
APPLICANT: MR KEITH MERCER
AGENT: HENRY PLANNING LTD
CASE OFFICER: LUCY HAILE
EXPIRY DATE: 06/04/2023

PROPOSAL

Listed Building Consent: Installation of Secondary Glazing

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposal would cause slight harm to the special interest but this would be reversible, limited and improve the thermal efficiency of this grade II* listed building subject to conditions.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application is worthy of support subject to conditions.

INFORMATION

This application is reported to Planning Committee as the building is grade II* listed and this application is not accompanied by a linked planning application.

Statutory Return Type: Minor Development
Council Interest: The building is council owned.
Net additional Floorspace: Nil

GLA Community Infrastructure Levy (CIL) Contribution (provisional)(£60p/sqm): N/A
Local CIL requirement (Provisional) (£110p/sqm): N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the grade II* listed Grimsdyke Hotel.
- 1.2 The significance of the site is outlined by the list entry in part which states: '1872, by Richard Norman Shaw. Large, irregular house of 2 and 3-storeys in modified Tudor style. Red brick and stone with timber-framed gables. Tiled roof. Prominent chimneys. Wing added at east end. Residence of W S Gilbert. Internal features includes highly elaborate alabaster chimney piece by Ernest George'.
- 1.3 The building is in the Brookshill Drive and Grimsdyke Estate Conservation Area and its grounds house curtilage listed buildings associated with this main house.
- 1.4 Grimsdyke House was built in 1872 for the painter Frederik Goodall by architect Richard Norman Shaw. He was popular for his organic and modern version of the Tudor style, and here designed a grand, irregular and rambling house to fill the site built in red brick and limestone, with timber framed gables and a tiled roof.
- 1.5 The fenestration is a key part of its significance as they are original to the building. The windows comprise stone / timber mullions and transoms with metal framed casements and fixed lights, most with metal leaded light glazing within, most of various patterns (namely rectangular, diamond and other). Of these there are 8 first floor and 6 ground floor windows that are subject to this application (each large opening counting as one window, with each one having individual window openings within – some openable and some fixed). There is an additional single set of ground floor timber French doors with a single grouping of timber framed leaded light windows above and either side. All these windows and openings together form a key part of the original Tudor Revival style.

2.0 PROPOSAL

- 2.1 Listed Building Consent is sought for the installation of secondary glazing to 8 first floor and 6 ground floor windows and to the one grouping of windows either side and above of the ground floor French doors to improve thermal efficiency.
- 2.2 The secondary glazed units would be timber lined with timber grounds and subframes containing aluminium units within.
- 2.3 The units would be fully openable with horizontal sliders to ensure all windows remain fully accessible and openable.

3.0 **RELEVANT PLANNING HISTORY**

3.1 Not applicable.

4.0 **CONSULTATION**

4.1 The following groups have been consulted and any response was due by 9th March 2023 but to date no response has been received:

- Council for British Archaeology
- Society for the Protection of Ancient Buildings
- Ancient Monuments Society
- Victorian Society
- Georgian Group
- Twentieth Century Society
- London and Middlesex Archaeology Society

4.2 A site notice was also displayed. This expired on 22nd March, 2023.

4.3 No responses were received.

4.4 **Statutory and Non Statutory Consultation**

4.5 The following consultations have been undertaken, together with the responses received and officer comments:

Historic England

Comments dated 23/02/2023

You are hereby authorised to determine the application for listed building consent referred to above as you think fit'.

5 **POLICIES**

5.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

5.2 The National Planning Policy Framework (NPPF) paragraph 195 states: 'Local planning authorities should identify and assess the particular significance of any

heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

- 5.3 Paragraph 197 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraphs 199, 200 and 202 NPPF are also relevant and are outlined in full within the appraisal below. Paragraph 205 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 5.4 Similarly London Plan policy HC1 C states 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process'. Development Management Policies Local Plan policy DM 7 part A states 'Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved', part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form', Part B, c states: 'the preference to be afforded to proposals that both conserve and sustain heritage assets', and DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'.
- 5.5 Relevant guidance is contained within: the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014); Historic England Advice Note 2: 'Making Changes to Heritage Assets' (adopted 25th February 2016); Historic England's guide for owners of listed buildings (published 15 September 2016); Historic England's 'Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2' (published March 2015) and Historic England listing selection guide 'Domestic 4: Modern

Houses and Housing' (December 2017) as well as the Department of Culture Media and Sport publication (November 2018) entitled: 'Principles of Selection' .

6.0 ASSESSMENT

6.1 The main issues are:

- Special Interest of the Listed Building

6.2 Special Interest of the Listed Building

6.2.1 The application site comprises the grade II* listed Grimsdyke Hotel. The proposal is for the installation of secondary glazing. The significance of the site is outlined by the list entry in part which states: '1872, by Richard Norman Shaw. Large, irregular house of 2 and 3-storeys in modified Tudor style. Red brick and stone with timber-framed gables. Tiled roof. Prominent chimneys. Wing added at east end. Residence of W S Gilbert. Internal features includes highly elaborate alabaster chimney piece by Ernest George'. The windows are original and are a key element of its Tudor Revival style.

Appraisal

6.2.2 The proposal is to install secondary glazing. This would interrupt views towards the original windows somewhat but would improve thermal efficiency whilst allowing the original windows to be retained.

6.2.3 The secondary glazed windows will be manufactured from aluminium with a polyester powder coating. New grounds and subframes will be produced from timber to match the secondary glazing colour.

6.2.4 The secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame would align with the original window frame and casement positions and sightlines to minimise visual impact when viewed externally. It may be visible slightly externally as well as there being some double reflection.

6.2.5 Internally the secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white to match the existing.

6.2.6 The secondary glazing would be fitted with minimal discrete fixings to reduce the potential impact. All would be openable for cleaning and ventilation.

6.2.7 During the course of the application the plans have been amended to suit individual circumstances for each window to ensure the proposal would be set neatly around individual features found internally on each window.

6.2.8 The details provided indicate that the proposal would be a sensitive installation and have minimal impact. A sample was provided on site and photos enclosed in an email which show a good quality of design. Whilst there would be a level of harm this would be minimal, reversible and outweighed by thermal efficiency benefits.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development would improve the thermal efficiency of the building and whilst it would cause slight harm to special interest this would be reversible and subject to conditions it would be limited. The proposed development would therefore accord with Policy HC 1 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM7 of the Harrow Development Management Policies Local Plan (2013).

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2. Approved Drawing and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents:

C/71122/01-S14 REV 01; C/71122/01-S13 REV 01; C/71122/01-S12 REV 01; C/71122/01-S11; C/71122/01-S10 REV 01; C/71122/01-S09; C/71122/01-S08 REV 01; C/71122/01-S07 REV 01; C/71122/01-S06; C/71122/01-S05 REV 01; C/71122/01-S04 REV 02; C/71122/01-S03 REV 01; C/71122/01-S02 REV 01; C/71122/01-S01 REV 01; Location Plan; Design and Heritage Statement 5/5/2023; Email from agent enclosing photos of a sample received 26/05/2023 11:07.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Protect features

Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

REASON: To protect the special architectural or historic interest of the listed building.

4. Making good

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

5. Unknown evidence

If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted works are begun.

The works shall be completed in accordance with the approved details and shall be retained as such thereafter.

REASON: To protect the special architectural or historic interest of the listed building.

Informatives

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2021)

The London Plan (2021):

HC1,

Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM7

2. Compliance With Listed Building Conditions



IMPORTANT: Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of listed building consent if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a listed building condition will invalidate your listed building consent.

3. Remove Yellow Site Notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15th June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15th June 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

1W.01



1W.02

1W.03

1W.04



1W.08



GW.01



GW.04



GW.05



1W.05

1W.06



1W.07



GW.02



GW.03



GW.06



GW.07





GW.02

GW.03



1W.01

GW.07

GW.01



1W.01



1W.02 & 1W.03



1W.06



1W.07



1W.08



GW.01



GW.02



GW.03



GW.04



GW.05



GW.06



GW.07



APPENDIX 4: PLANS AND ELEVATIONS

All dimensions are in millimetres

**EXISTING PRIMARY WINDOW
OPENING GW.01**

VERTICAL SECTION
SCALE 1:50

PRIMARY ELEVATION
SCALE 1:50

HORIZONTAL SECTION
SCALE 1:50

**PROPOSED SECONDARY GLAZING
OPENING GW.01**

VERTICAL SECTION
SCALE 1:10

SECONDARY ELEVATION
S10-2HS QTY = 6
S10-3HS QTY = 3
SCALE 1:50

HORIZONTAL SECTION
SCALE 1:10

Scale Bar - 1:50

REVISION			
NO.	COMMENT	DATE	BY
1	Updated texts and location (W.01 proposed window)	04/04/23	GG

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

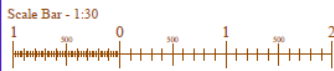
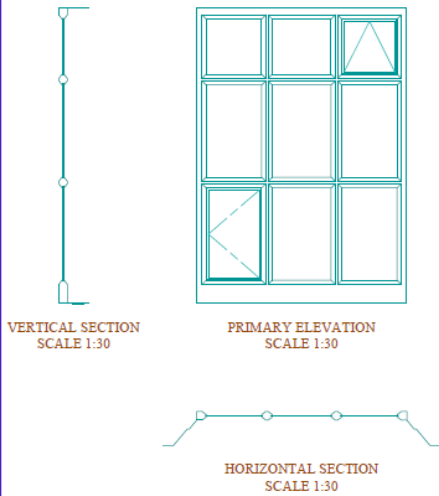
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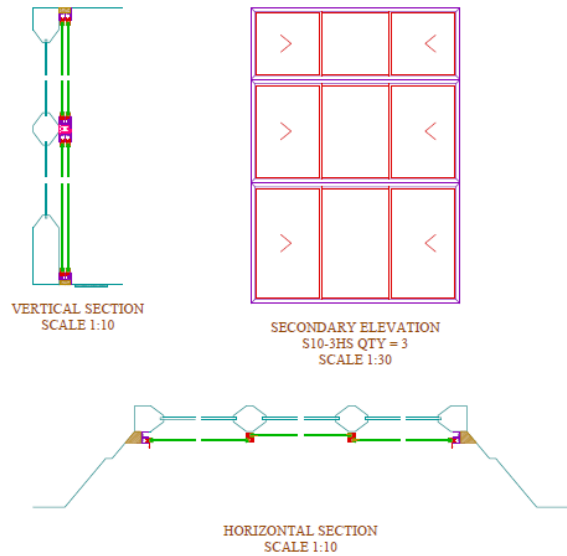
ALBAN PARK, HATFIELD ROAD
ST. ALBANS, HERTS AL4 0JZ
TEL: 01727 837271
FAX: 01727 844053

All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING GW.02



PROPOSED SECONDARY GLAZING
OPENING GW.02



REVISION			
No.	COMMENT	DATE	BY
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DATE 15/12/22 SCALE 1:30/1:10 @ A3
DRAWING No: C/71122/01-S02

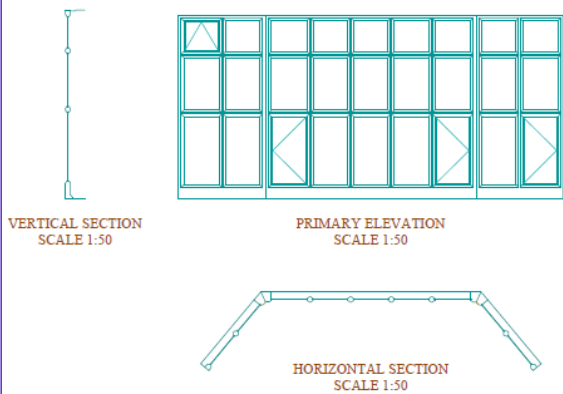
selectaglaze
ALBAN PARK, HATFIELD ROAD
ST. ALBANS, HERTS AL4 0JF
TEL: 01727 837271
FAX: 01727 844033

LBC Drawings

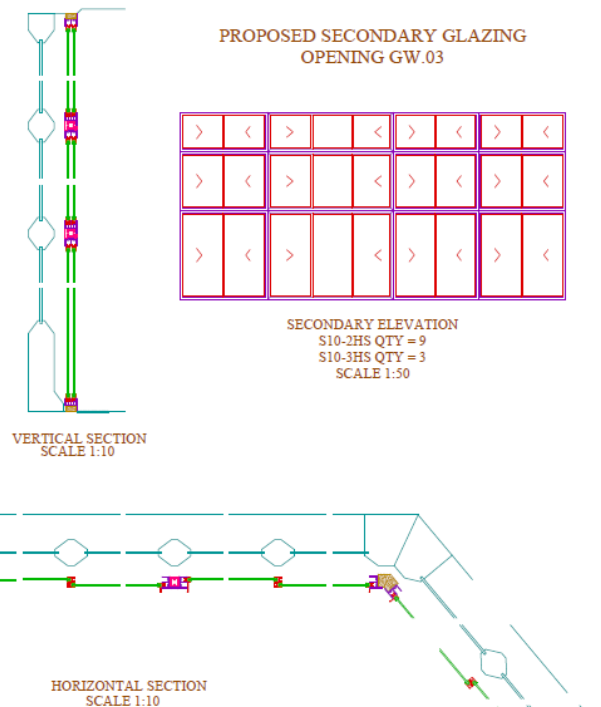
Client: Purico Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING GW.03



PROPOSED SECONDARY GLAZING
OPENING GW.03



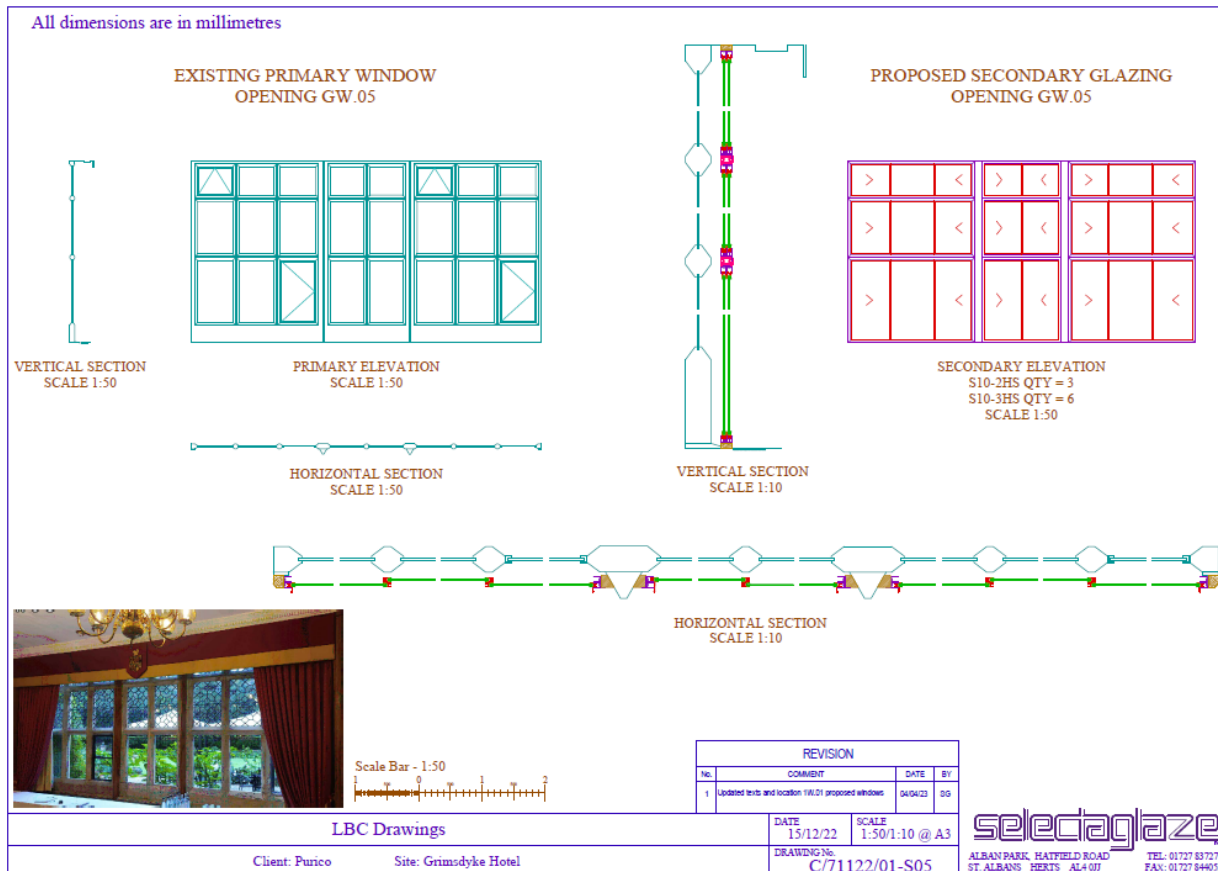
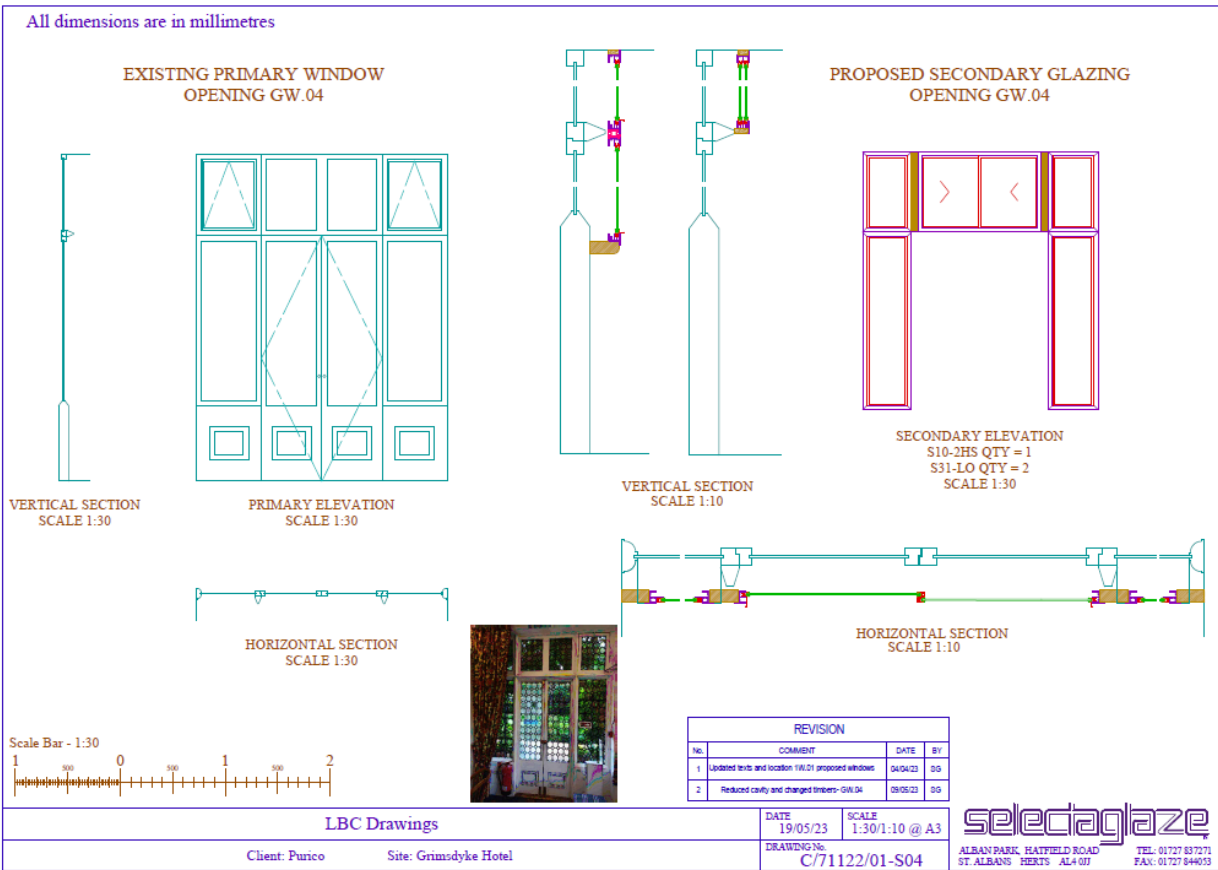
REVISION			
No.	COMMENT	DATE	BY
1	Updated text and location (W/D1 proposed windows)	04/04/23	DG

DATE 15/12/22 SCALE 1:50/1:10 @ A3
DRAWING No: C/71122/01-S03

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FAX: 01727 844033

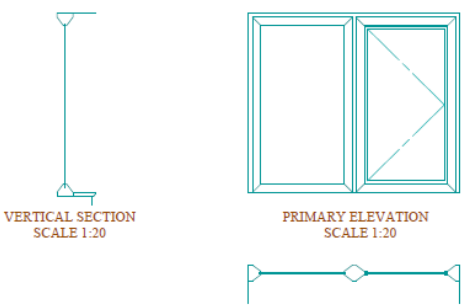
LBC Drawings

Client: Purico Site: Grimsdyke Hotel




All dimensions are in millimetres

**EXISTING PRIMARY WINDOW
OPENING GW.06**




VERTICAL SECTION
SCALE 1:20

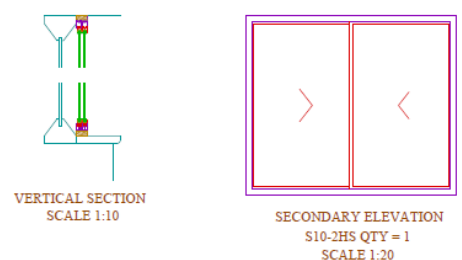
PRIMARY ELEVATION
SCALE 1:20



HORIZONTAL SECTION
SCALE 1:20

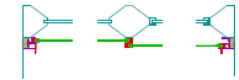


**PROPOSED SECONDARY GLAZING
OPENING GW.06**



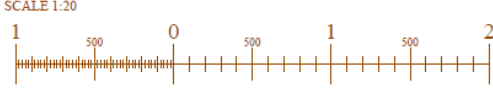
VERTICAL SECTION
SCALE 1:10

SECONDARY ELEVATION
S10-2HS QTY = 1
SCALE 1:20



HORIZONTAL SECTION
SCALE 1:10

SCALE 1:20




REVISION			
No.	COMMENT	DATE	BY
1	Updated texts and location 19/01/21 proposed windows	04/04/23	DG

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

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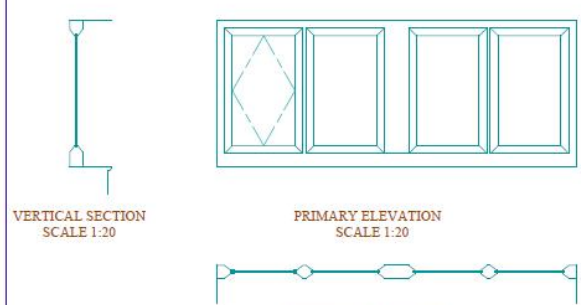


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FAX: 01727 844053

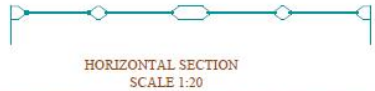
All dimensions are in millimetres

**EXISTING PRIMARY WINDOW
OPENING GW.07**




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SCALE 1:20

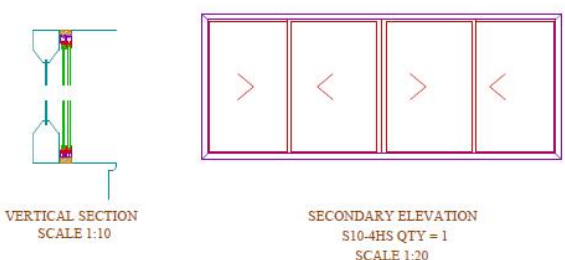
PRIMARY ELEVATION
SCALE 1:20



HORIZONTAL SECTION
SCALE 1:20

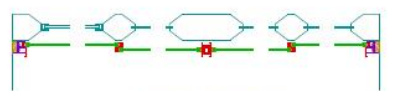


**PROPOSED SECONDARY GLAZING
OPENING GW.07**



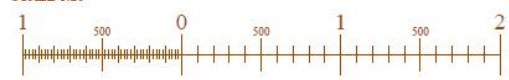
VERTICAL SECTION
SCALE 1:10

SECONDARY ELEVATION
S10-4HS QTY = 1
SCALE 1:20



HORIZONTAL SECTION
SCALE 1:10

SCALE 1:20




REVISION			
No.	COMMENT	DATE	BY
1	Updated texts and location 19/01/21 proposed windows	04/04/23	DG

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

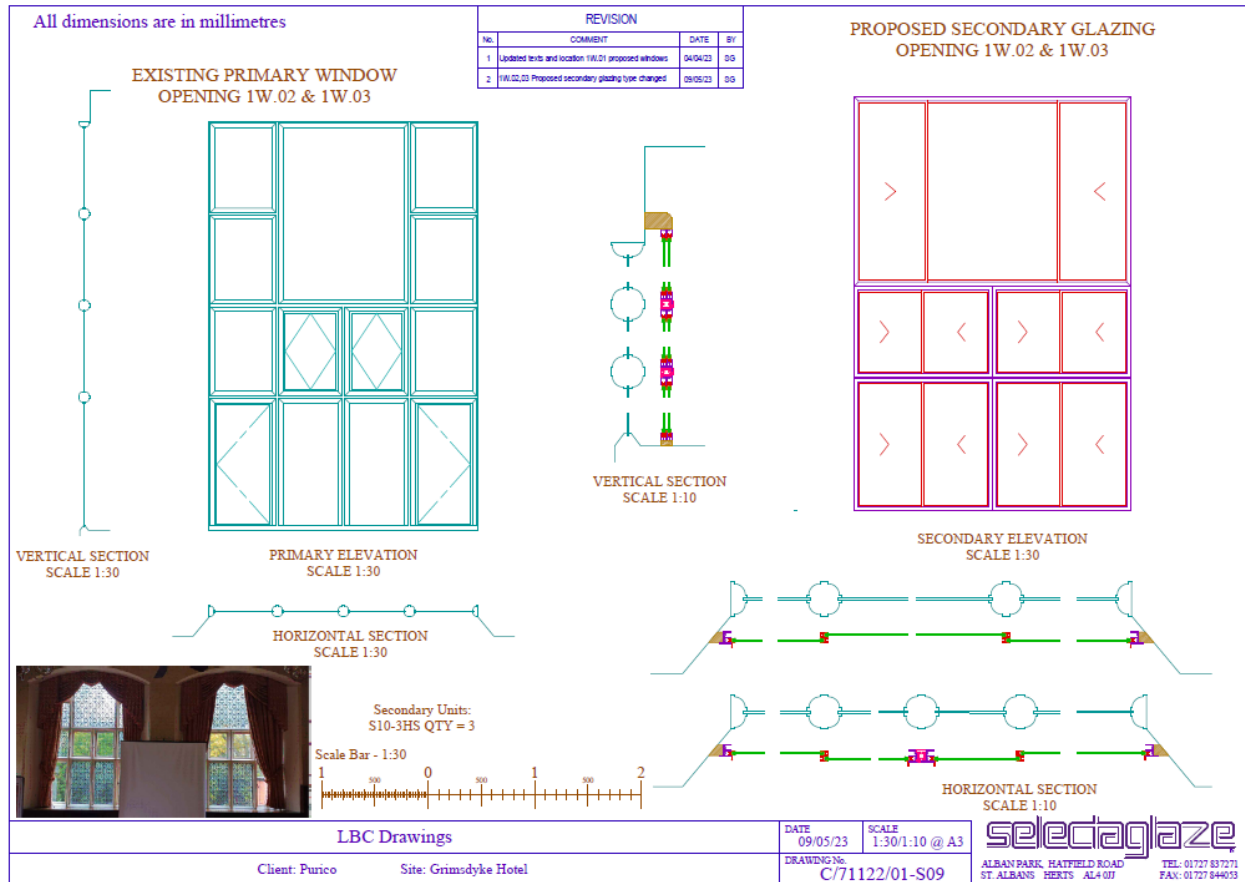
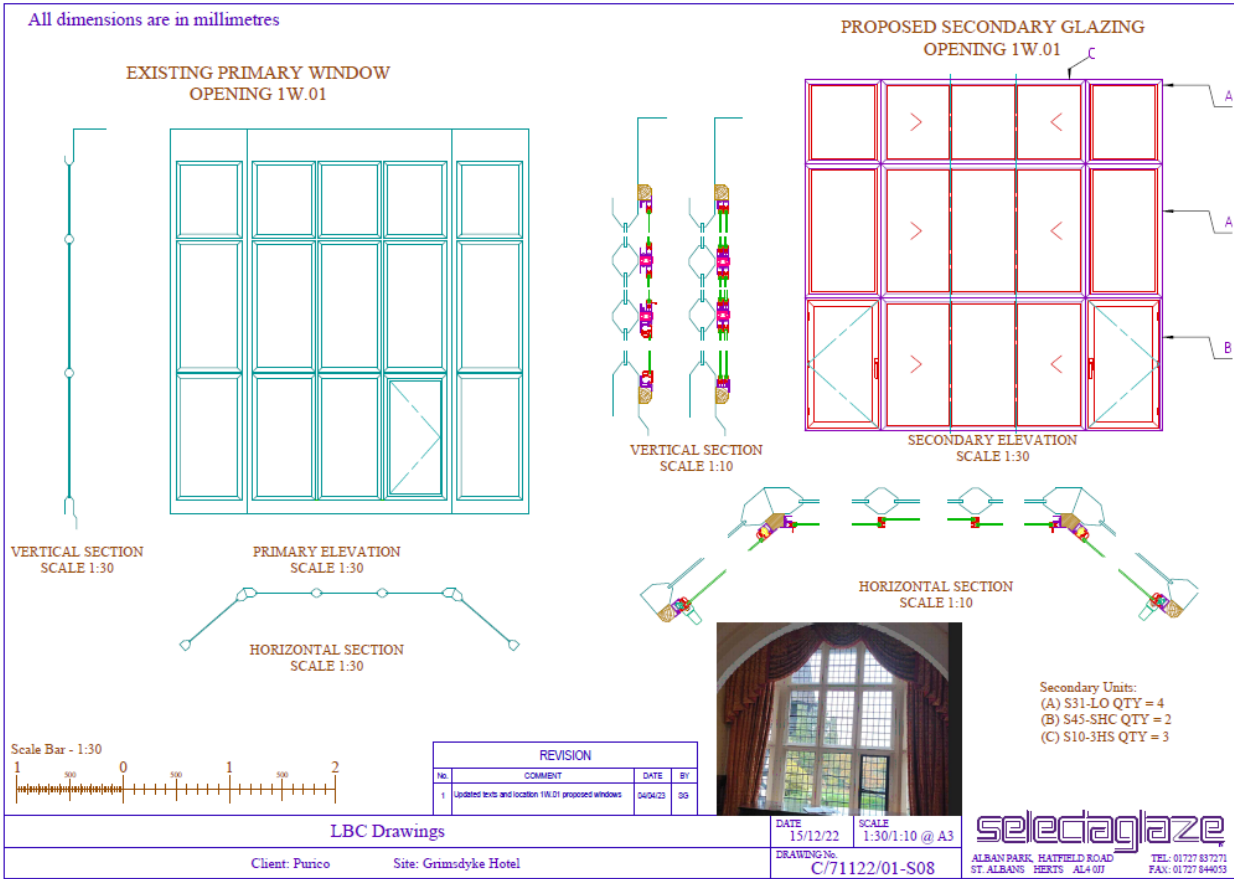
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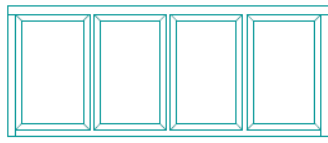
ALBAN PARK, HATFIELD ROAD
ST. ALBANS, HERTS. AL4 0JF

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FAX: 01727 844053



All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING 1W.04



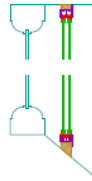
PRIMARY ELEVATION
SCALE 1:20

VERTICAL SECTION
SCALE 1:20

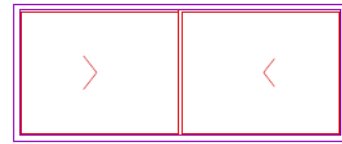


HORIZONTAL SECTION
SCALE 1:20

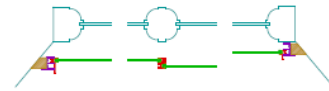
PROPOSED SECONDARY GLAZING
OPENING 1W.04



VERTICAL SECTION
SCALE 1:10



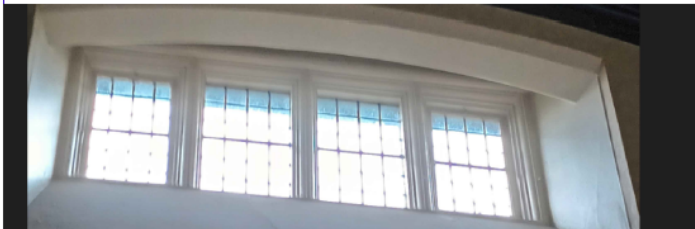
SECONDARY ELEVATION
SCALE 1:20



HORIZONTAL SECTION
SCALE 1:10

Secondary Units:
S10-2HS QTY = 1

SCALE 1:20



REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location 1/6/21 proposed windows	04/04/22	DG

DATE	SCALE
15/12/22	1:20,1:10@ A3
DRAWING No.	
C/71122/01-S10	

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FAX: 01727 844033

LBC Drawings

Client: Purico

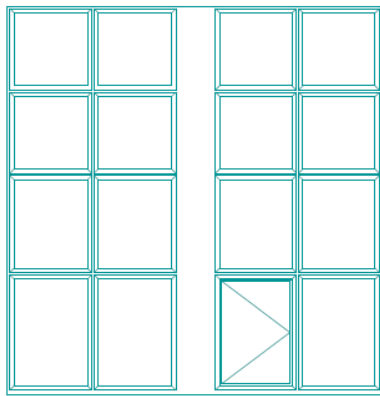
Site: Grimsdyke Hotel

All dimensions are in millimetres

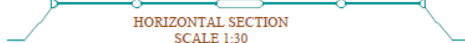
EXISTING PRIMARY WINDOW
OPENING 1W.05



VERTICAL SECTION
SCALE 1:30

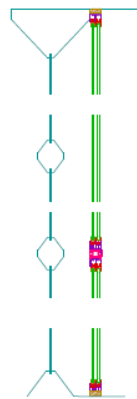


PRIMARY ELEVATION
SCALE 1:30

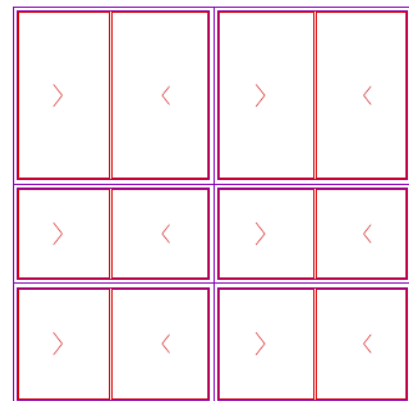


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SCALE 1:30

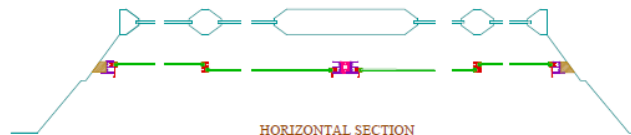
PROPOSED SECONDARY GLAZING
OPENING 1W.05



VERTICAL SECTION
SCALE 1:10



SECONDARY ELEVATION
SCALE 1:30

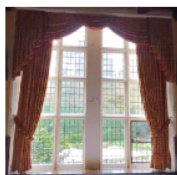


HORIZONTAL SECTION
SCALE 1:10

Scale Bar - 1:30



Secondary Units:
S10-2HS QTY = 6



REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location 1/6/21 proposed windows	04/04/22	DG

DATE	SCALE
15/12/22	1:30/1:10 @ A3
DRAWING No.	
C/71122/01-S11	

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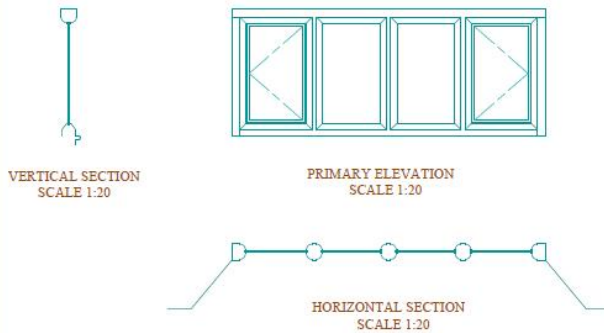
LBC Drawings

Client: Purico

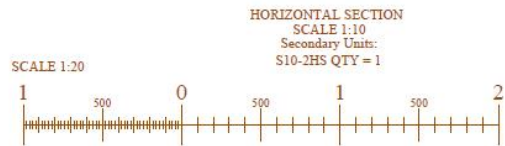
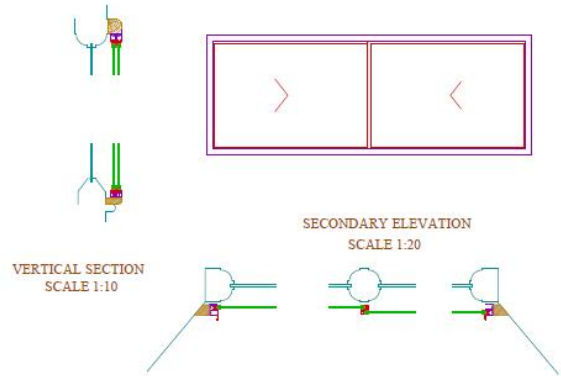
Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING 1W.06



PROPOSED SECONDARY GLAZING
OPENING 1W.06



REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location (W/O) proposed windows	04/04/23	DG

DATE: 15/12/22 SCALE: 1:20, 1:10 @ A3
DRAWING No: C/71122/01-S12

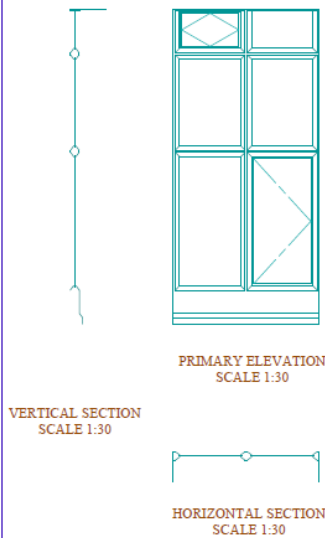
selectaglaze
ALBAN PARK, HATFIELD ROAD
ST. ALBANS, HERTS AL4 0JF TEL: 01727 837271
FAX: 01727 844053

LBC Drawings

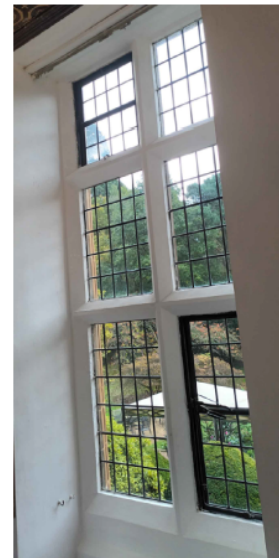
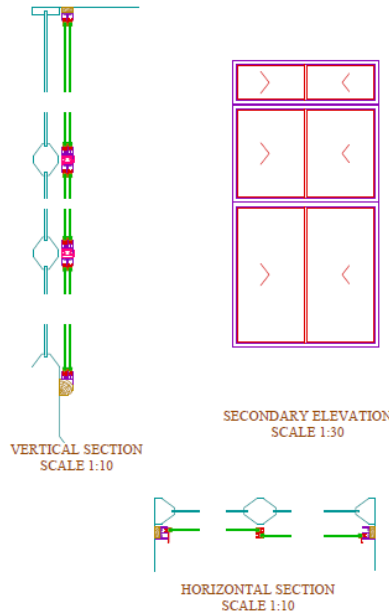
Client: Purico Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING 1W.07



PROPOSED SECONDARY GLAZING
OPENING 1W.07



Secondary Units:
S10-2HS QTY = 3

REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location (W/O) proposed windows	04/04/23	DG

DATE: 15/12/22 SCALE: 1:30/1:10 @ A3
DRAWING No: C/71122/01-S13

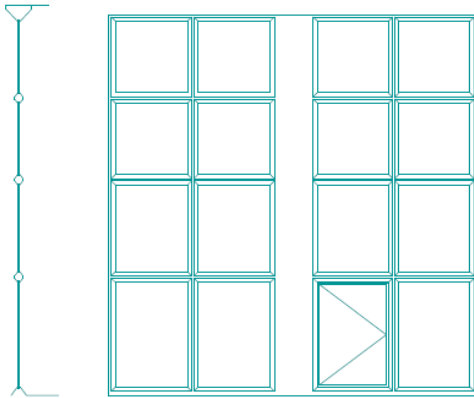
selectaglaze
ALBAN PARK, HATFIELD ROAD
ST. ALBANS, HERTS AL4 0JF TEL: 01727 837271
FAX: 01727 844053

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

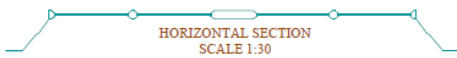
All dimensions are in millimetres

EXISTING PRIMARY WINDOW
OPENING 1W.08

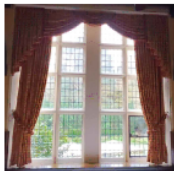


VERTICAL SECTION
SCALE 1:30

PRIMARY ELEVATION
SCALE 1:30

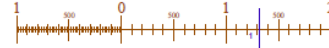


HORIZONTAL SECTION
SCALE 1:30

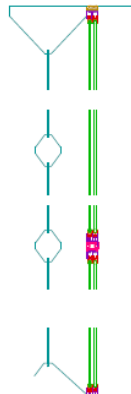


Secondary Units:
S10-2HS QTY = 6

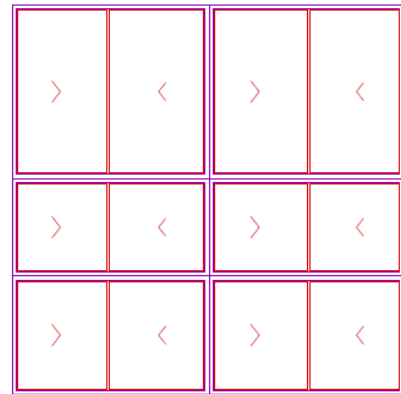
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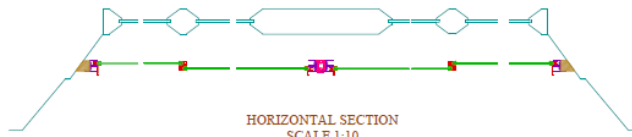
PROPOSED SECONDARY GLAZING
OPENING 1W.08



VERTICAL SECTION
SCALE 1:10



SECONDARY ELEVATION
SCALE 1:30



HORIZONTAL SECTION
SCALE 1:10

REVISION			
NO.	COMMENT	DATE	BY
1	Updated texts and location 1W.01 proposed windows	04/04/23	DG

LBC Drawings

Client: Purico

Site: Grimsdyke Hotel


DATE: 15/12/22
SCALE: 1:30/1:10 @ A3
DRAWING No: C/71122/01-S14

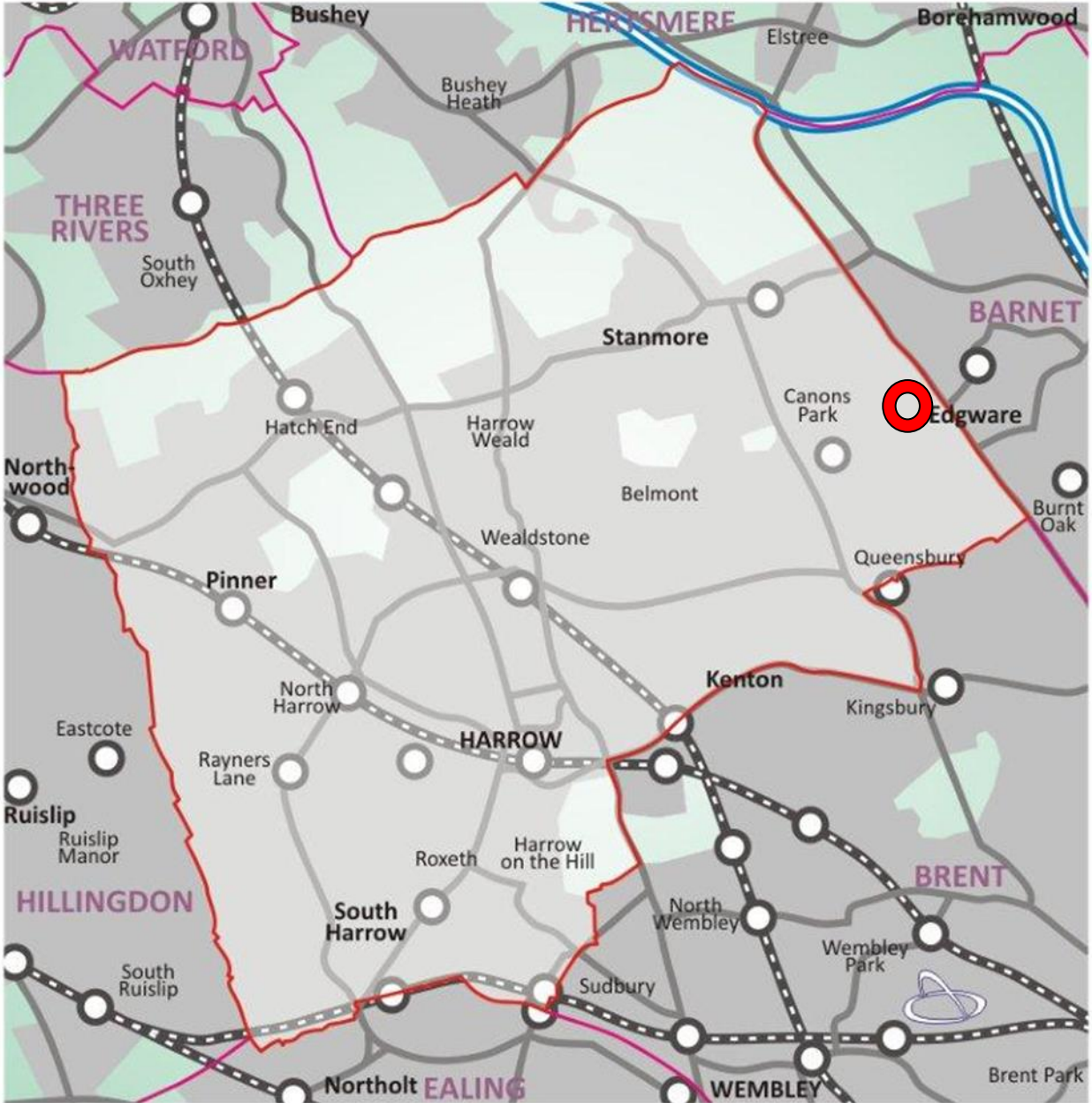
selectaglaze

ALBAN PARK HATFIELD ROAD
ST ALBANS HERTS AL4 0JJ
TEL: 01727 837271
FAX: 01727 844033

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 = application site



16 Montgomery Road, Edgware, HA8 6NT	P/2884/22
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Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th June 2023

APPLICATION NUMBER: P/2884/22
VALID DATE: 21/10/2022
LOCATION: 16 MONTGOMERY ROAD, EDGWARE
WARD: EDGWARE
POSTCODE: HA8 6NT
APPLICANT: MR SHYAM MEHTA
AGENT: YOUR LIVING SPACE LTD
CASE OFFICER: AGNES WANJA
EXPIRY DATE: 15/12/2022

PROPOSAL

Front Porch; Single And Two Storey Side Extension; Single And Two Storey Rear Extension; External Alterations (Demolition Of Side And Rear Extension)

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed development is considered to be a modest and sympathetic addition which would not result in a detrimental impact to the character and appearance of the original building and the surrounding area, nor would it result in a detrimental impact to the residential amenities of neighbouring properties.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to conditions, Officers recommend that the application is granted.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net Floorspace:	74.70sqm
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy D11 of The London Plan (2021) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application site is a two-storey detached dwelling located at the south-wester side of Montgomery Road.
- 1.2 Montgomery Road is a residential road characterised mainly by terraced dwellings. However, there is a small number of semi-detached and two detached dwellings varying designs sited toward the southern end of the road.
- 1.3 The application site has a hipped, pitched roof profile, an attached garage which abuts the boundary with the application property and a single storey rear extension.
- 1.4 The application site is link-detached to no. 18 Montgomery Road, which has a distinct design. This dwelling is single storey in form and has a steep pitched roof profile with full gables with habitable living space in the roof space.
- 1.5 No. 14 Montgomery Road is set away from the host property and is a semi-detached two storey dwelling.

2.0 PROPOSAL

- 2.1 The application seeks permission for a front porch with a forward projection of 2.31m a width of 1.27m and a height of 2.82m with a flat roof. Single storey side extension on the east side would have a depth of 12m (incorporating 4m rear extension) a width of 2.1m and a height of 2.87m to a flat roof and two storey side extension with a depth of 9.2m a width of 2m and a height of 6.83m to a hipped roof.
- 2.2 Single storey rear extension with a depth of 4m a width of 8.1m wrapping around the west flank wall a depth of 8.7m and a height of 2.82 to a flat roof, two storey rear extension with a depth of 5.31m a width of 6.83m and a height of 7.14m to a hipped roof.
- 2.3 External alterations to include new front window on the first-floor side extension, two additional windows on the first floor west flank wall, removal of the ground floor east side elevation windows and door, four additional rear elevation windows, two on the first floor and two on the ground floor.
- 2.4 Demolition of side and rear extension.

3.0 RELEVANT PLANNING HISTORY

- 3.1 EAST/493/01/FUL– TWO STOREY REAR, FIRST FLOOR SIDE EXTENSION, GRANT, 18-Jul-2001

4.0 CONSULTATION

Neighbour Notification

- 4.1 A total of 8 consultation letters were sent to neighbouring properties regarding this application. In addition, a site notice was posted on the 25th November 2022. The overall public consultation period expired on the 16th December 2022.
- 4.2 3 objections were received including an objection from the ward member Cllr Blackman. The objections are summarised below.

Principle of Development

- The extensions are so extensive would present a much larger house

Officer response: The proposed development has been assessed according to the relevant policies and guidelines.

Character

- *Demolishing 3 walls and building close to no.14 & right up to the border of no.18*
- *Extensions are so extensive very much larger house*
- *The rear extension is so high and long it protrudes so deep into the rear garden it becomes overbearing and ominous.*

Officer response: these comments are addressed with the report

Impact to Residential Amenity

- *Restriction of light and privacy*
- *It will block the light & view of no. 14 where there is only one window on that side if no. 16 builds 2 stories*
- *Proposed upper extension has 4 windows which will overlook*
- *Increase of overlooking*
- *Enclosed and reduced light and space*

Officer response: these comments are addressed with the report

Highways

- There will be an impact on parking

Officer response: The proposed development would still have the same parking facility available.

Others

- Site notice not displayed
- *This may be converted into another HMO*
- *3 additional bathrooms that would impact on drainage & sewers*
- *This will reduce natural run off of rain water*

Officer response: There is photo evidence of the site notice that was displayed.

*The application has not proposed a change of use so we are not able to assess this as a presumption.
Other comments do not fall within the palling remit.*

Statutory and Non Statutory Consultation

- 4.3 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultation Responses
LBH Drainage Engineer The application site is within Flood Zone 3a and 3b. a Floor Risk Assessment has been submitted with the application. <i>Officer response: the submitted FRA is satisfactory.</i>

5.0 POLICIES

- 5.1 “Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 In this instance, the Development Plan comprises The London Plan 2021 [LP], The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].
- 5.3 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;
- Character and Appearance of the Area
 - Residential Amenity
 - Development and Flood Risk
 - Fire Safety

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1
- Supplementary Planning Document: Residential Design Guide (2010)

Front Porch

6.2.2 The application site is a detached property and is one of three detached properties along this section of Montgomery Road.

6.2.3 The existing dwelling has a front canopy. The proposed front porch would have an additional forward projection of 1m and would remain set back from the front elevation of the dwelling by 1.9m.

6.2.4 The Residential Design Guidance page 41 paragraph 6.35 states: Front extensions have the greatest potential impact on the character and visual amenity of the street scene. Residential buildings in Harrow generally follow a clear building line, with building facades sited on the same plane and often enriched with architectural features reflecting the period of building construction. These features include bay windows, window and door surrounds and other architectural features. Modern front extensions beyond the established building line can disrupt the harmony and architectural coherence of the streetscape. However, small front porches and garage extensions may be permitted provided that they: reflect and complement the scale, design, quality and pattern of development in the surrounding street scene; relate to and complement the existing architectural design and materials of the existing building; do not project significantly forward of front bay windows; do not link into and have clear separation from existing bay windows; and provide for a minimum driveway depth of 4.8m to remain to allow for sufficient parking space, unless adequate alternative parking space is provided.

6.2.5 It is considered the proposed front porch would be in keeping with the character of the existing dwelling and would not detract from the street scene.

Single and two storey side extension on the east side of the dwelling

6.2.6 The proposed single storey side extension would be built along the boundary with no. 18 and would have a depth of 8 metres with a maximum height of 2.8m to the top of a flat roof.

6.2.7 This proposed side extension would not be greater than half the width of the existing dwelling. This side extension would be set back 4m from the front elevation.

- 6.2.8 It is noted the site has an existing garage which the proposed extension would extend 3m forward of and in front of the front elevation of no.18. Given its set back from the front elevation it is considered to be an acceptable addition.
- 6.2.9 The proposed first floor element would be set back 7m from the front elevation of the host property and would not project beyond the front elevation of no.18, therefore reducing its visibility within the street scene.
- 6.2.10 Given the proposed single and two storey side extension would remain set back from the front elevation, it would be a subservient addition and would have a width that would not be greater than half the width of the existing dwelling, it is not considered the proposed part single and part two storey would detract from the character of the existing dwelling and the general character of the street scene.

Single and two storey rear extension

- 6.2.11 The application proposes a single storey rear extension with a depth of 4m a width of 8.1m wrapping around the west flank wall a depth of 8.7m and a height of 2.82 to a flat roof, two storey rear extension with a depth of 5.31m a width of 6.83m and a height of 7.14m to a hipped roof.
- 6.2.12 The proposed rear extension would project off the side extension and would have a depth of 4m which is the recommended depth within the Residential Design Guidance for detached properties, the proposed ground floor element would wrap around the west elevation of the site and merge with the existing two storey outrigger.
- 6.2.13 The proposed first floor element would also project off the two storey side extension and have a depth of 4m from the rear wall. This element will not wrap around the west side elevation.
- 6.2.14 The proposed development is considered to be acceptable and would mirror the similar properties on this side of the street which are narrow and have a long appearance.
- 6.2.15 It is noted the first floor side to rear extension would be built to the boundary with no.18, this is not considered to introduce a terracing effect as there will still be a gap maintained of over 2m from the boundary to the steep pitched roof and on the side elevation of no.18. Furthermore, the extension is significantly set back from the front and subordinate in appearance to mitigate any potential terracing effects.
- 6.2.16 It is considered that the proposed extensions would be in accordance with the guidance contained in the residential design guidance. The proposals amount to proportionate additions to the dwellinghouse and do not therefore detrimentally harm the street scene.
- 6.2.17 The proposed extension is considered to be in keeping with the general locality as the neighbouring detached and semi-detached properties all appear to have similar depth when viewed through aerial view.

External alterations

- 6.2.18 The proposed external alteration in term of additional and removal of windows are considered acceptable and in keeping with the character of the existing dwelling and locality.

Summary

- 6.2.19 The proposed development, due to its size, scale, form and design would be a proportionate addition which would relate well to the original dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

6.3 Residential Amenity

- 6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Polices Local Plan (2013):DM1
- Supplementary Planning Document: Residential Design Guide (2010)

18 Montgomery Road

- 6.3.2 This application site is to the north of the host property and is a single storey in form and has a steep pitched roof profile with full gables. This roof profile facilitates habitable living accommodation in the roof space.
- 6.3.3 The proposed porch would be hidden in view from this site by the main dwelling therefore no impact on the amenity of this neighbouring property.
- 6.3.4 The proposed single and two storey extensions would be built to the boundary with this adjoining property.
- 6.3.5 It is noted that both properties have existing side extensions along the boundary. The proposed single storey element would project 3m forward of the front elevation. According to plans previously submitted to the council, the area immediately adjacent to the boundary is a garage and the front door is set beside the garage with a small hall window. There would not be any harm in respect of neighbouring residential amenity here as this door and window is set off the boundary and they are not protected sources of light.
- 6.3.6 The proposed first floor extension would also be built to the boundary. This element would not project beyond the front elevation but would extend along the boundary and be set 2m from the side elevation window of this adjoining property, which according to previous plans submitted to the council by no 18 for their own planning application, serves the stairway and landing. Although there may be loss of light to this window it is not considered to be a primary window to a habitable room and

therefore loss of light to this window would not be an unreasonable impact in planning terms.

- 6.3.7 The proposed rear extension would continue to the rear of the site and would project 4m from the rear wall of the host property. This depth is in line with the Residential Design Guidance as it would not exceed a depth of 4m from the rear of the side extension and would have an additional separation of 2.5m to the flank wall of this adjoining property.
- 6.3.8 The proposed first floor rear extension would be on the cusp of the 45 degree splay measured from the corner of the rear wall. It is not considered this small breach would give rise to amenity impact of this dwelling to a level that would warrant a refusal on amenity grounds. Therefore, on balance it is considered acceptable.
- 6.3.9 There are no windows proposed on the side elevation of the single or two storey extension.
- 6.3.10 The proposed extension due to its design, size, scale, siting and its relationship with No.18 Montgomery Road would not result in a detrimental impact to the visual and residential amenities of No.218 due to a loss of privacy, outlook or light.

14 Montgomery Road

- 6.3.11 This adjoining property is a semi-detached dwelling located to the south of the host property. It has significant two storey rear additions.
- 6.3.12 The proposed porch would remain set off 1 metre from the boundary with this property.
- 6.3.13 The proposed part single part two storey would not impact this property as the proposal would be on the other side of the property block from view by the main dwelling.
- 6.3.14 The proposed side extension would remain 1m from the boundary with this property and would have a maximum height of 2.8m to a flat roof. This proposed wrap around side to rear extension would not exceed the recommended depth within the Residential design guidance and would have a separation of 3.5 metres between the flank walls.
- 6.3.15 The proposed first floor extension would be set off 2.3m from the boundary and would not breach the 45 degree code. The proposed extensions are not considered to give rise to amenity impact of this property. The large rear extension at this house offsets any potential harm.
- 6.3.16 It is noted the proposal has two windows to the side elevation facing this dwelling which would be conditioned to be obscured glazed and one window with clear view which is existing and one angled window which would have a rear-view outlook. The proposed windows are not considered to give rise to overlooking or loss of privacy this neighbouring property due to site circumstances.

- 6.3.17 The proposed extension due to its design, size, scale, siting and its relationship with No.14 would not result in a detrimental impact to the visual and residential amenities of No.14 due to a loss of privacy, outlook or light.

Properties Located to the Rear of the Site

- 6.3.18 The properties to the rear given the distance from the proposed extension and the rear boundary would not be impacted by the proposal.

Summary

- 6.3.19 The proposed development, due to its design, size, scale and relationship with neighbouring properties, would not result in a detrimental impact to the visual or residential amenities of neighbouring properties. The proposed development therefore complies with the above mentioned policies and guidance.

Development and Flood Risk

- 6.3.20 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): S112, S113
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM10

- 6.3.21 The development would result in additional hard surfacing on the site. As the site is located within a Critical Drainage Area and flood risk zone.

- 6.3.22 The agent has provided additional information and an amended flood risk assessment including details of a soakaway and compensatory water storage. The submitted flood risk assessment is now satisfactory.

Summary

- 6.3.23 The proposed development would not increase the risk of flood onsite or elsewhere, subject to a condition requiring the applicants to build in accordance with the submitted details.

6.4 Fire Safety

- 6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D12.A

- 6.4.2 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply.

- 6.4.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site.

Summary

- 6.4.4 The applicant has submitted a Reasonable Exemption Statement to address fire safety. On that basis, the proposal therefore complies with the above mentioned policies.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Fire Strategy Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13, of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1 & DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

APPENDIX 1: Conditions and Informatives

Conditions

1. **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. **Plan List**

The development hereby permitted shall be carried out in accordance with the following documents and plans: Flood Risk Assessment, Reasonable Exception Statement, 22_051_S2, 22_051_S1, 22_051_SO, 22_051_P3, 22_051_P1, 22_051_P2, 22_051_P0

REASON: For the avoidance of doubt and in the interests of proper planning.

3. **Materials**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4. **Glazing**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1. Relevant Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

The London Plan 2021:

D3, D12

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Document: Residential Design Guide (2010)

2. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was not sought and provided and the submitted application was in accordance with that advice.

3. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4. Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property
2. building on the boundary with a neighbouring property
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: communities@twoten.com

5. Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. Beginning development in breach of a planning condition will invalidate your planning permission. - If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants' expense. Failure to report any damage could result in a charge being levied against the property.

7. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research



Establishment

(BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15th June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15th June 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Front of host property in the middle, With no. 18 to the right and No.14 to the left



Site notice



Rear of host site



View of rear and side of no. 18



View of host property from no.14



Rear of host site



Rear of host property view of no.14



Rear of the site view of no.18



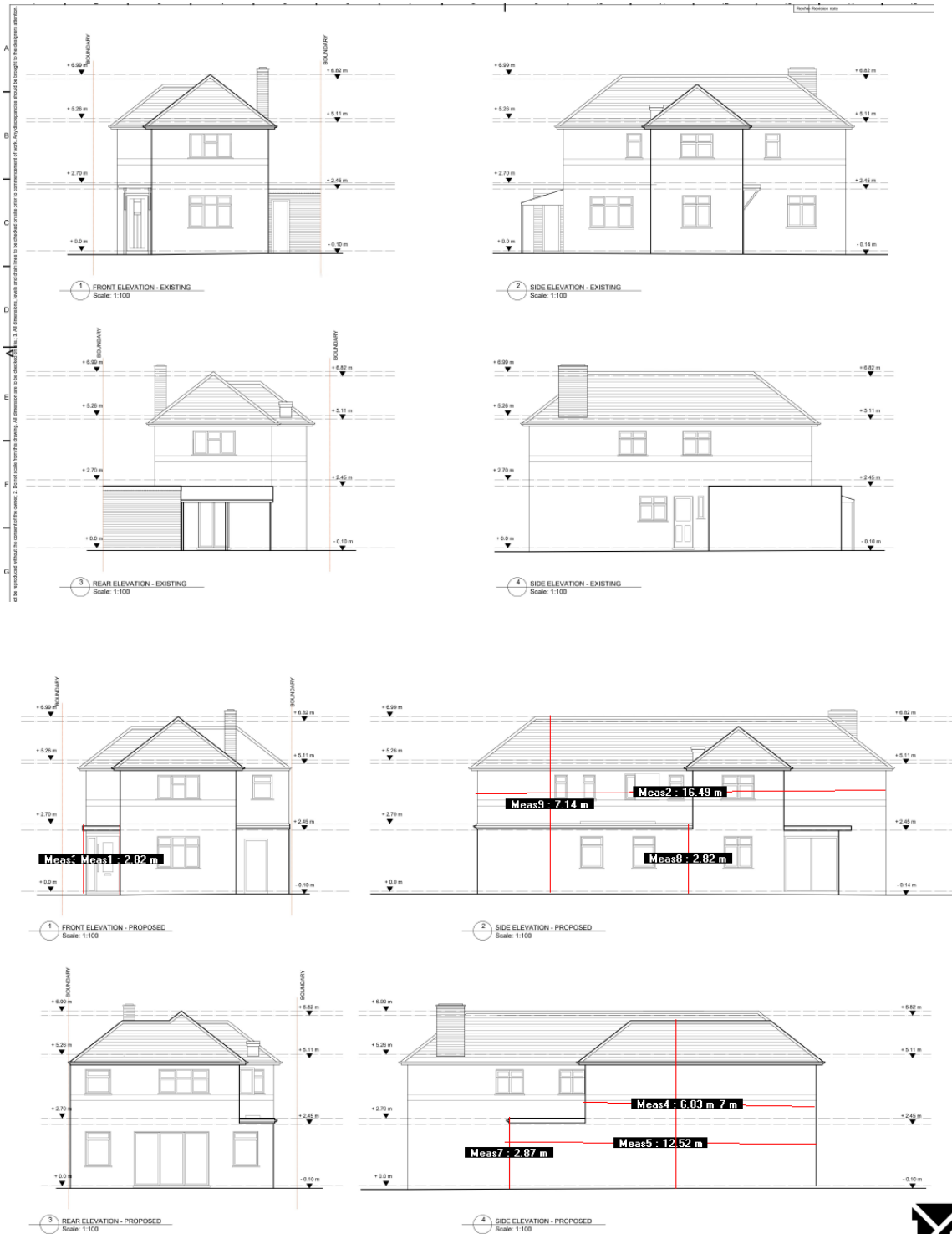
Front of host property

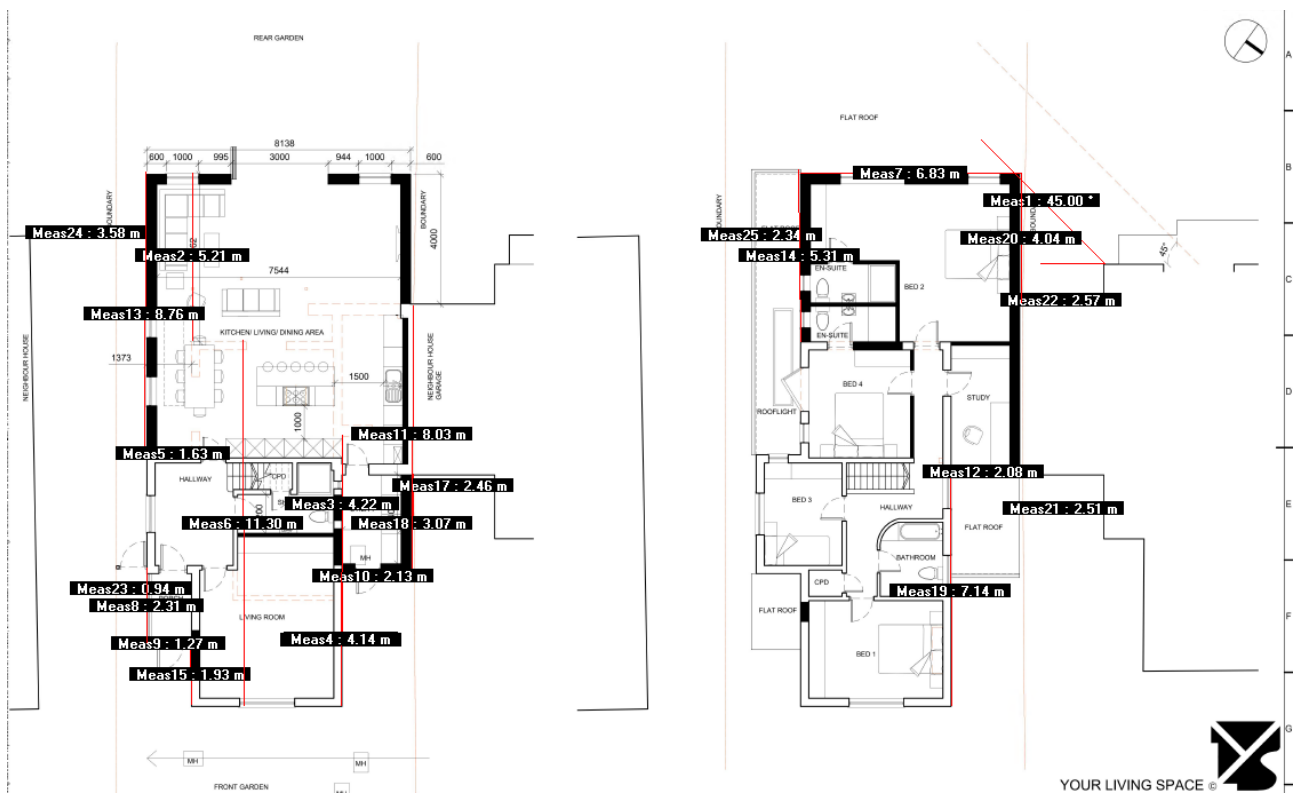
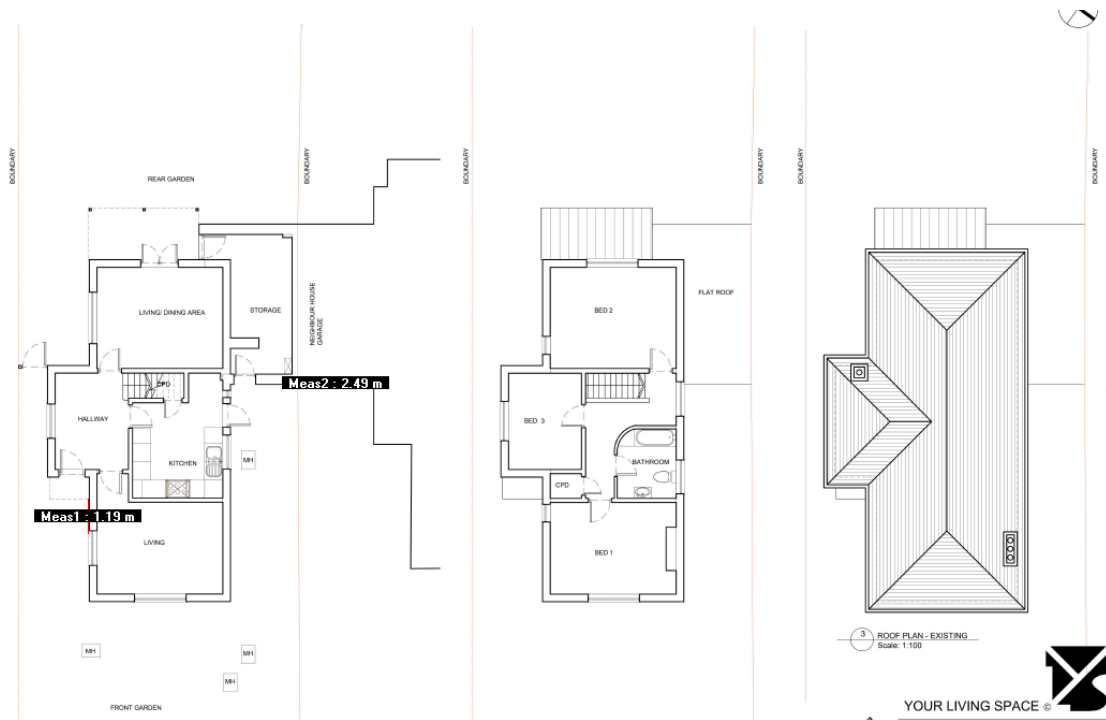


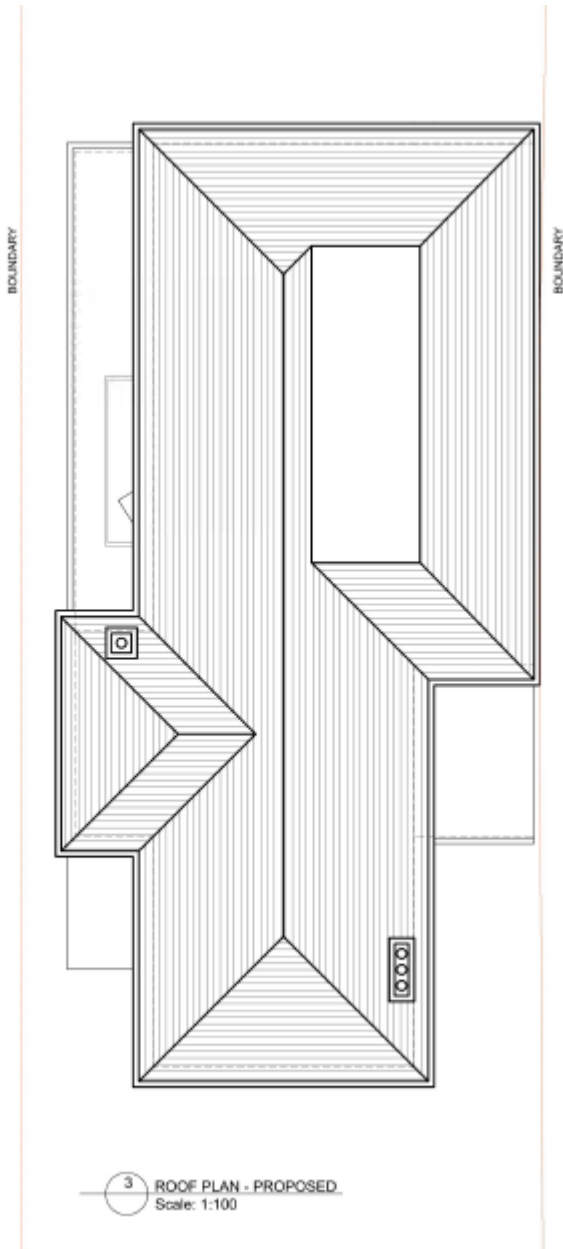
Rear of host property



APPENDIX 4: PLANS AND ELEVATIONS







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