



Planning Committee Agenda

Date: Wednesday 6 September 2023

Time: 6.30 pm

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

The date and time for the 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: Vishal Seegoolam, Democratic, Electoral & Registration Services Manager
Tel: 07833 237931 E-mail: vishal.seegoolam@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, 29 August 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 - 18)
That the minutes of the meeting held on 19 July 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, 1 September 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 Gas Works, Marsh Lane, Stanmore , P/2536/22 | CANONS | GRANT | (Pages 19 - 30) |
| (b) | 2/02 Land R/O 67 Drummond Drive, Stanmore. HA7 3PH, P/3467/22 | BELMONT | GRANT | (Pages 31 - 76) |

13. **Any Other Urgent Business**
Which cannot otherwise be dealt with.

Agenda - Part II - NIL

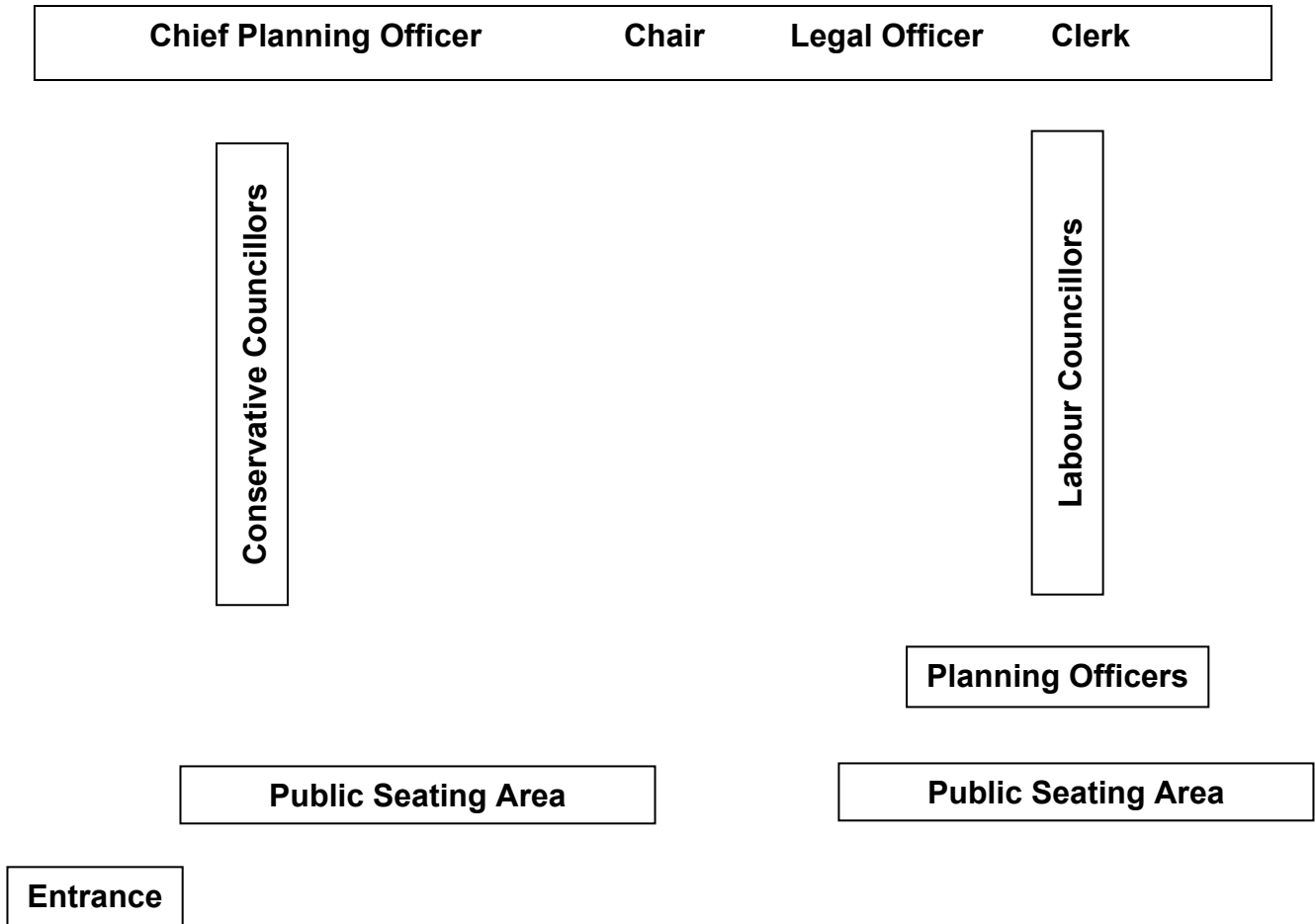
Data Protection Act Notice

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 Chief Planning Officer, 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).*

This page is intentionally left blank



Planning Committee

Minutes

19 July 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali
Christopher Baxter
Simon Brown
Nitin Parekh
Samir Sumaria
Zak Wagman

Apologies received: Peymana Assad

35. Attendance by Reserve Members

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

Ordinary Member

Reserve Member

Councillor Peymana Assad

Councillor Simon Brown

36. Right of Members to Speak

RESOLVED: That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

37. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Councillor Marilyn Ashton declared a non-pecuniary interest in that she knows one of the objectors as someone who had been involved in various local issues of concern over the past few years.

Councillor Simon Brown declared a non-pecuniary interest in that he knows one of the objectors as someone who had been involved in various local issues of concern over the past few years.

38. Minutes

RESOLVED: That the minutes of the meeting held on 28 June 2023 be taken as read and signed as a correct record.

39. Public Questions

RESOLVED: To note that no public questions were received.

40. Petitions

RESOLVED: To note that there were none.

41. Deputations

RESOLVED: To note that there were none.

42. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

43. Addendum

RESOLVED: To accept the Addendum, and Supplemental Addendum.

44. 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

45. 1/01, RNOH, Brockley Hill, Stanmore, P/4341/22

PROPOSAL: single storey surgical theatre facility with associated rooms and link corridor to adjacent wards; associated ancillary buildings including substation and generator; proposed vehicle access; associated earth works and landscaping (as amended by the Addendum).

The Committee voted and resolved to accept officer recommendations, and add a condition that the bio-diversity of the land should be restored once the temporary building was demolished.

RECOMMENDATION A

The Committee was asked to:

- 1) agree the reasons for approval and the conditions as set out this report in appendix 1;
- 2) refer this application to the Mayor of London (the GLA) as a Stage 2 referral and the Secretary of State;
- 3) subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the case itself and does not wish to direct refusal, or to issue a direction under Article 7 that he does not wish to direct refusal, or to issue a direction under Article 7 that he is to act as the local planning authority for the purposes of determining the application and the Secretary of State not Calling in the Application, delegate authority to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the continued negotiation and 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) Travel Plan;
- b) Carbon Off set contribution;
- c) Legal Costs, Administration and Monitoring: A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation (to be agreed) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 28th September 2023 (or such period as the Council may determine) of the date of the Committee decision on this application, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Planning on the grounds that: the proposed development, in the absence of a legal agreement to secure necessary agreement and commitments in relation to energy, sustainability and sustainable travel would fail to mitigate the impact of the development resulting in an unsustainable development on the application site, contrary to the National Planning Policy Framework (2021), London Plan 2021 policies SI2 and SI3, Harrow Core Strategy 2012 policies CS1 R and T

and Harrow Development Management Policies Local Plan (2013) policies DM43, and DM50.

DECISION: GRANT

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

46. 2/01, 16 Montgomery Road, Harrow, P/2884/22

PROPOSAL: front porch; single and two storey side extension; single and two storey rear extension; external alterations (demolition of side and rear extension)(as amended by the Addendum).

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 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 by majority of votes.

Councillors Ali, Ashton, Baxter, Brown, Sumaria, Wagman voted to grant the application.

Councillor Parekh abstained from voting on the application.

47. 2/02, 35 Manor Way, P/0941/23

PROPOSAL: first floor rear extension; external alterations (as amended by the Addendum).

The Committee received representation from Samantha Palihakkara (Objector), and Khushal and Mita Joshi (Applicants) who urged the Committee to refuse, and grant, the application, respectively.

Councillor Simon Brown proposed that the application be deferred to allow the objector time to study the revised design.

This was seconded by Councillor Nitin Parekh, put to the vote and not agreed.

Councillor Simon Brown proposed refusal for the following reason:

- 1) the proposed development would lead to loss of amenities to the neighbouring property at 33 Manor Way, such as loss of light.

The proposal was seconded by Councillor Nitin Parekh and not agreed.

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 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 by majority of votes.

Councillors Ashton, Baxter, Sumaria and Wagman voted to grant the application.

Councillors Brown and Parekh voted against granting the application.

Councillor Ali abstained from voting on the application.

48. 2/03, 53 Suffolk Road, P/1324/23

PROPOSAL: certificate of lawful development (proposed): alterations and extension to roof to form side and rear dormer with juliette balcony; rooflight in both side roofslopes; single storey front extension incorporating porch, infilling of front portico and removal of side chimney stack (as amended by the Addendum).

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 certificate of lawful proposed development.

DECISION: GRANT

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

49. 2/04, 53 Suffolk Road, P/1482/23

PROPOSAL: single storey side to rear extension; external alterations (demolition of attached garage)(as amended by the Addendum).

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.

50. 2/05, Regent College, 167 Imperial Drive, P/0186/23

PROPOSAL: redevelopment to provide five storey building with basement level comprising of higher education facilities (use class f1(a)) and 5 x self-contained flats to fourth floor (2 x 2 bed and 3 x 1 bed); landscaping (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, subject to any comments and objections that are received as a result of the site notice/advertisements which expires on 4th August 2023 being addressed to the satisfaction of the Chief Planning Officer and subject to minor amendments, insertion to or deletion of 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:

- a) Harrow Employment and Training Initiatives: financial contribution towards local training and employment initiatives prior to commencement - £25,000;
- b) Carbon offsetting contribution - £20,339;
- c) 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 of £1,500 is required to amend the Traffic Management Order;
- d) Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement;
- e) Legal Agreement Monitoring fee of £500.

RECOMMENDATION B

That if the Legal Agreement is not completed by 29th 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 Interim Chief Planning Officer on the grounds that: 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: GRANT

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

51. 2/06, 32 Roxeth Grove, P/0703/23

PROPOSAL: rear conservatory and associated rear patio.

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 this report.

DECISION: GRANT

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

52. 2/07, 34 Kingsfield Avenue, P/0720/23

PROPOSAL: change of use from dwelling-house (C3) to respite care home (C2); single storey front extension incorporating front porch; single and two storey side extension; single storey rear extension, rear dormer (demolition of garage); outbuilding in rear garden; new vehicle access (as amended by the Addendum).

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 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 by majority of votes.

Councillors Ali, Ashton, Baxter, Parekh, Sumaria and Wagman voted to grant the application.

Councillor Brown abstained from voting on the application.

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

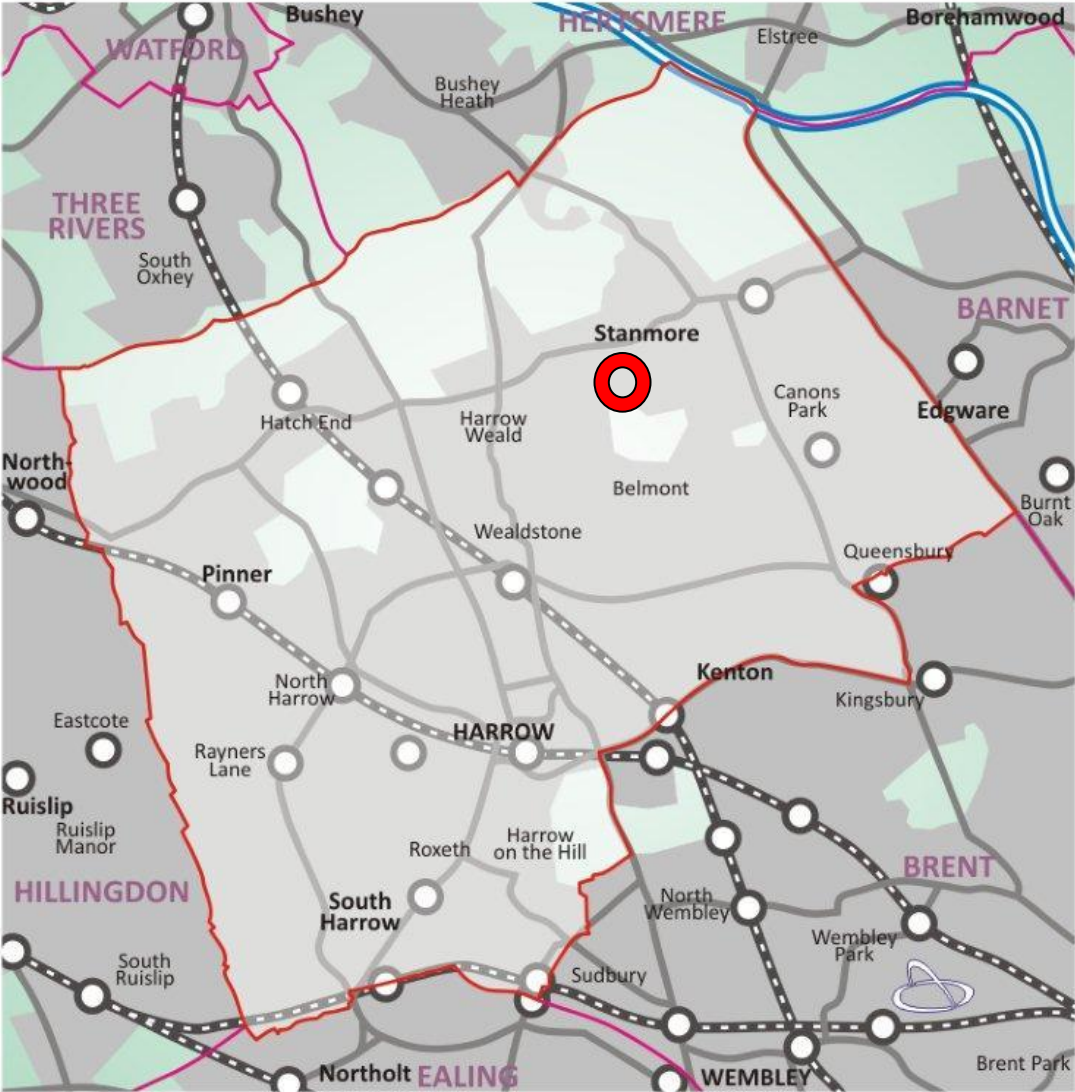
<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 8.53 pm).

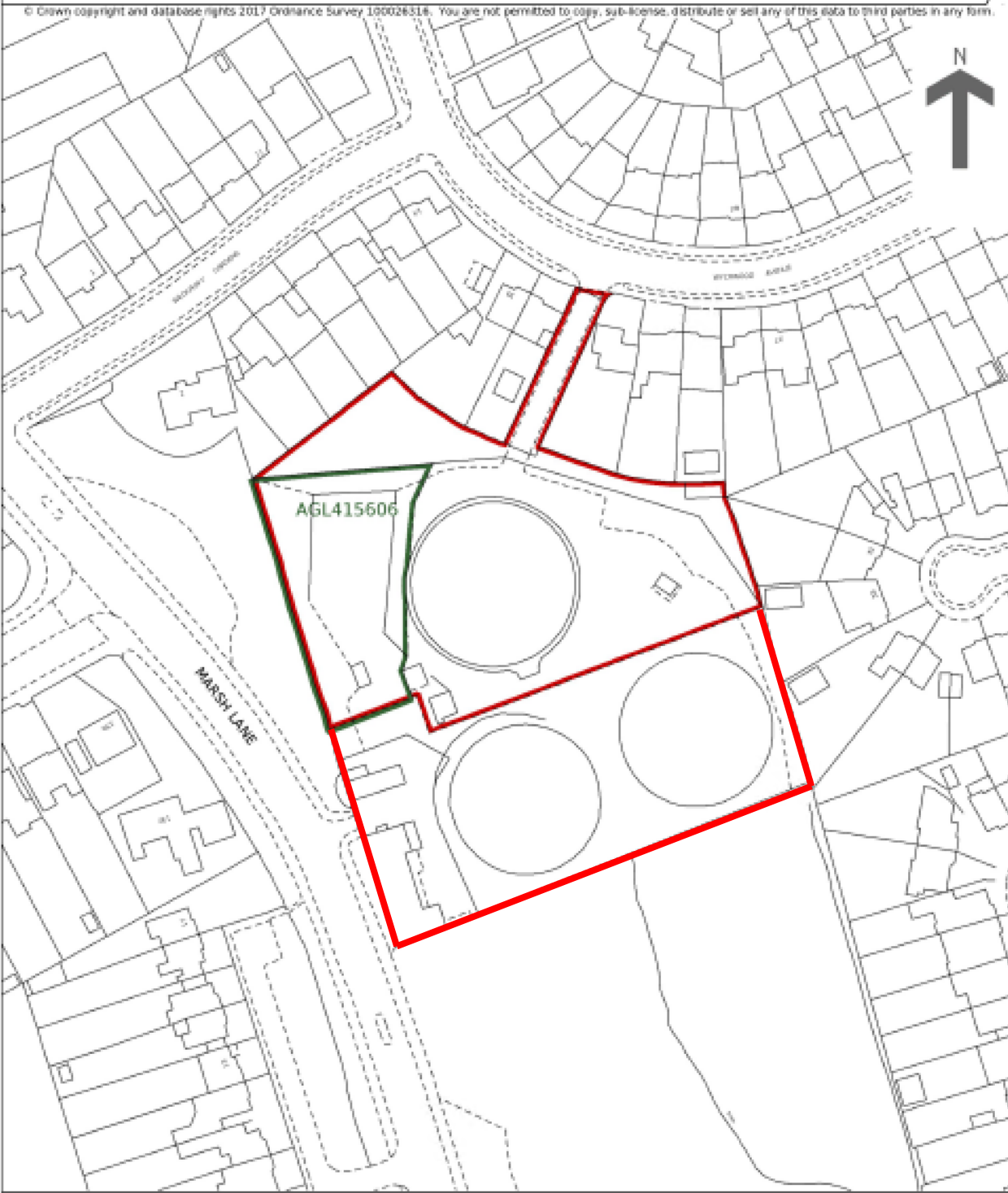
(Signed) Councillor Marilyn Ashton
Chair

This page is intentionally left blank

 = application site



GAS WORKS, MARSH LANE, STANMORE	P/2536/22
--	------------------



**LONDON BOROUGH OF HARROW
PLANNING COMMITTEE**

6th September 2023

APPLICATION NUMBER: P/2536/22
VALID DATE: 01/08/2022
LOCATION: GAS WORKS, MARSH LANE
WARD: STANMORE
POSTCODE: HA7 4SH
APPLICANT: R GARDEN
AGENT: CMS LLP
CASE OFFICER: MUHAMMAD SALEEM
EXPIRY DATE: 02/09/2022

PROPOSAL

To make an order under s14(2) of the Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substances Consent ref: East/266/00 for the continued storage of natural gas at the Gas Works Marsh Lane Stanmore

RECOMMENDATION

This matter is presented to the Planning Committee for notification of the making of an order under Section 14 (2) of the Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substances Consent (HSC) at the site for the continued storage of natural gas at the Gas Works, Marsh Lane, Stanmore and the revocation would be subject to confirmation by the Secretary of State.

INFORMATION

This application is reported to Committee as the proposal for revocation does not fall within any of the provisions set out at Paragraphs 1 (a) to 1 (g) of the Scheme of delegation dated 12th December 2018 and the proposal is also a matter of public interest.

Statutory Return Type: 29-Not Categorised
Council Interest: N/A
Net Additional Floorspace: N/A
GLA Community
Infrastructure Levy (CIL): N/A
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 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 (2013) 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 site extends to approximately 0.9 ha and is located on the eastern side of Marsh Lane (A4140) within Stanmore.
- 1.2 The site comprises the former gasholder station with associated hardstanding, and two vacant two-storey buildings which front the site along Marsh Lane to the west.
- 1.3 The three gasholders have now been demolished.
- 1.4 It is bounded at the rear by an area of trees and the gardens of the properties of Wildcroft Gardens and Wychwood Avenue to the north/northeast; an area of mature trees which form part of Stanmore Marsh to the south; the rear gardens of the properties of Howberry Close to the east; and Marsh Lane to the west.
- 1.5 The site, whilst segregated, is situated within a wider predominately residential context, characterised by low-rise housing to the north, west and east of the site.
- 1.6 The site has a Public Transport Access Level (PTAL) which ranges from 1b–2.

2.0 PROPOSAL

- 2.1 The application seeks Revocation of Hazardous Substances Consent Attached To Planning Permission EAST/266/00 Dated 11th May 2000

3.0 RELEVANT PLANNING HISTORY

EAST/266/00 – Hazardous substances consent: continuation of consent
Granted 11/05/2000.

P/1088/20 – Infilling of three gasholder bases – granted subject to s106 agreement
16th July 2021

P/1054/20 – Prior Approval for demolition of three non-operational gasholders –
Prior Approval Not Required 20/04/2020.

4.0 CONSULTATION

- 4.1 No consultation is required when a Hazardous Substances Authority is considering making an order to revoke a HSC. However, once the order is made, the landowners and other affected parties are notified of the council's intention to revoke for a period of at least 28 days and may challenge the HSC.

5.0 **POLICIES**

- 5.1 The presence of hazardous substances on land is controlled by the Act. A HSC is required when certain quantities of hazardous substance are to be present on a site. These quantities are set out in Schedule 1 to the Planning (Hazardous Substances) Regulations 2015. For natural gas, a HSC is required when 15 tonnes or more is present on site.
- 5.2 The HSC is granted by the relevant Hazardous Substances Authority, in this case the Local Planning Authority (LPA).
- 5.3 The LPA as Hazardous Substances Authority can revoke a HSC under s14(1) or (2) of the Act which states that:
- (1) *The hazardous substances authority may by order revoke a hazardous substances consent or modify it to such extent as they consider expedient if it appears to them, having regard to any material consideration, that it is expedient to revoke or modify it.*
 - (2) *The hazardous substances authority may also by order revoke a hazardous substances consent if it appears to them—*
 - (a) *that there has been a material change of use of land to which a hazardous substances consent relates; or*
 - (b) *that planning permission or development consent has been granted for development the carrying out of which would involve a material change of use of such land and the development to which the permission or development consent relates has been commenced; or*
 - (c) *in the case of a hazardous substances consent which relates only to one substance, that that substance has not for at least five years been present on, over or under the land to which the consent relates in a quantity equal to or exceeding the controlled quantity; or*
 - (d) *in the case of a hazardous substances consent which relates to a number of substances, that none of those substances has for at least five years been so present.*
 - (3) *An order made by virtue of subsection (2)(a) or (b) in the case of a consent relating to more than one substance may revoke it entirely or only so far as it relates to a specified substance.*
 - (4) *An order under this section shall specify the grounds on which it is made.*
- 5.4 The Council may revoke a HSC under either s14(1) or s14(2) above. National Grid in their submitted letter via CMS dated 17th June 2022 have confirmed that under 15 tonnes of natural gas has been present at the site for at least the last 5 years. This would allow the Council to revoke the HSC pursuant to s14(2)(c). If the council

exercises its powers under s14(2)(c) no compensation is payable, whereas compensation may be payable if s14(1) is used.

- 5.5 A revocation order made under s14 above does not take effect until it is confirmed by the Secretary of State pursuant to s15 of the Act.
- 5.6 The Council is required to serve the order on any landowner or person in control of the land to which the order relates as well as anyone else who will, in the Council's opinion be affected by the order. Any person affected by the order has at least 28 days to notify the Secretary of State if they wish to challenge the order and be heard at a public inquiry.
- 5.7 The purpose of this report is to consider the case for revoking the HSC and make a recommendation accordingly. Should a recommendation for revocation be agreed, the Chief Planning Officer would proceed with making the order for the Secretary of State to confirm.
- 5.8 Relevant policies are Policy SI 8 of the London Plan (2021) and Policy DM15 of the Harrow Development Management Plan (2013).

6.0 ASSESSMENT

6.1 The main issue is the revocation of the Hazardous Substances Consent (HSC)

6.2 Revocation of the HSC

6.2.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): SI 8
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM15

6.2.2 The grounds for considering the revocation of a HSC are set out under s14(1) and s14(2) of the Act and the key planning consideration is whether any of these tests are met. This is discussed in detail below.

6.2.3 S14(1) allows the council to revoke the HSC if it considered to be 'expedient':
The hazardous substances authority may by order revoke a hazardous substances consent or modify it to such extent as they consider expedient if it appears to them, having regard to any material consideration, that it is expedient to revoke or modify it.

6.2.4 However, s14(2) provides other grounds on which the council could revoke the consent:

14(2) The hazardous substances authority may also by order revoke a hazardous substances consent if it appears to them—

- (a) *that there has been a material change of use of land to which a hazardous substances consent relates; or*
- (b) *that planning permission has been granted for development the carrying out of which would involve a material change of use of such land and the development to which the permission relates has been commenced; or*
- (c) *in the case of a hazardous substances consent which relates only to one substance, that that substance has not for at least five years been present on, over or under the land to which the consent relates in a quantity equal to or exceeding the controlled quantity; or*
- (d) *in the case of a hazardous substances consent which relates to a number of substances, that none of those substances has for at least five years been so present.*

- 6.2.6 There has been no material change of use of the land to which the HSC relates so s14(2)(a) above is not applicable. Planning permission has been granted for the redevelopment and material change of use of the site. However, development has not yet commenced, so s14(2)(b) is not applicable. Para. s14(2)(d) is not applicable as it only applies to HSCs that relate to more than one substance. The HSC in question relates only to one substance.
- 6.2.7 In respect of s14(2)(c), the HSC relates to one substance, natural gas, and National Grid, the owner and operator of the site, has confirmed that it no longer stores natural gas on the site (this is outlined in the submitted letter from CMS dated 17th June 2022).
- 6.2.8 Furthermore, it has confirmed that the substance has not been present for at least five years on, over or under the land to which the HSC relates in a quantity equal to or exceeding the controlled quantity, which in this case is 15 tonnes of natural gas. They have also confirmed that all three gasholders were Mothballed in November 2012 and that no gas has been stored since that date.
- 6.2.9 It is considered that the evidence demonstrates that no natural gas has been stored on, over or under the land to which the HSC relates in a quantity equal to or exceeding the controlled quantity. Consequently, officers are satisfied that the site meets the test under s14(2)(c) and the HSC can be revoked accordingly.
- 6.2.10 The presence of the HSC at the site is a significant constraint on its future use and development, particularly given its strategic importance. The borough should periodically review HSCs granted under the Act to ensure they reflect current conditions and the physical capacity of the site. London Plan (2021) Policy SI 8 (Waste capacity and net waste self-sufficiency) states that in order to manage London's waste sustainably: 1) the equivalent of 100 per cent of London's waste should be managed within London and also allocate sufficient sites, identify suitable areas, and identify waste management facilities to provide the capacity to manage the apportioned tonnages of waste.

- 6.2.11 The Harrow Local Plan (2013) has no specific policies relating to the revocation of the HSC but ceasing of operations is anticipated in the supporting text of Policy DM 15: Prevention and Remediation of Contaminated Land which suggests the future redevelopment of sites. The revocation of the HSC would allow for the redevelopment to be occupied when complete and for the lifting of development restrictions on surrounding sites. These outcomes would support the regeneration aims of Policy. There is therefore significant planning benefit in revoking the HSC.
- 6.2.12 The Council has a statutory duty as a Hazardous Substance Consent Authority, to decide this request. Should the Council not determine or refuse the request there may be a right of appeal available to the Secretary of State.
- 6.2.13 There are positive environmental implications from revoking the consent for the storage of hazardous materials to the currently authorised amounts at the site. It reduces a potentially hazardous use.
- 6.2.14 It is therefore recommended that the order to revoke the HSC is made.

7.0 CONCLUSION

- 7.1 To make an order under s14(2) of the Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substances Consent ref: East/266/00/HSC for the continued storage of natural gas at the Gas Works Marsh Lane Stanmore in the form of the submitted draft order subject to its confirmation by the Secretary of State for Housing, Communities and Local Government.
- 7.2 To authorise the Chief Planning Officer to take all necessary steps as required to revoke the Hazardous Substances Consent ref: East/266/00/HSC.
- 7.3 For all the reasons considered above, and 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 application is recommended for approval.

APPENDIX 1: Conditions and Informatives

The National Planning Policy Framework (2021)

The London Plan (2021)

SI-8 - Waste capacity and net waste self-sufficiency

Harrow Core Strategy (2012)

Core Policy CS 1 A Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

DM-5 - Prevention and Remediation of Contaminated Land

Relevant Supplementary Documents

The Planning (Hazardous Substances) Act 1990

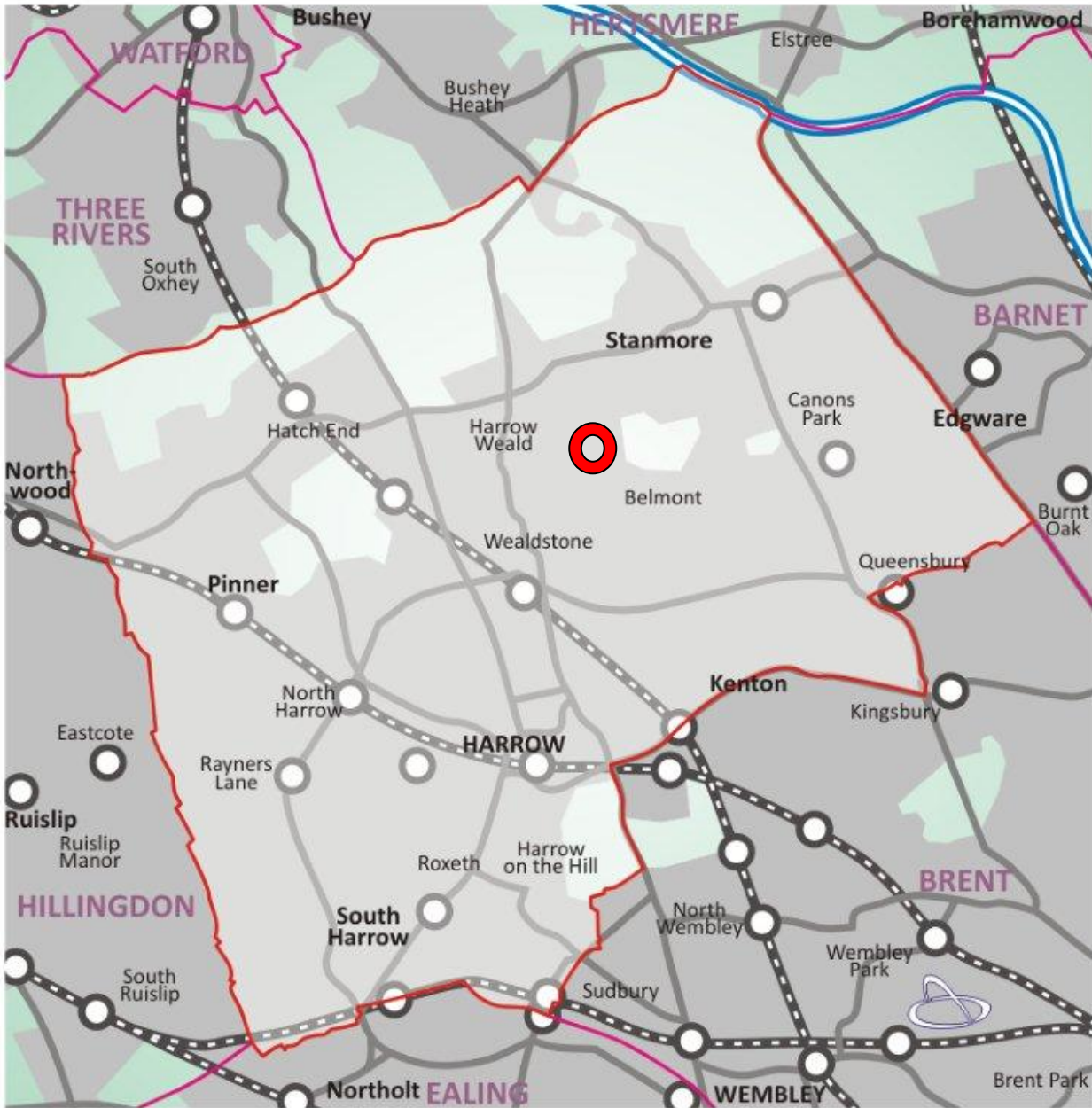
The Planning (Hazardous Substances) Regulations 2015

CHECKED

 <p>Orla Murphy Head of Development Management 24th August 2023</p>	 <p>Viv Evans Chief Planning Officer 24th August 2023</p>
---	--

This page has been left intentionally blank

This page is intentionally left blank



 = application site

Land R/O 67 Drummond Drive, Stanmore. HA7 3PH	P/3467/22
---	-----------

Location Plan



<p>EXISTING SITE PLAN</p> <p>NO. 65</p> <p>NO. 67</p>	<p>NO. 65</p> <p>NO. 67</p>	<p>NO. 65</p> <p>NO. 67</p>	<p>NO. 65</p> <p>NO. 67</p>	<p>LOCATION PLAN</p> <p>1:1250</p>
<p>Alan Cox associates</p> <p>ARCHITECTURAL & PLANNING CONSULTANTS</p> <p>TEL: 020 - 8440 - 1777 FAX: 020 - 8364 - 9556</p>	<p>ADDRESS</p> <p>LRD 67 DRUMMOND DRIVE</p> <p>HA73PF</p>	<p>DATE</p> <p>11/2022</p>	<p>SCALE</p> <p>1:1250</p>	<p>LOCATION PLAN</p> <p>1:1250</p>
<p>NO.</p> <p>450218-1</p>	<p>NO.</p> <p>450218-1</p>	<p>NO.</p> <p>450218-1</p>	<p>NO.</p> <p>450218-1</p>	<p>NO.</p> <p>450218-1</p>
<p>NO.</p> <p>450218-1</p>				

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

6th September 2023

APPLICATION NUMBER: P/3467/22
VALIDATION DATE: 17/10/2022
LOCATION: LAND R/O 67 DRUMMOND DRIVE, STANMORE
WARD: BELMONT
POSTCODE: HA7 3PH
APPLICANT: JAYMOND BDIANI
AGENT: ALAN COX ASSOCIATES LTD
CASE OFFICER: LUKE MCBRATNEY
EXPIRY DATE: 15/12/2022

PROPOSAL

Three detached bungalows; Access Road; Enlargement of vehicle access between 65 and 67 Drummond Drive; Landscaping; Parking and Electric charging points; Refuse storage.

RECOMMENDATION

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 RECOMMENDATIONS

The creation of three new dwellinghouses on the site is appropriate in this location and would not have an adverse impact on the amenity of future occupiers or the occupiers of adjoining properties.

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.

INFORMATION

This application is reported to Planning Committee as it proposes 3 additional residential dwellinghouses on the site recommended for grant, which is outside Part 1(b) of the Scheme of Delegation.

Statutory Return Type: Minor Dwellings
Council Interest: None

Net additional Floorspace:	555sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional)(£60p/sqm):	£35,825
Local CIL requirement (Provisional) (£110p/sqm):	£96,809

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 equality's 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. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.1 The subject site consists of a narrow section of land to the side of no. 67 Drummond Drive, providing a gated access route to a triangular piece of backland site of approximately 0.3 hectares. The rear gardens of 32 two storey semi-detached properties back onto and enclose the backland site, with these adjoining properties fronting onto The Highway, Alton Avenue and Drummond Drive.
- 1.2 The area is predominantly residential in character comprising semi-detached and terraced properties of generally 1930s and similar, traditional architectural styles, bays, gables, catslide roofs and other various articulation of facades are prominent.
- 1.3 The site has a Public Transport Accessibility Level (PTAL) of 1a/b, however, the site is within walking distance of bus stops served by H18/19.
- 1.4 The site is not within a conservation area and is not a listed building or within the vicinity of one. It is within a critical drainage area and a part of the front and rear corner of the site are within Surface Water Flood Zone 3a and 3b.

2.0 PROPOSAL

- 2.1 Planning permission is sought for three detached bungalows that will be accessed from Drummond Drive via the land between no.65 and no.67. The backland site will be subdivided to provide each bungalow with private amenity space, landscaping, parking, electric charging points and refuse/recyclable waste storage area.

Revisions

- 2.4 The following revisions were requested during the determination period:
- Plans showing refuse storage at the front of the site.
 - Window of bungalow was removed that overlooked properties on The Highway.

3.0 RELEVANT PLANNING HISTORY

LBH/9334	Erection of nine two-storied houses with integral garages – outline.	Refused 8/10/1973
LBH/9334/1	erection of 7 terraced houses (with 5 integral garages) and pair of semi-detached Houses with integral garages (outline).	Granted 11/12/1974

LBH/21753	10 Terraced houses with access road, garaging and parking space (outline)	Refuse 5/8/1982 Dismissed at appeal
LBH/21994	Outline: 9 terraced houses with access road	Refused 7/10/1982 Dismissed at appeal
LBH/22996	demolition of no. 67 and erection of 8 semi detached & 1 detached house with Access road (outline)	Refused 26/5/1983
LBH/21753	10 terraced houses with access road, garaging and parking space (outline).	Refused 14/07/1983 Dismissed at appeal
LBH/39400	Outline demolition of 67 Drummond Drive and erection of 8 semi-detached houses with garages and construction of access road	Refused 22/02/1990 Allowed at appeal
LBH/40838	Outline: demolition of 67 drummond drive and erection of 6 semi-detached houses with garages and construction of access road and 2-storey side extension to no.69	Refused 28/6/1990 Allowed at appeal
LBH/42619	Demolition of 67 Drummond Drive and erection of eight semi-detached houses with garages, access road and parking, alterations and extension to no. 69 Drummond Drive	Granted 29/5/1991

The site has an extensive planning history that includes four appeals. The first two appeals were dismissed. However, the last two appeals in 1990 for development of six and eight houses on the plot and the demolition of no.67 to provide an access road were allowed (APP/M5450/A/90/153059 and APP/M5450/A/90/166419). The LPA granted a subsequent revised application for eight semi-detached houses in May 1991. These permissions have now lapsed and it is unclear why the scheme was not built out. An application in 2002 (ref EAST/875/02) was closed without a decision following considerable opposition from neighbouring residents and issues relating to the site boundaries and a restrictive covenant. Similar concerns were raised in relation to a later application in 2011 (ref: P/3312/10), which was found to be invalid and withdrawn.

4.0 CONSULTATION

4.1 A total of 42 consultation letters were sent to neighbouring properties regarding this application. A site notice was also displayed. The overall expiry date of the first consultation was 07/11/2022.

4.2 A summary of the responses received along with the Officer comments are set out below:

- Loss of privacy
Officer comment:
The proposed dwellings are single storey and the windows facing neighbouring properties are limited. This would ensure additional views are limited.
- Issues relating to the onsite covenant
Officer comment:
This is not a material consideration; the applicant has confirmed on the application form this land is in the sole ownership of no.67. Issues relating to the covenant will be decided by the courts.
- No drainage report: potential increased flood risk
Officer comment:
Conditions have been attached to any forthcoming permission ensuring flooding details are provided before the commencement of the development.
- Concerns over security
Officer comment:
A secured by design condition would be attached to any forthcoming permission.
- Loss of views from rear gardens
Officer comment:
The dwellings are single storey and would have a limited impact of existing views.
- Proposed access road is not wide enough and will increase congestion in the surrounding area
Officer comment:
Details of vehicle access will be conditioned.
- Concern about the ability for emergency vehicles to access and turn within the development.
Officer comment:
Details of vehicle will be sought prior to the commencement of the development.

4.3 Statutory and Non Statutory Consultation

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

LBH Highways

Insufficient Information to Support Application.

Observations:

This site is located in an area with a PTAL of 1a/b meaning access to public transport is considered to be very poor. The nearest bus stops are within a 7 minute walk from the site and are served by the H18/19 circular route running to/from Harrow Bus Station.

The nearest shops are a small parade at the junction of Kenton Lane and College Hill Road which is a 5 minute walk from the site.

Access and Parking:

Parking provision must not exceed the levels set in London Plan 2021 maximum parking standards which in this PTAL 1 location allows up to 1.5 spaces per dwelling.

The proposal includes retention of the existing vehicle crossing to allow access to the new houses and widening to the crossing for No. 67 Drummond Drive.

The access road should be configured as a road rather than a vehicle crossing to distinguish the uses. This would mean that a bell-mouth junction and separate vehicle crossings for Nos. 65 and 67 would be required. This would also result in the loss of a highway tree which would have to be replaced in accordance with Council policy.

The houses should have direct access on to the highway otherwise they can only be accessed by car from a private access road which may be acceptable to the present owners but could lead to issues in the future.

The planning statement indicates that HGV's can access this site however, this would involve them driving between two houses; again this may be acceptable to the current residents but possibly wouldn't be ideal for future households. The Council's waste team are very unlikely to collect from this location and instead would require bins to be brought to the highway. Whilst the Planning Statement refers to a private company collecting refuse, I am still not satisfied that a design to allow HGV's to safely enter and exit the site has been provided at this stage. The internal swept paths are noted but no tracking is provided for the junction with the highway.

Cycle parking:

The proposal requires a minimum of 2 secure and sheltered cycle parking spaces for each of the houses. Details of the stores including locations and dimensions are required prior to commencement.

Delivery and Servicing:

No information on deliveries and servicing apart from waste collections has been provided. This would need to be considered dependent on arrangements for the access and whether the site is gated or not.

Construction Logistics:

No information has been provided. A pre-commencement condition would be required securing a detailed plan written in accordance with TfL guidance.

Summary:

The proposal to provide houses in this location does not present a highway safety concern, however, further design work is required for the access road. For the proposal to be considered acceptable, a suitable arrangement needs to be agreed. Additionally, the site should ideally be gated to ensure security, details of which need to be agreed, and information on delivery and service and construction logistics are also required. At present, there is insufficient information for Highways to support this proposal.

Officer Comment:

Details will be secured by condition for each point raised.

Drainage

With regards to the above planning application, please see below our comments.

Drainage Requirements:

In line with our Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used, **the applicant should submit a surface water drainage strategy.**

- The applicant should submit drainage details **in line with our standard requirements attached.**
- The applicant should consult Thames Water developer services **by email:** developer.services@thameswater.co.uk **or by phone:** 0800 009 3921 **or on Thames Water website** www.developerservices.co.uk regarding capacity of their public sewers for receiving additional discharge from the proposed development. **The Thames Water confirmation letter should be submitted.**

Proposed Parking/Hardstanding:

The use of non-permeable surfacing impacts upon the ability of the environment to absorb surface water, and hard surfacing of the front gardens and forecourts lead to localised surface water flooding. Hence the requirement for surface water to be contained within site and discharged to ground via the use of permeable paving or other suitable options.

<p><u>Waste Management Policy Officer</u></p> <p>No comments received.</p>
<p><u>Tree Officer</u></p> <p>No objection subject to a site-specific tree protection plan and method statement (in accordance with BS5837:2012), outlining protection measures for the existing retained trees.</p> <p>Officer Comment: <i>This will be secured by condition of consent.</i></p>
<p><u>Urban Design Officer</u></p> <p>No objection</p>
<p><u>Landscaping</u></p> <p>The proposed areas for the amenity areas are the 'left over' spaces after setting out the three bungalows on the drawing. The amenity space is of limited use and value, small areas allocated for gardens and some of the spaces would be inaccessible, where the areas are small, tight pinch points, covered by the retained existing vegetation, particularly around the outside edges of the development. This would mean that some areas would be difficult to maintain so close to the proposed bungalows.</p> <p>The tree report notes some significant trees, which Rebecca Farrar, Tree Officer can provide comments on. It must be noted that some trees need to be lost as result of the proposed development. The vegetation to the west side, including T9 Leyland Cypress overhang the garden of house number 2 (middle house) and significantly compromise the available garden space which is already small. It is most likely there would be post development pressure for tree and vegetation removal to gain more outdoor space.</p> <p>If you are minded to approve this application the following hard and soft landscape conditions would be required:</p> <ul style="list-style-type: none"> • Landscaping to be Approved - including landscape masterplan, hard and soft landscape details. <p>Soft landscape works to include: Planting plans (at a scale not less than 1:100) Schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities Written specification of planting and cultivation works to be undertaken. A landscape implementation programme with proposed timing / dates for the works.</p> <ul style="list-style-type: none"> • Hard landscape and materials details (or can be included in the landscape condition above. Details of permeable hard surfacing, to include a cross section detail of the proposed construction. • Boundary Treatment

- Levels – a detailed Levels Plan of the proposed finished levels. This document needs to fully explain details of the levels of the buildings, roads and footpaths in relation to the existing levels of the adjoining land and highways, and any other changes proposed in the levels of the site.
- Landscaping Scheme – Implementation and implementation programme, including a period of 5 year period for replacements of soft landscape.
- Secure and screened bin and bike storage

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 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.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character of the Area and Design
- Residential Amenity
- Traffic, Parking and Servicing
- Flood Risk and Drainage
- Fire Safety
- Permitted Development Restrictions

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- London Plan Policies H1 and H2
- Policy CS1.A of Harrow's Core Strategy (2012)
- Garden Land SPD

6.2.2 Having regard to the London Plan (2021) policies H1 and H2 and the Council's policies and guidelines, it is considered that the proposal would provide an increase in housing stock within the Borough thereby complying with housing growth objectives.

6.2.3 The backland site has no planning designation. It is not garden land. The principle of developing the site for residential use was established by previous appeal decisions and a subsequent planning permission granted by the Council. The thrust of current development plan policy would support the use of this land as residential use, therefore the principle of development is acceptable.

6.3 Character of the Area and Design

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Policies (2013): DM1, DM23
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)

6.3.2 The existing site is a triangular backland site bound on three sides by rear gardens, with an access road to the west adjoining Drummond Drive. The nature of the site means that any development presents limited impacts to the street scenes. As the development is of a single storey scale, it will be solely visible from the access road to Drummond Drive and from rear elevations and gardens of properties facing the site. Townscape and streetscape impacts are not considered to apply as the development would not be visible from Drummond Drive, Alton Avenue or The Highway..

6.3.3 The site is within an area of predominantly interwar two storey semi-detached dwellings with tiled hipped roofs. While the proposal for Modernist / contemporary single-storey dwellinghouses does not follow the prevailing architectural character of the area, the limited height and scale of development and its limited visibility from surrounding streets make this approach acceptable and such a development is not considered to harm the character of the wider area or specifically of neighbouring dwellings.

6.3.4 The Council's Urban Design Officer has reviewed the development and considers that the massing is of an appropriate scale in relation to surrounding dwellings. Whilst it is acknowledged that each dwellinghouse would have a significant

footprint when compared to the surrounding properties, these single forms are broken up through modulated massing and level changes in the flat roofs and a robust planting for the boundary would further help reduce the perceived massing of the development.

- 6.3.5 The proposed building type follows a typically early-twentieth century Modernist style. The elevations for all three properties are generally restrained and simply achieved in the Modernist manner, with limited visual interest and emphasising planar surfaces and rectilinear junctions.
- 6.3.6 Officers welcome the inclusion of flat roofs that are intended as green (biosolar) roofs and that PV panels have been incorporated. The use of green roofs will lessen the visibility of the development from first floor windows of neighbouring dwellings.
- 6.3.7 The use of white render is of concern given the increased prominence such a finishing material will create for the development in relation to its visibility from surrounding developments. Officers therefore find it prudent to attach a condition requiring the submission of details of the proposed external materials to be used. The use of black aluminium coping and windows is supported, as is the use of black-painted brickwork and black composite doors. Details of which should be submitted to the LPA, for approval in writing prior to commencement of above ground works.
- 6.3.8 The proposed bin and recyclable stores will be at the front of each property within their own curtilage. Further details of these stores will be secured by condition to ensure a high-quality finish.
- 6.3.9 Cycle stores are provided in the rear garden within purpose-built structures. They would be located in landscaped rear gardens and a range of outbuilding type structures can be seen in the wider area. As such, the proposed cycle stores are an acceptable feature within the setting, however details would be secured by way of condition.
- 6.3.10 Landscaping works are proposed within the front and subdivided rear gardens. Whilst landscaping is welcomed, the submitted details are limited. Therefore, further details regarding any landscaping will be sought by way of condition.
- 6.3.11 In conclusion, the proposal is considered to have an acceptable impact on the character and appearance of the wider area and is of an appropriate design.

6.4 Residential Amenity

- 6.4.1 The relevant policies are:
- The National Planning Policy Framework (2021)
 - The London Plan (2021): D3, D6,
 - Harrow Development Management Policies (2013): DM1, DM26
 - Harrow's Core Strategy (2012): CS1
 - Mayor of London Housing Supplementary Planning Guidance (2016)

- Supplementary Planning Document Residential Design Guide (2010)
- Technical housing standards - nationally described space standard (2016);

6.4.2 *Impact of Development on Neighbouring Amenity*

6.4.3 The rear gardens of 32 two storey semi-detached properties back onto the site and many of these properties have rear dormer extensions. The depth of the rear gardens varies, with the shortest ranging from 19-20metres. Whilst a number of these properties have mature trees in their rear gardens, additional tree planting around the subject site boundary would be required to reduce the impact of the development on the neighbouring occupiers in terms of privacy and overlooking.

6.4.4 This is consistent with the separation distances referred to in the London Housing Design Guide, which states

In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes. These are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.

6.4.6 Officers note that the side facing windows are located at ground floor level and would not result in additional views of neighbouring properties. It is therefore considered there would not be any harmful overlooking of neighbours resulting.

6.4.7 It is recognised that the siting of the access road to the sides of no.65 and no.67 Drummond Drive, would result in an increase in disturbance to the occupiers of these adjoining properties. However, appeal decision APP/M5450/A/90/153059 found that a 6-8 house development would not give rise to an unacceptable level of disturbance to neighbouring residents, therefore, it is considered that the proposed road to provide access for three dwellinghouses as opposed to eight homes would be acceptable in this regard.

6.4.8 The proposal is therefore considered acceptable in terms of neighbouring amenity impacts in accordance with the relevant policies.

Future Occupiers – Internal Configuration and Quality of Accommodation

6.4.9 Policy D6 of the London Plan specifies that boroughs should ensure that, amongst other things, ‘housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts’. It also sets out the minimum internal space standards for new dwellings. The use of these residential unit GIA’s as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. The National Technical Housing Standards provide additional detail.

6.4.10 Each dwellinghouse is 1 storey, 3 bedroom, 6 person, property and would have a Gross Internal Area (GIA) of approximately 185sqm. This exceeds the London Plan minimum GIA of 95sqm for properties of this size. Each bedroom would

exceed the 11.5sqm required for a double bedroom. A minimum of 2.5m storage is required by the London Plan and each property provides sufficient storage.

- 6.4.11 All of the habitable rooms are provided with windows which allow for sufficient levels of natural light and adequate outlook.
- 6.4.12 London Plan seeks 2.5m floor to ceiling heights for 75% of the Gross Internal Area (GIA), the development provides a minimum of 2.5m floor to ceiling heights on all floor areas.
- 6.4.13 In regard to amenity space, the proposed dwellings would have separate private amenity space to the front, side, and rear of each unit. The proposed gardens spaces are of substantial size and are considered to be acceptable.

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 Development Management Policies (2013): DM42, DM45
- Harrow's Core Strategy (2012): CS1

6.5.2 Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

6.5.3 The site lies within a Public Transport Accessibility Level (PTAL) of 1a/b (very poor). The London Plan advises a maximum parking rate of 1.5 space per dwelling. 2 parking spaces are proposed for each dwellinghouse. The parking provision is higher than permitted under the London Plan, however given the very poor PTAL and the large sizes of the dwellinghouses, these are considered to be acceptable in this case.

6.5.4 In respect to cycle parking, Policy T.5 and table 10.2 of The London Plan (2021) requires a minimum of 2 spaces per dwelling. The proposal shows cycle storage for each dwellinghouse within structures in each rear garden, which is considered acceptable.

6.5.5 The Council's Code of Practice for Waste requires that each dwelling have a minimum 2-bin system, a garden waste bin is optional. In this instance, the proposed bins would be located along Drummond Drive. Further details are required and would be secured through a condition.

6.5.6 Officers note that highways officers have raised concerns regarding access to the proposed from Drummond Drive. In this instance, officers find it prudent to attach a condition requiring the submission of details on the means off access to the site from Drummond Drive.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- London Plan (2021): S1 12, SI 13
- Harrow Development Management Policies (2013): DM9, DM10
- Harrow's Core Strategy (2012): CS1

6.6.2 Policy DM9 B of the Development Management Policies Local Plan (2013) states, "proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused."

6.6.3 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. Parts of the site is also within Surface Water Flood Zone 3a and 3b.

6.6.4 Policy DM10 was introduced to address surface water run-off and flood risk from developments. The conditions requested from drainage officers are recommended. In addition, informative for Sustainable Urban Drainage would be attached as well.

6.7 Fire Safety

6.7.1 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. A condition is recommended to ensure that a fully comprehensive fire strategy is provided prior to occupation.

6.8 Permitted Development Restrictions

6.8.1 It is considered that the extent of the proposed development has maximised the site potential, taking into account the overall scale, bulk and massing in relation to the character and appearance of the wider area.

6.8.2 As such, it is considered appropriate to restrict permitted development rights on each new dwelling in terms of future enlargements at the front, side and rear along with upward extensions and rear outbuildings.

6.8.3 Additionally, permission is only granted for single dwellinghouses, and it is not considered appropriate for future changes of use to HMOs to be possible given the differing impact these may have in terms of parking, site intensity and character of the wider area. As such, permitted development rights for the change of use from dwellings to small scale HMOs (Use Class C4) are recommended to be removed.

6.8.4 These restrictions on permitted development rights will be restricted by way of conditions of consent.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development provides acceptable and policy compliant residential dwellinghouses for future occupiers and would not unduly impact on the character of the area or the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord with Policy D6 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM1, DM2, DM9; DM10, , DM27, DM42, DM45of 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 91 of the Town and Country Planning 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:

450216-1; 450216-2; 450216-4 Rev A; 450216-5; 450216-6; 450216-7; 450216-8; 450216-9; 450216-10; Ecological Assessment (Author: Cherryfield Ecology Dated: 27/09/2022); Design and Access Statement (Dated: 09/2022); Arboricultural Impact Assessment (Dated: 09/09/2022).

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

3. Materials

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) All facing and roof materials for the buildings (including outbuildings);
- b) windows/doors/glazing; and
- c) Patio and hardstand materials.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

4. Demolition and Construction Logistics Plan (Pre-commencement)

No development shall take place, including any works of demolition, until a detailed demolition and construction logistics plan has first been submitted to the Local Planning Authority to be agreed in writing. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;

- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) measures for the control and reduction of dust;
- h) measures for the control and reduction of noise and vibration; and
- i) How traffic would be managed to minimise disruption.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, and to ensure that the transport network impact of demolition and construction work associated with the development is managed. To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development. This condition is a PRE-COMMENCEMENT condition as the proposed measures must be in place prior to commencement of works.

5. Levels to be Approved

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

6. Sewage Disposal

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

7. Surface Water Disposal

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water and surface water attenuation and surface water storage works have been submitted to, and approved in writing by, the local planning authority. The works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

8. Highway Access

The development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

9. Green Roof

Prior to first occupation of the development full details of the Green Roof, with cross section of the construction and maintenance plan shall be submitted to and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

10. Landscaping to be Approved

The development hereby permitted shall not commence beyond damp proof course level until there has been submitted to, and approved in writing by, the local planning authority, a scheme of hard and soft landscape works, including permeable paving and the green roofs, which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

11. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), 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 or diseased, 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 safeguard the appearance and character of the area, and to enhance the appearance of the development.

12. Landscape Management Plan

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved for a minimum of 5 years.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

13. Boundary Treatment

The development hereby permitted shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected for all boundary treatments has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed before the development is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

14. Cycle Storage

Prior to the first occupation of development, details of a minimum of two covered and secure cycle parking spaces per dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be made available prior to the occupation of the development maintained and retained thereafter.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport.

15. Refuse Storage

Notwithstanding the approved plans, the construction of the dwellinghouses hereby permitted shall not commence beyond damp proof course level until a scheme for:-

1. The storage and disposal of refuse/waste

2. and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

16. Solar Panels

Notwithstanding the plans hereby approved, details of the solar panels to ensure they are as unobtrusive as possible, in design with consideration of reflective characteristics and angle on installation, are to be provided to and approved in writing by, the Local Planning Authority prior to the installation of the solar panels. The development shall be carried out in accordance with the details as so agreed and retained in that form thereafter.

Reason: To ensure the proposed panels do not detract from the overall appearance of the dwellings and wider area.

17. Secure by Design Accreditation

Prior to the first occupation of the development, evidence of Secured by Design Certification (gold or silver) shall be submitted to the Local Planning Authority in writing to be agreed. Secure by design measures shall be implemented and the development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime. the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

18. Fire Safety

Prior to occupation a Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority, this statement shall include details of how the development will function in terms of the following:

1. identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
2. is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. is constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust management strategy for evacuation which is to be periodically updated and published (details of how often this management strategy is to be reviewed and published to

- be included), and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The development shall be operated in accordance with the approved details in perpetuity.

REASON: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the development contributes to fire safety in line with Policy D12A of the London Plan (2021). To ensure appropriate fire safety measures are approved before development is occupied.

19. Balcony

The roof areas of the dwellinghouses hereby approved shall not be used as an amenity space for the occupiers of the dwellinghouses. Access to the roof shall be for maintenance purposes only.

REASON: To ensure that overlooking of the neighbouring properties cannot occur in the interests of the amenities of the neighbouring occupiers.

20. Glazing

No window(s) / door(s), other than those shown on the approved plans and elevations shall be installed in the walls of the development without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

21. Permitted Development Restriction 1

The development hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity.

22. Permitted Development Restrictions 2

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development in relation to the existing and proposed dwellinghouses which would otherwise fall within Classes A, B, D, E, F and G in Part 1 of Schedule 2, and Class AA of Part 20 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by managing the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space, biodiversity and to safeguard the amenity of neighbouring residents.

Informatives

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2021)

The London Plan (2021):

D3, D4, D6, T5, T6; H1, H2, H8; SI12

Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM2, DM9; DM10, , DM27, DM42, DM45

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

Supplementary Planning Document Garden Land (2013)

Technical housing standards - nationally described space standard (2015).

Major of London Housing Supplementary Planning Guidance (2016)

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. Pre-application advice was 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 Council has no remit regarding this Act and you are advised to seek independent professional advice from a party wall surveyor.

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

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. Surface and foul water connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Designing Out Crime

For further information regarding Secure By Design, the applicant can contact the North West London Designing Out Crime Group on the following: DOCOMailbox.NW@met.police.uk

8. **INFORM67 - Fire Safety Statement.** The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.

Thames Water

9. The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

10. Street Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, subdivision of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.
http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

Compliance with Planning Conditions

11. **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

12. 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 £35,825

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planning portal 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

13. Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £96,809

This amount includes indexation which is 326/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the relevant CIL Forms.

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.

14 SUDS

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 soakaways 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.

CHECKED

 <p>Orla Murphy Head of Development Management 24th August 2023</p>	 <p>Viv Evans Chief Planning Officer 24th August 2023</p>
---	--

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Front elevation



Rear Elevations of Nos. 65 & 67 Drummond Drive



Site Boundaries and Existing Storage Unit on Site boundary and garage.



Rear boundaries of the Properties on The Highway







Aerial images





APPENDIX 4: PLANS AND ELEVATIONS

Existing site plan



Proposed site plan



Proposed Elevations

MATERIALS	
① WHITE K. RENDER	
② BLACK ALUMINIUM CLADDING	
③ BLACK ALUMINIUM DOORS	
④ COMPOSITE FRONT DOOR	
⑤ BLACK PAINTED BRICKWORK	

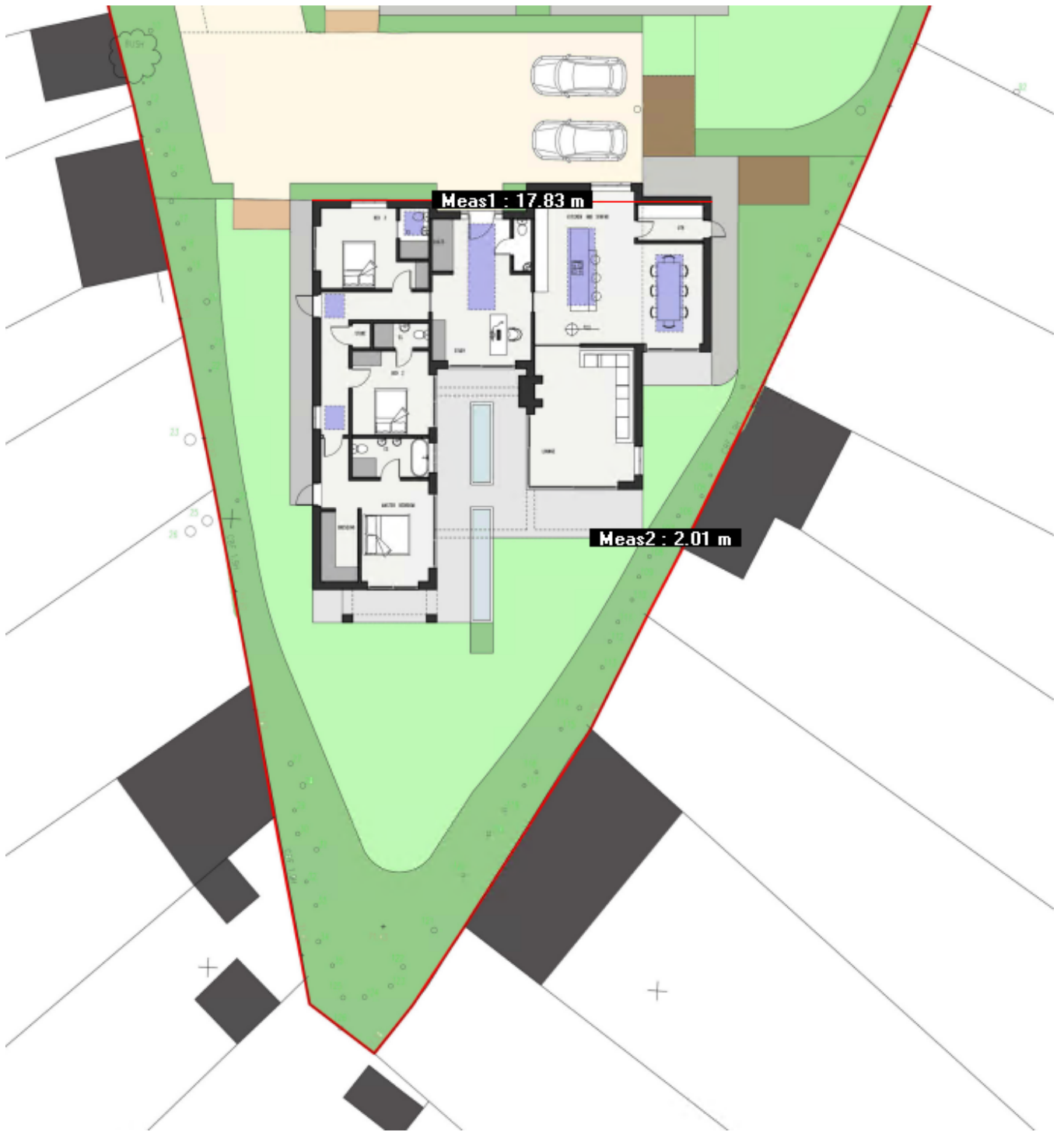
window to be above 1.7m from g/f M

SCALE AT 1:50

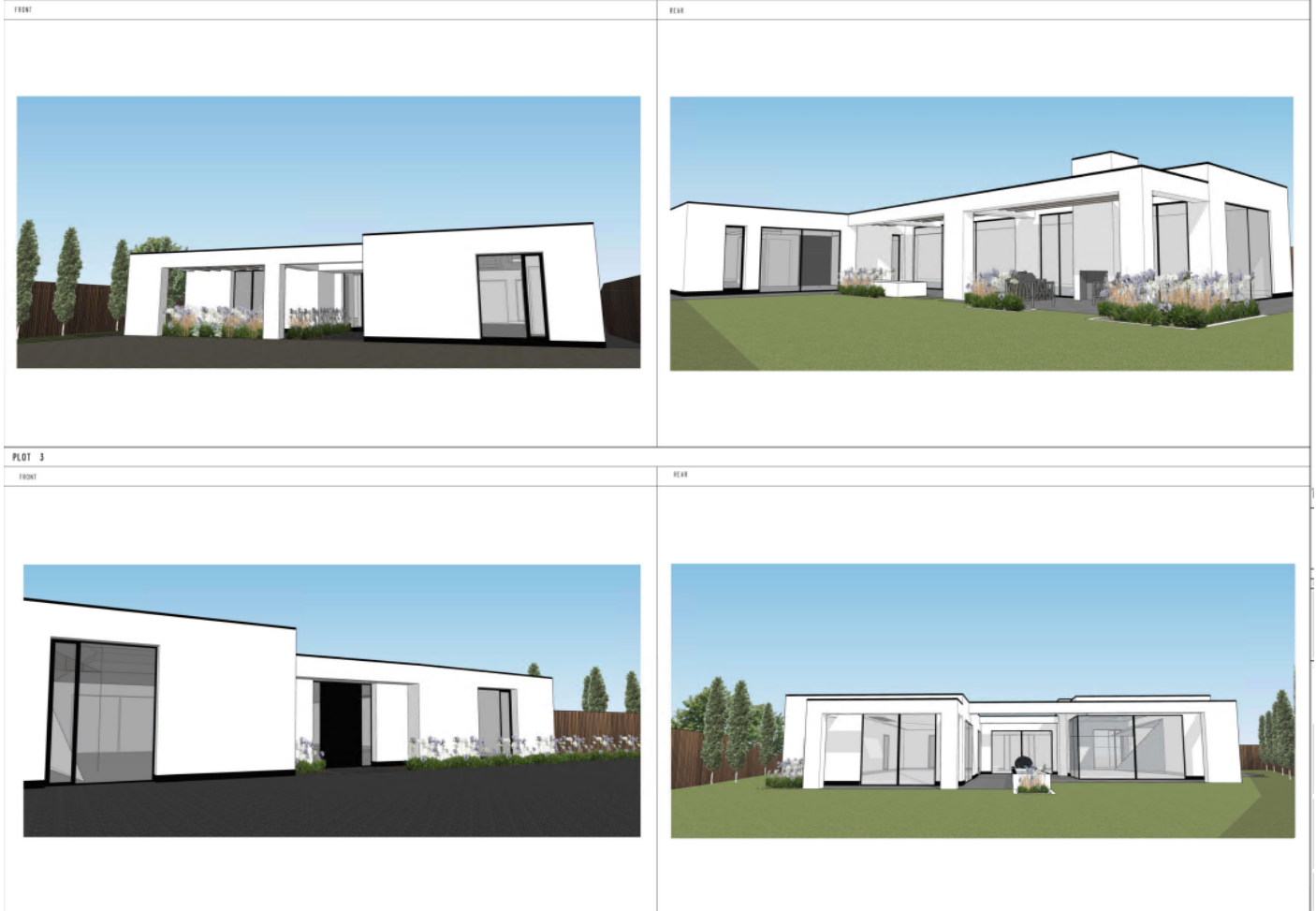
No. 100 101 102 103
 Date: 08/22
 Drawn: AJC
 Proposed Elevations (HOUSE 2)
 LRD 67 DRUMMOND DRIVE HATZFELD
 ERECTION OF 3 DETACHED HOUSES
 Alan Cox associates
 Architectural & Planning Consultants
 TEL: 020 - 8460 - 7777
 FAX: 020 - 8364 - 9556
 450216 - 10

Proposed floor plans





3D Visuals



This page has been left intentionally blank

This page is intentionally left blank