



Planning Committee Agenda

Date: Wednesday 13 December 2023

Time: 6.30 pm

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

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: Rita Magdani, Senior Democratic & Electoral Services Officer
Tel: 07707 138582 E-mail: rita.magdani@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 5 December 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 - 16)
That the minutes of the meeting held on 22 November 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, 8 December 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 - Astley House, South Hill Avenue - P/2116/23	HARROW ON THE HILL	GRANT	(Pages 17 - 48)
(b)	2/02 - 26 The Chase - P/1643/23	EDGWARE	GRANT	(Pages 49 - 80)
(c)	2/03 - South Car Park, Station Road - P/0258/23	GREENHILL	GRANT	(Pages 81 - 122)

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

Agenda - Part II - NIL

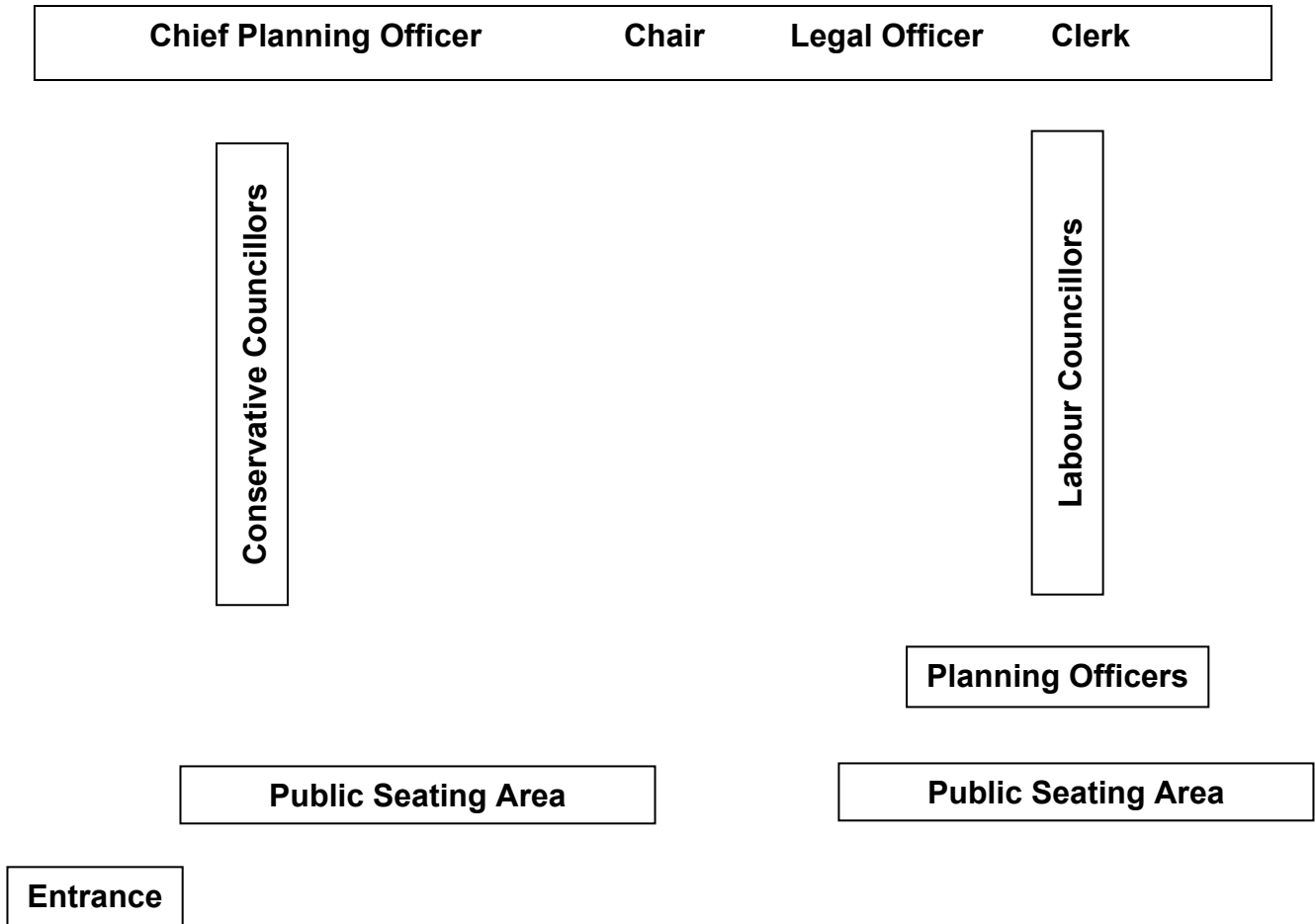
Data Protection Act Notice

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).*

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Planning Committee

Minutes

22 November 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Ghazanfar Ali
Peymana Assad
Christopher Baxter
Nitin Parekh
Samir Sumaria
Zak Wagman

**In attendance
(Councillors):** Simon Brown

261. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance at this meeting.

262. Right of Members to Speak

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda item indicated:

<u>Councillor</u>	<u>Planning Application</u>
Simon Brown	1/01 R/O 121-255 Pinner Road.

263. Declarations of Interest

RESOLVED: To note that there were none.

264. Minutes

RESOLVED: That the minutes of the meeting held on 27 September 2023 be taken as read and signed as a correct record.

265. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received.

266. References from Council and other Committees/Panels

RESOLVED: To note that there were none.

267. Addendum

RESOLVED: To accept the Addendums.

268. 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 items 2/03 and 2/04 on the list of planning applications.

[Note: Planning application 2/04 was subsequently deferred, and so the representations were not received].

Resolved Items

269. R/O 121-255 Pinner Road - P/0669/23

PROPOSAL: Development of three detached buildings comprising residential units (use class C3); New vehicle and pedestrian accesses and gates; Car parking; Cycle parking; Refuse stores; Soft and hard landscaping including amenity space; and associated ecological related works Details:

Height ranging from 2 - 4 storeys and comprising 37 residential units (22 x 1 Bed, 14 x 2 Bed & 1 x 3 Bed).

RECOMMENDATION A:

- 1) To agree the reasons for approval as set out in the officer report, and
- 2) Grant planning permission, subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of the officer report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

RECOMMENDATION B:

That if by 31 January 2024, or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the following reason:

The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2023), policies D7, H5, H6, H7, E11, S4, G6, G7, SI 2, T4 and DF1 of The London Plan (2021), Affordable Housing & Viability SPG, Mayor of London (2017), Play and Informal Recreation, Mayor of London (2012), policy CS1 of the Core Strategy (2012), policies DM1, DM12, DM20, DM21, DM28, DM43, and DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

Members requested clarification that the site was within PTAL 3 and this was confirmed by the Officer, Clarification was sought about the badgers' sett and it was advised that a new sett would be built before works started. Clarification was sought in terms of pedestrian and vehicular access and the officer advised that it was not a through road and would only be used for residents. Members asked about whether there would be a buffer zone as currently there was a tree buffer zone. Officers advised that there would be a buffer zone. Members wanted more clarification about the previous 30,000 objectors who had objected to this application and the officers advised that the previous application had been withdrawn and this was a new application and many changes had been made since the previous application and that there were only 298 objectors for this application, and 70 were out of borough. Members asked that more analysis should be available for out of borough and in borough objectors.

Councillor Nitin Parekh proposed that the application should be refused on the following grounds:

- 1) The proposal would cause significant harm to the neighbouring residential amenity, in contravention of Policy D 6 of London Plan 2021 and Policy D M 1 of Harrow D M P 2013.
- 2) Inadequate provision for the parking and safe access to and within the site and substandard vehicular and pedestrian access policy DM 1 and DM 42. Harrow DMP 2013.

This was seconded by Councillor Peymana Assad.

The refusal was put to the vote, and not agreed.

DECISION: GRANTED

The Committee wished it to be recorded that the decision to GRANT the application subject to Section 106 was by majority of votes.

Councillors Marilyn Ashton, Christopher Baxter, Samir Sumaria and Zak Wagman voted to grant the application.

Councillors Peymana Assad, Ghazanfar Ali and Nitin Parekh voted against granting the application.

270. 2/01 Apollo Court, 57 The Gardens - P/1764/23

PROPOSAL: Redevelopment to provide part three/part four storey building comprising of eight flats (5 X 2 bed, 3 X 1 bed); roof terrace; bin and cycle stores; footpath link incorporating alterations to existing Tesco vehicular access and parking.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION A:

The Planning Committee are asked to:

- 1) Agree the reasons for approval as set out in the officer report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of the officer report and, subject to authority being delegated to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of Section 106 legal agreement.

RECOMMENDATION B:

That if by 31 January 2024, or such extended period as may be agreed in writing by the Chief Planning Officer in consultation with the Chair of the Planning Committee, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to REFUSE planning permission for the appropriate reason.

DECISION: GRANT

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

271. 2/02 Perwell Court, Alexandra Avenue - P/2572/23

PROPOSAL: Creation of 9 residential units in roof space (1 X 2 bed and 8 X studios); dormers to front rear and both side roof slopes; extensions to the stair cores to the rear; external alterations; cycle storage.

The Chair requested that an additional condition to be put on this application:

Prior to commencement of development, a communications and engagement plan shall be submitted to and approved in writing by the Local Planning Authority which should include setting out how the existing residents on site,

will be given adequate notice of the start of development and what measures will be put in place to keep them advised on the way in which development will be carried out and the progress of construction works. The Chair advised the reason for this was to minimise disturbance to neighbouring occupants during the construction phase of the development.

The Committee voted and resolved to accept officer recommendations and Chair's condition.

RECOMMENDATION:

The Planning Committee are asked to:

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

DECISION: GRANT

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

272. 2/03 18 West Drive, HA3 3TS - P/2071/23

PROPOSAL: Two storey front infill extensions; first floor front extension; single and two storey rear extension; first floor rear extension; extension and alterations to roof; rooflights in front, rear and both side roof slopes; external alterations (demolition of rear extension).

Members sought clarification on the depth of extension and whether it complied with the 45-degree code which officers advised confirmed. Clarification was sought on the report on page 278 paragraph 3.2, and officers advised that was to resolve any confusion on the depth and super imposed images on google earth.

The Committee received representation from Mr Vivek Sajip, who urged the Committee to refuse the application.

The Committee received representation from the applicant's agent.

The officer had clarified that the overhang had been removed.

RECOMMENDATION:

The Planning Committee was asked to:

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

DECISION: GRANT

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

273. 2/04 Astley Hse, South Hill Avenue - P/2116/23

PROPOSAL: Single storey rear extension; installation of French doors to rear and window and door to side elevation; external alterations.

Councillor Zak Wagman proposed that the application should be deferred.

This was seconded by Councillor Christopher Baxter, put to the vote, and it was agreed to defer to enable a site visit.

DECISION: DEFER

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

274. 3/01 35 Cranbourne Drive - P/2237/23

PROPOSAL: Variation of condition 2 (approved plans) attached to planning permission P/1221/21 dated 18/18/2021 to amend the roof design to include hip-to-gable extensions and a rear dormer above the main dwelling, and flat roof over two-storey side and rear extension (part retrospective).

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION:

Refuse the application for the following reason:

The proposed hip to gables and rear dormer extensions above the original dwelling in conjunction with flat roof over the two-storey side extension and two storey rear extension, by reason of inappropriate design, excessive bulk, scale and massing would result in incongruous, discordant and ungainly cumulative additions to the dwelling and the rear dormer by reason of its excessive size and lack of visual containment would give rise to a bulky and dominant addition within the rear roof slope. On this basis, the proposed development would cause detrimental harm to the character and appearance of the host dwelling and the local area, contrary to the National Planning Policy Framework (2023), Policy D3.D(1) and D3.D(11) of The London Plan (2021), policy CS1.B of the Core Strategy (2012), policy DM1 of the Development Management Policies (2013), and the adopted Supplementary Planning Document: Residential Design Guide (2010).

DECISION: REFUSE

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

275. 3/02 35 Cranbourne Drive - P/2275/23

Variation of condition 2 (approved plans) attached to planning permission P/1221/21 dated 18/18/2021 to amend the roof design to include hip-to-gable extensions and a rear dormer above the main dwelling, and gable roof over two-storey side extension (Retrospective) The Planning Committee is asked to consider the following recommendation:

Members wanted clarification on the potential fallback position regarding permitted development. This was explained by the officer - the roof extension is on a detached dwelling, and this needs to be less than 50 cubic metres. There are other conditions of permitted development. Officer confirmed that the roof extension does not meet that requirement. Members wanted to make sure that legal advice had been taken and was advised by the Legal Officer and Chief Officer that this had been done and when assessing the application against the General Permitted Development Order (GPDO), there are limitations, strict limitations to be able to comply with it. This doesn't comply.

The Committee voted and resolved to accept officer recommendations.

RECOMMENDATION:

Refuse the application for the following reason:

The proposed hip to gables and rear dormer extensions above the original dwelling in conjunction with gable over the two-storey side extension and flat roof over the two storey rear extension, by reason of inappropriate design, excessive bulk, scale and massing would result in incongruous, discordant and ungainly cumulative additions to the dwelling and the rear dormer by reason of its excessive size and lack of visual containment would give rise to a bulky and dominant addition within the rear roof slope. On this basis, the proposed development would cause detrimental harm to the character and appearance of the host dwelling and the local area, contrary to the National Planning Policy Framework (2023), Policy D3.D(1) and D3.D(11) of The London Plan (2021), policy CS1.B of the Core Strategy (2012), policy DM1 of the Development Management Policies (2013), and the adopted Supplementary Planning Document: Residential Design Guide (2010).

DECISION: REFUSE

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


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

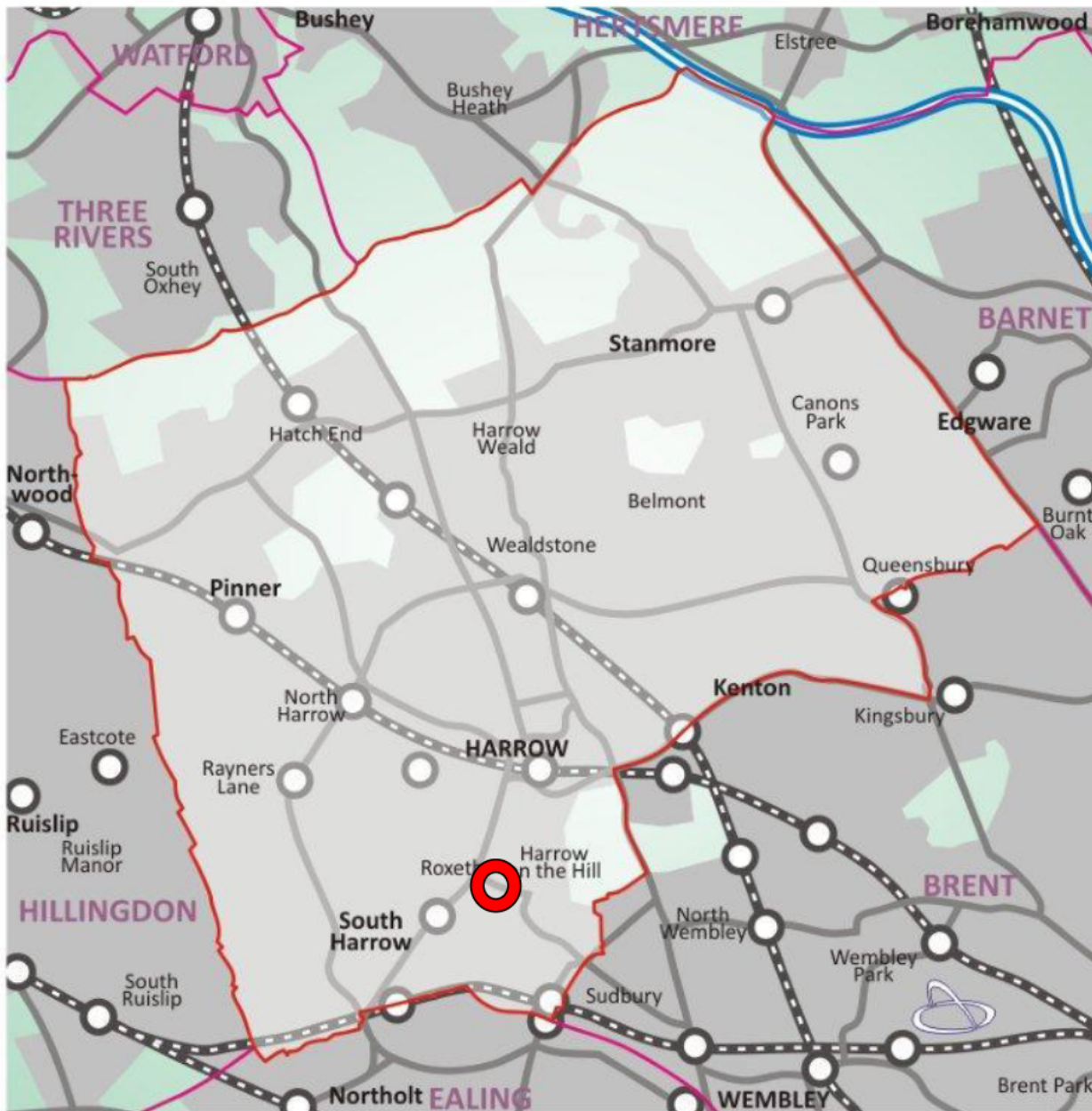
<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 8.18 pm).

(Signed) Councillor Marilyn Ashton
Chair

Agenda Item: 2/01

 = application site



Astley House, South Hill Avenue, Harrow, HA1 3NU	P/2116/23
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Location Plan



1 Existing Site Location Plan
1 : 1250



2 Proposed Site Plan
1 : 500



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

13th December 2023

APPLICATION NUMBER: P/2116/23
VALID DATE: 19/07/2023
LOCATION: ASTLEY HOUSE, SOUTH HILL AVENUE, HARROW
WARD: HARROW ON THE HILL
POSTCODE: HA1 3NU
APPLICANT: MR CHI TAK KWAN
AGENT: MR WILLIAM LEE
CASE OFFICER: AGNES WANJA
EXPIRY DATE: 30/11/2023

PROPOSAL

Single storey rear extension; installation of French doors to rear and window and door to side elevation; external alterations.

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 RECOMMENDATION

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

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

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest. This application was deferred from the committee meeting on 22nd November for a committee site visit which is to take place on 9th December.

Statutory Return Type:	Householder
Council Interest:	None
Net Floorspace:	30.67sqm
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

1.0 SITE DESCRIPTION

- 1.1 The application site includes a two storey detached property which has a single storey front to side garage and a single and two storey rear projection.
- 1.2 Linklater House is located to the west of the site and is a two storey detached property which has a single storey side extension and a two storey side extension.
- 1.3 Tall Trees is located to the east of the site and is a two storey detached dwellinghouse and is un-extended.
- 1.4 Little Dormers is located at the rear boundary of the site.
- 1.5 The site located in the South Hill Avenue Conservation Area and an Area of Special Character.
- 1.6 The site is in a Critical Drainage Area.

2.0 PROPOSAL

- 2.1 The application seeks permission for a single storey rear extension with a depth of 9.7m, a width of 4.9m, an eaves height of 2.3m and a maximum height of 3.7m.
- 2.2 The proposed extension would have a rear facing window and windows along the side elevation. The proposed external alteration includes the removal of the window in the side wall of the existing garage and provision of a new glazed door serving an internal hallway and a small new window to serve a utility room. The proposal also includes the removal of a rear ground floor window currently serving a reception room and replacement with new French doors.
- 2.3 The proposed extension would accommodate a new bedroom with an en-suite.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status and date of decision
LBH/14817	ERECT. OF FRONT & SIDE EXT. TO ENLARGE EXISTING TO ENLARGE EXISTING GARAGE	Granted 23-Mar-1979
P/3157/22	Single storey rear extension; first floor side extension; external alterations	Refused 09-Nov-2022

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Reasons for refusal:

1. *The proposed single storey rear extension due to its excessive depth, height and unsympathetic roof design when considered cumulatively with the existing front to side extension would not relate well or harmonise with the design and appearance of the host dwelling. The proposal would result in an unsympathetic form of development which is bulky and unduly obtrusive to the detriment of the character and appearance of the host dwelling and the South Hill Avenue Conservation Area, contrary to the high quality design aspirations of the National Planning Policy Framework (2021), policies D3 (D(1) and D(11)) and HC1 of The London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document: Residential Design Guide (2010) and the South Hill Avenue Conservation Area Management Strategy (2008).*

2. *The proposed first floor side extension due to its unsympathetic design and siting when considered cumulatively with the existing side dormer would not relate well or harmonise with the design and appearance of the host dwelling. The proposal would result in an unsympathetic and contrived form of development to the detriment of the character and appearance of the host dwelling and the South Hill Avenue Conservation Area, contrary to the high quality design aspirations of the National Planning Policy Framework (2021), policies D3 (D(1) and D(11)) and HC1 of The London Plan (2021), policy CS1.B of the Harrow Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document: Residential Design Guide (2010) and the South Hill Avenue Conservation Area Management Strategy (2008).*

3. *The proposed single storey rear extension, by reason of its siting and cumulative excessive rearward projection and height, would be unduly obtrusive and would result in a negative impacts of outlook, to the detriment of the visual and residential amenities of the occupiers of the adjacent property Tall Trees, contrary to Policy D3(D(7)) of The London Plan (2021), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and guidance contained in the adopted Supplementary Planning Document: Residential Design Guide (2010).*

4.0 **CONSULTATION**

- 4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application. In addition, a site notice was posted on 14th of August 2023. The overall public consultation period expired on the 4th September 2023.
- 4.2 South Hill Estate Resident's Associations and two neighbours have submitted objections. The objections are summarised below.

Principle of Development

Character

- Detrimental impact on the Conservation Area
The proposed development, which includes a very large single storey rear extension of the garage, will damage the character and appearance of the Conservation Area.

Officer response: each application is assessed on its own merit therefore, as noted in the assessment below officers consider that the proposal would not damage the character and appearance of the conservation area. In addition to this the conservation officer has not objected to the proposal.

- The existing garage on this property is configured in a beautiful arts and crafts layout, with the garage forming an almost independent annex to the main house which gives the area its rural arts and crafts look and feel. An 8-metre rear extension to this garage would completely eliminate the property's sculpted arts and crafts look, with its secluded nature, and replace it with more of a uniform, industrial-scale building in relation to the relatively small garage that we have today.
- In addition, by impeding significant views for walkers on South Hill Avenue, this proposal will also contravene section 4.3 (b) of the South Hill Avenue Conservation Area Management Study (area number 20) 2008.
Excessive infill
- The proposed extension results in a large amount of infill of the open space between the applicant's property and Tall Trees, the neighbouring property.
- The rear extension, by virtue of its size in relation to the available plot size, constitutes a gross overdevelopment of the site.

Officer response: the proposed rear extension although proposing a depth that is greater than that recommended in the adopted guidance, it is considered to appear subordinate to the main dwelling.

Impact on Residential Amenity

- Excessive height and siting would result in undue impacts to the neighbouring property of Tall Trees in terms of overshadowing, enclosure and visual

impacts, to the detriment of the residential amenities of that neighbouring property.

- result in considerable overshadowing, loss of light, and loss of privacy to our home.
- In particular, the loss of light to our habitable rooms which are in constant use for everyday living: our living room and kitchen will be most impacted by this as they face north and are on the west side of our house bordering Astley House and will be most overshadowed.
- The proposed development will interfere with our enjoyment of our land and home, will interfere with mature planting as there are many mature shrubs and trees on the border of Astley House and Tall Trees which might be impacted when digging and building for foundations of a large extension; and generally will not enhance or preserve the amenity of this Article 4 conservation area. The removal of hedges on our boundary wall is unacceptable as these provide natural privacy to both homes. We are particularly concerned by the demolition of the existing boundary wall with the mature shrubbery on it. The entirety of the 8m proposed extension will mirror most of the west border of our home and garden.

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

Statutory and Non Statutory Consultation

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

Consultation Responses
Conservation Officer: <u>Significance</u> The conservation area appraisal and management strategy states: 'South Hill Avenue Conservation Area is a particularly lush and pleasant part of Harrow on the Hill where a number of large, historic dwellings occupy a fine position on the Hill's undulating lower slopes. Here the quiet suburban streets are provided with a backdrop of greenery, with playing fields to the south and cricket pitches to the north. The visual quality of the street scene is enhanced by densely planted gardens and lush boundaries. Such rich streetscape makes for a unique sense of place and high-quality environment'.

Appraisal

The proposal has been amended in accordance with the feedback provided at the previous application stage. I noted at pre-application stage: 'The proposal no longer cuts across the dormer and is not wider than the garage to the front – the roofline is on the same plane as the garage in front also. Subject to materials and details being conditioned to match this would preserve the special character and appearance of the conservation area in accordance with the legislation, policy and guidance. The proposed rooflights should be conservation style rooflights that are flush with the roof plane'.

However, the tile sample labelled on the plan is inappropriate. This states they will be concrete tiles. They should be clay to match. We also need mortar details. Windows should be conditioned to be flush with the roofline.

Relevant policy and guidance

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area'.

NPPF paragraphs 192, 193, 194, 196, 200

London Plan policy HC1

Harrow Core Strategy policy CS1

Development Management Policies Local Plan policy DM 7

South Hill Avenue Conservation Area Appraisal and Management Strategy

Conservation Area Advisory Committee

It is strange that this cannot mirror the extension on the other side in this case with a fully pitched roof to mirror that on the other side which might entail reducing the width of the extension slightly. Materials should match. If the existing tiles are clay then concrete is not the right solution

5.0 POLICIES

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

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 In this instance, the Development Plan comprises The London Plan 2021 [LP], The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.3 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 **ASSESSMENT**

6.1 The main issues are:

- Character and Appearance of the Conservation Area/ Area of Special Character
- Residential Amenity
- Development and Flood Risk
- Fire Safety

6.2 **Character and Appearance of the Area/ Area of Special Character**

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3. HC1
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1, DM6, DM7
- Supplementary Planning Document: Residential Design Guide (2010)
- South Hill Avenue Conservation Area Appraisal and Management Strategy

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

6.2.3 The Residential Design Guidance Paragraph 6.59 of the adopted SPD relates to single storey rear extensions and states "Where all other relevant permitted development criteria are met, single storey rear extensions to a depth (taken from the rear wall of the original house) of 4 metres on a detached house and 3 metres on a semi-detached or terraced house may not need planning permission. Where planning permission is required, the acceptable depth of extensions will be determined by the need for consistency of permitted development and: site considerations, the scale of the development, impact on the amenity of neighbouring residents, and the established character of the area and the pattern of development".

6.2.4 Paragraph 6.60 of the adopted SPD relates to single storey rear extensions and states "In special circumstances a greater depth may be allowed where, for example: the extension would be sited away from an adjacent side boundary, the rear building line is staggered, an adjacent dwelling is sited away from such a boundary, or where the neighbouring dwelling has a deeper extension".

6.2.5 Paragraph 6.63 of the adopted SPD relates to single storey rear extensions and states "The height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary".

- 6.2.6 It is noted the proposed rear extension would have a depth greater than that which is recommended within the Residential Design Guidance. The proposed extension has been reduced in overall depth and height from the previously refused application ref: P/3157/22. The proposed extension is considered to present a subordinate and more in keeping extension. The proposed extension would not be greater than half the width of the dwelling. The proposed extension would cover an area of 30sqm.
- 6.2.7 Although the proposed depth is greater than that recommended within the SPD, it is noted the extension would be to the rear of the site and not visible from the streetscene and would appear to be in proportion to the existing dwelling and therefore would not impact the character of the conservation area or impact the character of the existing dwelling and locality to a level that would warrant a refusal.
- 6.2.8 The proposal external alterations to the side wall of the garage and the rear wall of the main dwelling house would be sympathetic to the appearance of the host dwelling and would have no discernible impact upon the character and appearance of the Conservation Area or the Area of Special Character.
- 6.2.9 Summary
- 6.2.10 Subject to the proposed materials match the existing dwellinghouse and the proposed roof lights are conservation style roof lights, the proposed development, due to its size, scale, form and design would be a proportionate addition which would relate well to the original dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D12
- Harrow Development Management Policies Local Plan (2013):DM1
- Supplementary Planning Document: Residential Design Guide (2010)

Tall Trees

6.3.2 Tall Trees is located to the east of the site and is a two storey detached dwellinghouse and is un-extended.

The proposed single storey rear extension would be built 0.8m from the boundary with this neighbouring property and would be set approximately 6m from the flank wall of this dwelling.

- 6.3.3 Regarding the flank windows of the proposed single storey rear extension, the window serving the bathroom which would not be considered to be a habitable room and can be conditioned to be obscured glazed. Two other windows are proposed on the flank wall, these windows are high level windows and would therefore safeguard the privacy amenity of this neighbour against the perception of overlooking. The new window and door proposed in the original wall of the garage would serve non-habitable areas and are shown to be obscurely glazed. As such these external alterations would give rise to no unreasonable loss of privacy to this neighbour.
- 6.3.4 There are two rooflights on the side roof slope of the proposed single storey rear extension that would face Tall Trees. However, these rooflights would be upward facing and would face the flank wall of this neighbour. Therefore, this element of the proposal be acceptable in terms of overlooking and privacy in accordance with the adopted SPD.
- 6.3.5 This neighbour objected to the application due to the impact of the loss of shrubbery. However, the impact on the existing shrubbery would fall outside the purview of this application and would be a civil matter. The subject side is not subject to a tree preservation order, however the trees on the site are protected by virtue of the conservation area designation and as such any removal of trees will require consent from the Council. The application has not proposed any removal of trees in this application.
- 6.3.6 It is also noted that this neighbour has objected to the proposed development due to its height and depth would result in considerable overshadowing, loss of light and loss of privacy.
- 6.3.7 The proposed single storey rear extension is set away from the shared side site boundary with Tall Trees by approximately 0.8m. The proposed single storey rear extension is set away from the flank wall of Tall Trees by approximately 6m. The proposed single storey rear extension would extend beyond the rear elevation of Tall Trees by approximately 6.4m. This is 2.4m greater than the recommended depth along the boundary for this type of property. Given the separation distance between the flank wall of this neighbour and the site boundary, it is not considered that there would be impact in terms of overshadowing or an overbearing feel to the windows in the flank wall of this neighbour.
- 6.3.8 The proposed extension under this revised application has reduced the overall height of the proposed extension from a maximum height of 5.1m to 3.7m. This is a significant change as it has reduced the overall visual appearance and bulk of the proposed extension.
- 6.3.9 The proposed single storey rear extension is not considered to unduly harm the residential amenity impacts of Tall Trees due to its sitting, depth and height and would not appear to be overbearing when viewed from the rear elevation of Tall Trees. The proposed single storey rear extension would be visible above the existing free standing wall on the application site and would be visible through the existing hedging that runs along the shared boundary line between the application site and Tall Trees however, given the reduced height, it would be considered acceptable.

Linklater House

- 6.3.10 The Linklater House is located to the west of the site and is a two storey detached property which has a single storey side extension and a two storey side extension.
- 6.3.11 The proposed single storey rear extension is set away from the shared side site boundary with Linklater House by approximately 23m. There are flank windows and a door on the proposed single storey rear extension. However, the proposed single storey rear extension is sufficiently set away from the shared site side boundary with Linklater House. The proposed single storey rear extension would not adversely impact the residential amenities of Linklater House.

Properties Located to the Rear of the Site

- 6.3.12 The proposed development is considered sufficiently set back from the properties to the rear and would not unduly affect the residential amenities of these neighbours in terms of outlook, overshadowing or loss of privacy.

Summary

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

6.4 Development and Flood Risk

- 6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): SI12, SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM10

- 6.4.2 The development would result in additional hard surfacing on the site. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.

Summary

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

6.5 Fire Safety

6.5.1 The relevant policies are:

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

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

6.5.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site. On that basis, the proposal therefore complies with the above mentioned policies.

7 CONCLUSION AND REASONS FOR APPROVAL

7.1 For all the reasons considered above and weighing up the development plan policies and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant, subject to conditions.

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit

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

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

2. Plan List

The development hereby permitted shall be carried out in accordance with the following documents and plans: REASONABLE EXCEPTION STATEMENT, 3D IMAGES, DEMOLITION PLAN, DESIGN & ACCESS STATEMENT, HERITAGE STATEMENT, 1001, 1003, 1002, 1000, 1005, 1004, 2001, 2003, 2006, 2002, 2000, 2004, 2005,

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

3. Materials

Notwithstanding the details shown on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted including brickwork bond and shall match those used in the existing building.

REASON: To safeguard the appearance and character of the conservation area and the host dwellinghouse.

4. Glazing

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

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

5. Obscure Glazing

The window(s) in the flank elevation(s) of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

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

6. The rooflights hereby permitted shall be conservation style roof lights that are flush with the plane of the roof.
REASON: To safeguard the appearance and character of the conservation area and the host dwellinghouse

Informatives

1. Relevant Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

The London Plan (2021):

D3; D11, D12, HC1

The Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM6, DM7

Supplementary Planning Document: Residential Design Guide (2010)

South Hill Avenue Conservation Area Appraisal and Management Strategy

2. Pre-application engagement

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

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3. Considerate Contractor Code of Practice

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

4. Party Wall Act

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

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

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

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

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering. Also

available for download from the Portal website: <https://www.gov.uk/party-wall-etc-act-1996-guidance>

5. Sustainable Drainage Systems

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

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

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

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2023) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. The London Plan (2021) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

CHECKED

 <p>Orla Murphy Head of Development Management 30th November 2023</p>	 <p>Viv Evans Chief Planning Officer 30th November 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Front of host property

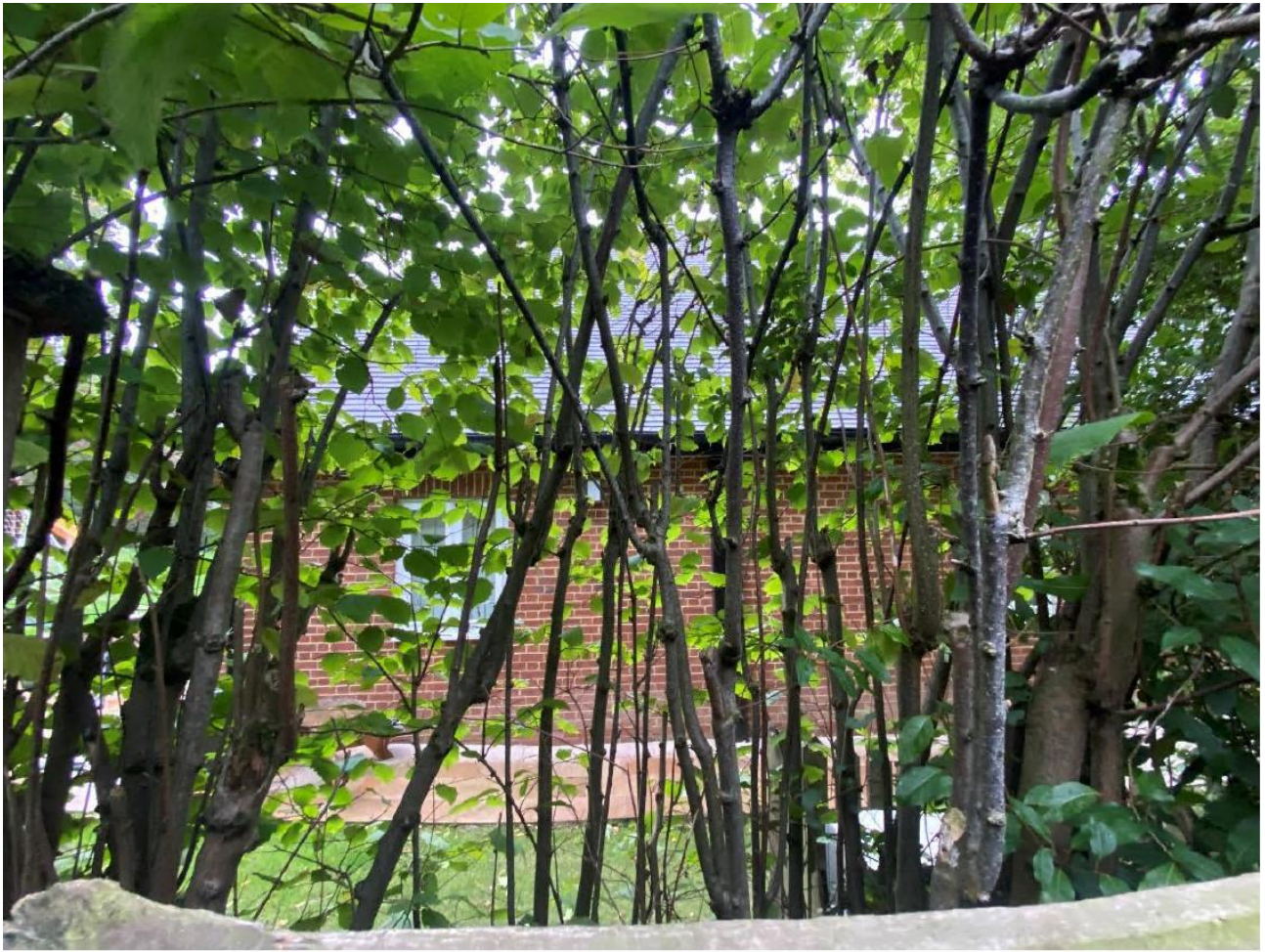


Rear View of Host property



Views of the host dwelling. Views of Linklater House (right) and Tall Trees (left).





Views of Tall Trees .





APPENDIX 4: PLANS AND ELEVATIONS



Existing Elevation - East

1 : 100



Existing Elevation - West

1 : 100



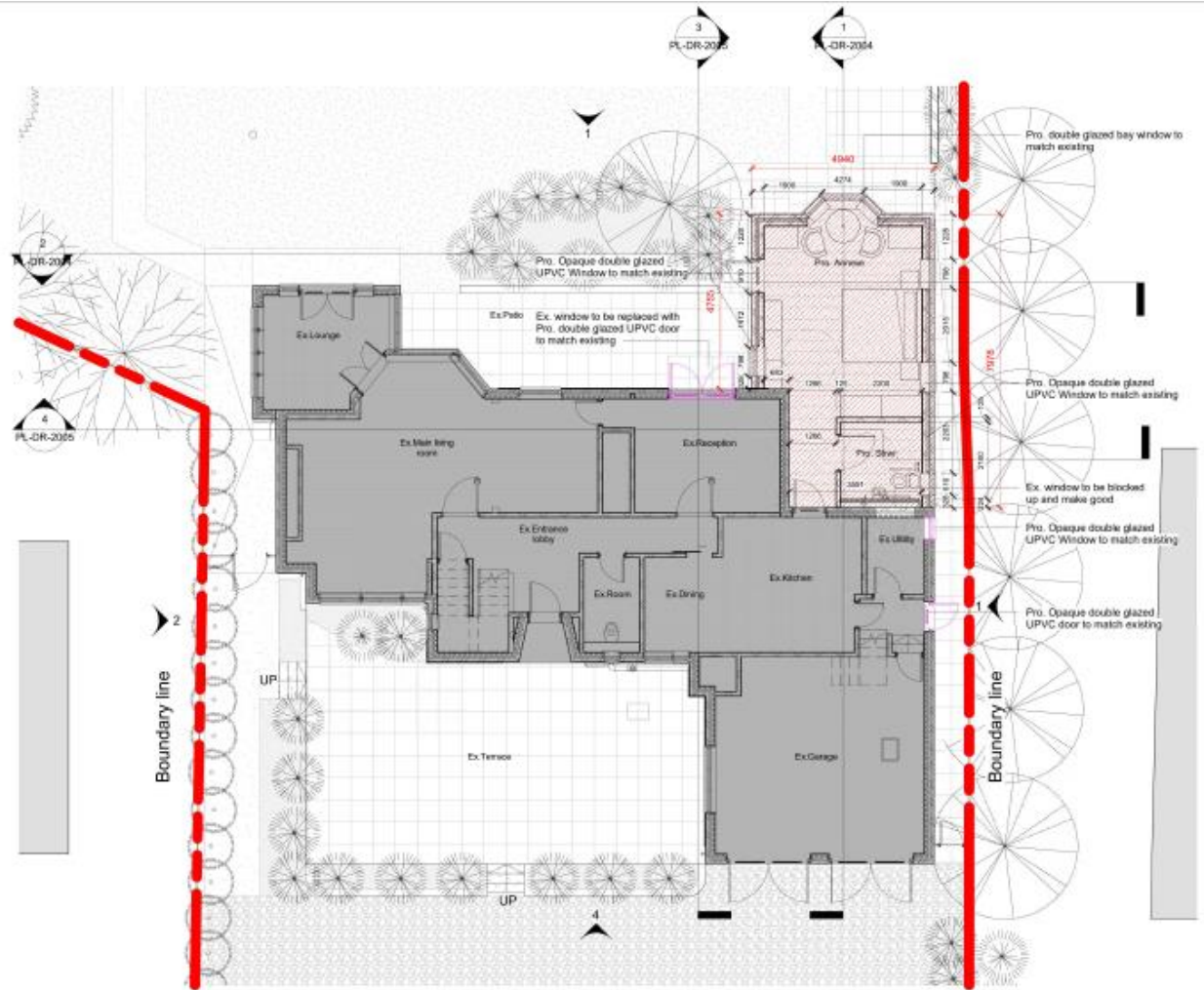


3 Existing Elevation - North
1 : 100



4 Existing Elevation - South
1 : 100





1 Proposed Ground Floor plan
1 : 100





Proposed About Roofing Ltd Sandloft Concrete Plain Roof Tile to Match Existing
Colour Sandown, Finish Granulated/Sanded

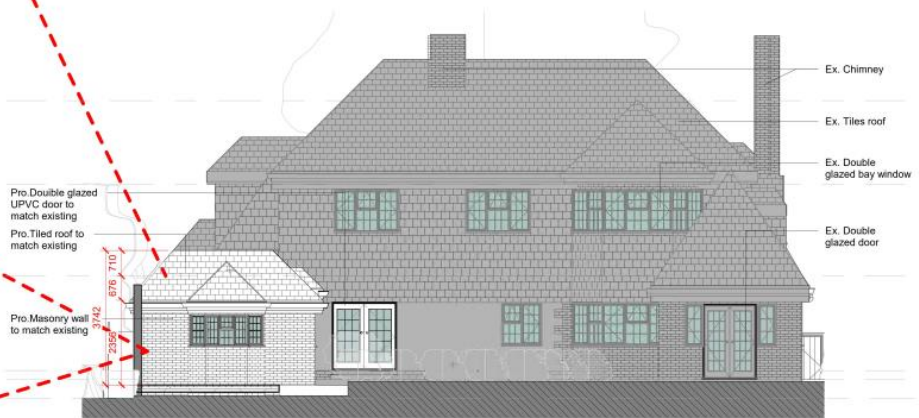


Existing Bricwork and Plain Roof Tile

Proposed mortar colour to match existing
: Lime Tec Traditional London Ref-HMTY 180



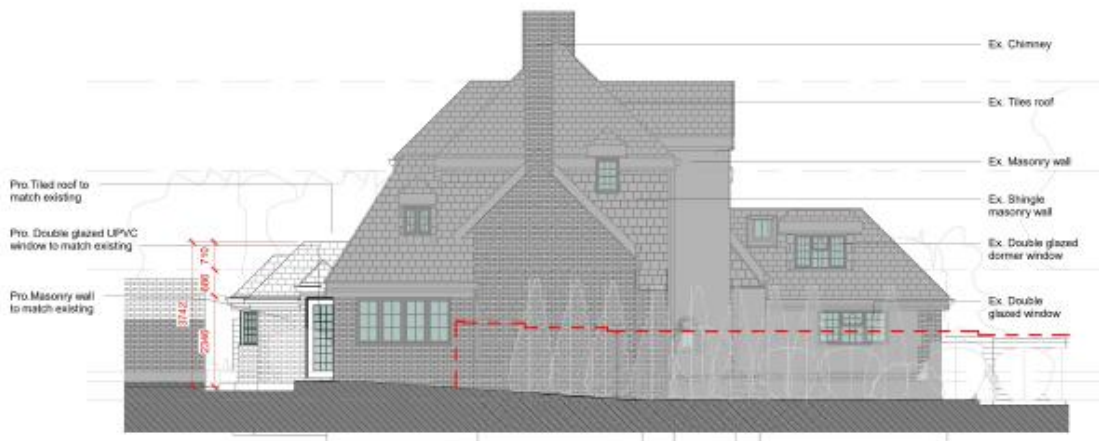
Proposed Brick to Match Existing
Ibstock Brick: Chailey Rustic



1 Elevation - North
1 : 100



1 Proposed Elevation - East
1 : 100



2 Proposed Elevation - West
1 : 100

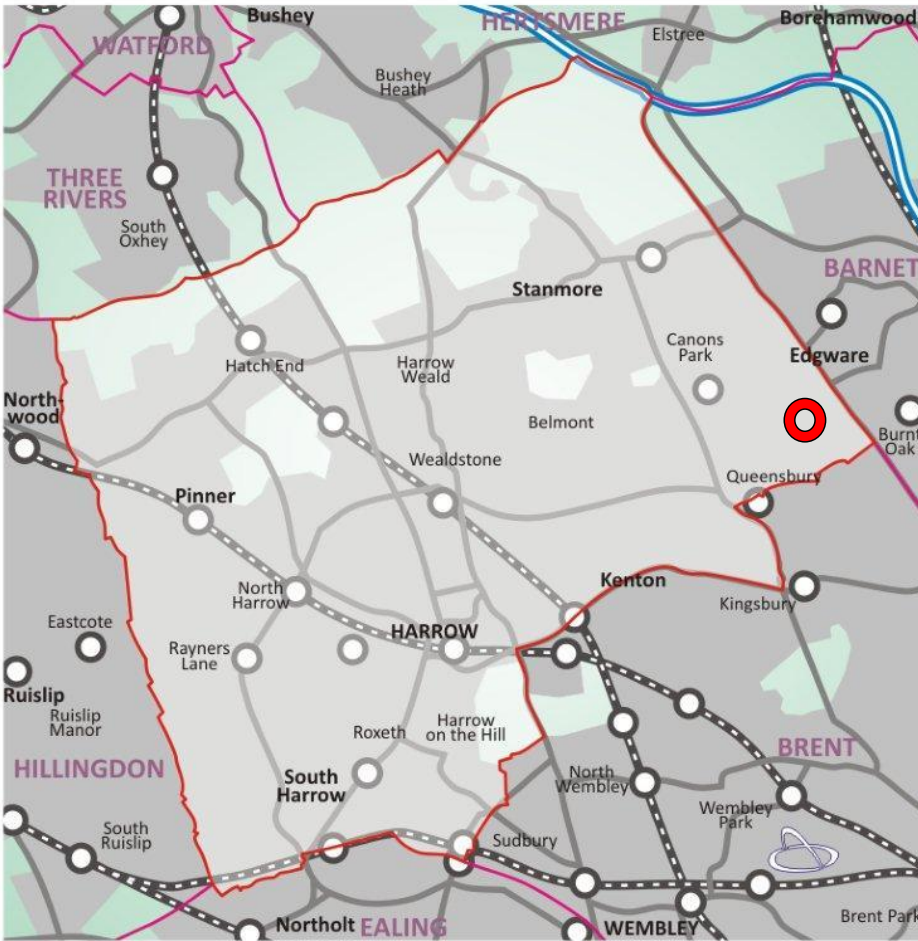


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Agenda Item : 2/02

 = application site



26 The Chase, Edgware, Harrow, HA8 5DJ	P/1643/23
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Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

13th December 2023

APPLICATION NUMBER: P/1643/23
VALID DATE: 07th SEPTEMBER 2023
LOCATION: 26 THE CHASE, EDGWARE, HARROW
WARD: EDGWARE
POSTCODE: HA8 5DJ
APPLICANT: MR. KUJDESI
AGENT: HGH CONSULTING
CASE OFFICER: DENISS NIKANDROVS
EXPIRY DATE: 14/08/2023

PROPOSAL

Conversion of dwelling into two flats (2 X 2 bed); single storey rear extension; external alterations; separate amenity space; bin and cycle stores; new roof to front porch; raised patio at rear (demolition of conservatory and side projection, and removal of swimming pool and enclosure)

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 the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposal would contribute towards housing stock within the Borough and the quality of accommodation for the future. It would not detract from the character and appearance of the host building, street scene and area in a wider context. It would provide a suitable quality of accommodation for future occupiers without unduly impacting neighbouring residential amenity. It is not considered to result in significantly adverse traffic and parking impacts. The development's proposed refuse storage arrangements are considered to be acceptable as are the cycle storage arrangements. The development is not considered to be susceptible to harmful flood risk and is not considered to unduly exacerbate flood risk elsewhere. In light of the above, subject to conditions, the proposed development would be in accordance with the National Planning Policy Framework (2023), The London Plan (2021), Policies D3, D4, D6, D12, T5, T6, SI 12, SI 13, Harrow Core Strategy (2012), Policy CS1, Harrow

Development Management Policies Local Plan (2013), Policies DM1, DM2, DM10, DM12, DM22, DM23 DM24, DM26, DM27, DM42, DM45, Relevant Supplementary Documents: Technical Housing Standards Nationally Described Space Standards (2015), Mayor Of London, Housing Supplementary Planning Guidance (2016) and Supplementary Planning Document - Residential Design Guide (2010)

INFORMATION

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

Statutory Return Type:	13.Minor Dwellings
Council Interest:	None
Net additional Floorspace:	Approximately 0 sqm
GLA Community Infrastructure Levy (CIL)	
Contribution (provisional):	Approximately £0 (Includes Indexation)
Local CIL requirement:	Approximately £0 (Includes Indexation)

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

The applicant has failed to provide sufficient detail on the proposed development's resilience to crime. For the avoidance of doubt, a condition has been imposed requiring the applicant to submit evidence of certification of Secure by Design accreditation prior to the occupation of the development.

1.0 SITE DESCRIPTION

- 1.1 The host site is located on the north-eastern side of The Chase, consisting of a two-storey semi-detached dwellinghouse.
- 1.2 The surrounding area is predominantly residential, consisting of similar two-storey semi-detached dwellinghouses.
- 1.3 The surrounding area benefits from a large number of minor and large residential extensions.
- 1.4 The host site benefits from a considerable single storey rear extension which houses an existing swimming pool as well as a roof extension and large rear dormer.
- 1.5 The host site is not located within a conservation area and there are no listed buildings on or adjacent to the host property. The site is not within the green belt or a flood zone. The site has a PTAL rating of 3 (moderate).

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the conversion of the dwelling into two flats (2 X 2 bed 3 persons units), a single storey rear extension, external alterations and other works including separate amenity spaces, new bin and cycle stores a new roof to the front porch and a raised patio at rear (following the demolition of conservatory and side projection, and removal of swimming pool and enclosure).

2.2 Rear Extension

- The applicant proposes the demolition of the existing 14.25 metre rear extension and swimming pool to the rear of the existing dwellinghouse as well as the side extension.
- Following the demolition of the existing ground floor structure, the applicant proposes a single storey rear extension.
- It would have a depth of 6 metres, a width of 5.7 metres and a height of 3 metres to the eaves of the flat roof.

Front Porch

- The proposed porch would have a retain the existing footprint with a depth of 1.1 metres and a width of 2.2 metres.
- The new dual pitched roof would have an eaves height of 3 metres and a maximum height of 3.7 metres.

Conversion

- The applicant would convert the existing single family dwellinghouse into 1no. 2b3p (2 bedroom 3 person) unit on the ground floor and a 2b3p unit on the upper floors as a maisonette.

Ground floor: Flat A 2b3p – 65sqm.
 Upper floor Maisonette: Flat B 2b3p – 73.5sqm.

- The rear garden would be subdivided into private amenity spaces for both flats. The amenity spaces would provide 70sqm and 80sqm for flats A and B respectively, with both spaces providing hard and soft landscaping as well as cycle storage for 2no. spaces each. Bins would be located within the rear amenity space following amended plans.
- 2no. car spaces are proposed within the front amenity space.

3.0 **RELEVANT PLANNING HISTORY**

3.1. A summary of the relevant planning application history is set out below:

Ref no.	Description	Status & date of decision
LBH/35606	Front porch	Granted 02/06/1988
LBH/34535	Erection of brick wall 1.5 metre high with piers 1.65 metres high and gates to enclose new parking space in front garden	Granted 12/02/1988
P/0860/23	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Alterations and extension to roof to form end gable; rear dormer; two rooflights in front roof slope; window in end gable	Granted 15/05/2023

4.0 **CONSULTATION**

- 4.1 A Site Notice was posted on 09/08/2023 and was set to expire on 30/08/2023.
- 4.2 A total of 4 consultation letters were sent to neighbouring properties regarding this application.
- 4.3 The public consultation period expired on 11th July 2023, a total of 3.no objections have been received.

4.4 The objections raised have been summarised and responded to in the table below:

Summary of Matters Raised	Officer Response
Surrounding area traditional residential housing	The proposed development would only result in a net increase of 1 unit, with both units being small family dwellings. The increase of occupants resulting from the proposal is not considered to be excessive. Furthermore, it should be noted that there are no local plan policies which preclude the provision of new dwellings along The Chase, it would be unreasonable to refuse the application on this basis.
Neighbours have not been consulted on the scheme	Neighbours have been consulted sufficiently on the proposed scheme as detailed below.
Potential to devalue houses	This is not a material planning consideration and cannot be considered in the assessment of this application.
Create parking issues	This is addressed within the Traffic, Parking and Refuse Section of this Committee Report (6.3), furthermore, highways officers have deemed this proposal acceptable and have no objections to the proposed parking.
Increase footprint	The proposed scheme would result in a net decrease in the overall footprint of the site, due to the reduction/demolition of the existing single storey rear projection.
More footfall	Whilst officers acknowledge the objector's concerns, the increase in footfall would be slight over the existing occupancy level of the property. It would therefore be unlikely to harm either the character or amenity of neighbouring residents.
Live next to increased number of bins	The bins have been relocated to the rear amenity space and would not be visible within the context of the surrounding area. Their position is unlikely to result in significant or detrimental harm to the amenities of neighbouring residents.
Neighbours can block driveway	The proposed parking would be acceptable with highway officers having no objection to the scheme. The mannerisms and behaviours of potential

	future residents is beyond the control of planning.
Loss of larger housing stock	The proposal would result in a loss of larger housing stock, however the provision and net increase in family units is in line with and supported by Local Policy.

4.5 Statutory and non-statutory consultation

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

Consultee and Summary of Comments
<p>Highways - no objection</p> <p>“Observations:</p> <p><i>The existing site is a Semi-Detached residential property. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate). The nearest station is Burnt Oak Underground Station, approximately 0.5 miles to the East and bus services are accessible locally, therefore the site is considered to be at a sustainable location. Pedestrian access to the local area is provided by a footway. The services and facilities within A5 Burnt Oak Broadway are located via a short journey from site.</i></p> <p>Access and Parking:</p> <p><i>There is an existing crossover serving property from the public highway. The application confirms no new or altered access from the public highway. The proposal of 2no. car parking spaces is acceptable in The London plan 2021 – chapter 10 transport – Table 10.3 – Maximum residential parking standards.</i></p> <p>Cycle Storage:</p> <p><i>The proposal has provision for 4no. cycle spaces which have been observed within the rear gardens of submitted drawing no: 26TheChase-204. Cycle storage should be secure and sheltered. The proposal is in line with the standard set out in The London Plan 2021 – chapter 10 transport – Table 10.2 – Minimum cycle parking standards for a C3 Class building.</i></p> <p>Trip Generation:</p> <p><i>The nature of the proposed development is unlikely to result in a material increase in additional vehicle trips to and from site. No significant or severe impact on the transport network is identified.</i></p> <p>Conclusion:</p>

Harrow Highway Authority has considered the proposal and does not wish to restrict the granting of planning permission. The proposal is unlikely to result in a severe or harmful impact for the surrounding highway network, therefore, Highways have no objection."

Waste Management Policy Officer – No response

Drainage Team Leader – No response

5.0 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 '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.'
- 5.3 The Government has issued the National Planning Policy Framework [NPPF 2023] which 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.
- 5.4 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]. The relevant policies are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

- 6.1 The main issues are;
- Principle of the Development
 - Character, Appearance and Design
 - Residential Amenity
 - Traffic, Parking and Refuse
 - Development and Flood Risk
 - Sustainability
 - Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: H1, H2 and H10
- Harrow Core Strategy 2012: CS1.A, CS1.B, CS1.H, CS1.I
- Harrow Development Management Policies Local Plan (2013): DM1, DM24

Housing Mix

6.2.7 Policy DM24 of the Council's Development Management Policies Local Plan (2013) notes that proposals that secure an appropriate mix of housing on site and which contribute to the creation of inclusive and mixed communities will be supported. Development proposals which fail to do so shall be refused.

6.2.8 The proposal would provide two two-bedrooms units. The mix is considered appropriate within an out of centre suburban location. The proposal would create a mix of smaller units which is needed in the strong presence of large residential dwellinghouses established within the street and surrounding area, contributing to a larger mix of dwellings. This would be acceptable.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: D3
- Harrow Core Strategy 2012: CS1.B
- Harrow Development Management Policies Local Plan (2013):DM1, DM22

Relevant Supplementary Documents

- Residential Design Guide (2010)
- Housing Design Standards LPG (2023)

6.3.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

6.3.3 Policy DM1 of the Development Management Policies Local Plan states that "all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted".

Front Porch

- 6.3.4 Officers consider the proposed porch to be a subordinate and congruous addition to the front elevation of the host property. The porch does not significantly extend beyond the front elevation of the host property as existing and relates well to the established pattern of development. The proposed roof over the porch would not alter this with similar porches prevalent within the immediate locale. There is a clear separation between the porch and the adjacent bay window, and it would not protrude significantly into the front amenity space, with a sufficient set back available within the front amenity space for off-street parking. The porch roof would have a positive impact on the character of the street and wider area.

Rear Extension

- 6.3.5 The proposed rear extension would be a substantial addition to the rear of the host property, however it would be a considerable reduction in scale from the existing 14 metre rear extension housing a swimming pool. Furthermore, both adjacent residential dwellinghouses benefit from larger 6 metre rear extensions as do a considerable number of properties along The Chase; as such the proposed rear extension would adhere to the established and prevailing pattern of development and would preserve this character, whilst also providing an improvement over the existing rear projection. This element would not be visible from the wider locale due to its rearward location on the site and the character of the street scene would be preserved.

Proposed Bin and Cycle Store

- 6.3.6 Officers consider the amended proposed bin and cycle storage to be a congruous and sympathetic addition to the site, street scene and wider area. The proposed bin storage for both units would be within the corridor leading to the rear amenity spaces, and cycle storage would be within their respective private amenity spaces. It would have an acceptable impact on the character of the street and wider area.

Landscaping

- 6.3.7 Policy DM22 of the Development Management Policies Local Plan relates to trees and landscaping. Part B of this policy notes that development proposals will be required to provide hard and soft landscaping that (a) is appropriate to the character of the area; (b) is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours; (c) achieves a suitable visual setting for the building; (d) provides for sufficient space for new or existing trees and planting to grow; and (e) supports biodiversity.
- 6.3.8 The development would involve minor landscaping changes with a minor increase to the soft landscaped area within the front amenity space. This would result in an improvement to the currently fully hardstanding (paved) front amenity space of the host site, benefitting and providing an improvement to the character of the site and surrounding area.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.K
- Harrow Development Management Policies Local Plan (2013): DM1, DM27
- London Plan Policy: D3, D6

Relevant Supplementary Documents

- Residential Design Guide (2010)
- Housing Design Standards LPG (2023)

6.4.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.4.3 Policy D6 of the London Plan relates to housing quality and standards. The policy sets out standards for high quality design of residential units, including minimum space standards, standards for minimum head heights and standards for appropriate light, outlook and ventilation.

Future Occupiers

Minimum Space Standards

6.4.4 The Gross Internal Areas of the new dwellings are set out within the table below:

Proposed Size	Proposed GIA	Minimum GIA
Unit 1 2-Bedroom 3-person 1-storey unit	Approximately 70m ²	61m ²
Unit 2 2 Bedroom 3-person 2-storey unit	Approximately 73.5m ²	70m ²

6.4.5 All of the proposed new units would accord with London Plan and Nationally Described Space Standards in terms of their GIAs. The applicant's proposed floor plan drawings clearly indicate the provision of sufficient built in storage areas for units. The overall layout and circulation of the units are acceptable, all bedrooms are of sufficient width and square meterage to meet the minimum requirements where applicable. As per London Plan Standards, the minimum floor to ceiling height for new dwellings must be at least 2.5 metres for at least 75% of the GIA of each dwelling, the Nationally Described Space Standards set a requirement of at least 2.3 metres for at least 75% of the GIA of each dwelling. Measuring off the applicant's submitted drawings it appears that all units would accord with London Plan and Nationally Described Space Standards in terms of their internal head heights.

Future Occupier Amenity - Light, Outlook and Privacy

- 6.4.6 Both of the units would be multi aspect, and almost all habitable areas would be served by at least one window. Officers are aware that the Kitchen in Flat A would not benefit from a window, however it would benefit from a rooflight above and would be predominantly open, creating a large living/kitchen space; officers are satisfied that these units would be provided with sufficient natural light, outlook and ventilation. The proposal has been configured to avoid impacts of harmful mutual overlooking between the proposed units themselves and well as between the proposed units and surrounding neighbouring properties.

Vertical Stacking

- 6.4.7 The submitted floor plans suggest that the stacking of the rooms would generally be appropriate and would result in acceptable uses located above each other. Officers do note there would be a slight overlap between the living space of Flat B, and Bedroom 1 of Flat A, however given the slight nature of the overlap, this is not considered to be significant and moreover noise transmission between the units would be addressed through Building Regulation requirements.

Amenity Space

- 6.4.8 Policy DM27 of the Development Management Policies Local Plan and paragraph 4.64 of the Council's Residential Design Guide SPD notes that residential development should provide appropriate amenity space.
- 6.4.9 With Policy D6 of the London Plan it is noted that where there are no higher local standards in a borough's Development Plan Documents, a minimum of 5m² of private amenity space should be provided for 1-2 person dwellings and an extra 1m² should be provided for each additional occupant and it must achieve a minimum depth and width of 1.5m.
- 6.4.10 The proposed conversion would provide sufficient and acceptable private amenity spaces for both units, with the subdivided garden providing more than enough private amenity space for both Flats in accordance with the London Plan (2021). Potential overlooking has been mitigated.

6.5 Adjacent Neighbours

- 6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013):DM1
- London Plan Policy D3

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.5.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.5.3 The proposed development is not considered to have an undue impact upon the residential amenity of any surrounding neighbours. The proposed rear extension would be in line with the adjacent large single storey rear extensions and would be unlikely to have an adverse impact on the light or outlook of neighbouring habitable rooms. The extension is being reduced in scale and massing and would likely improve the light and outlook available to the adjacent and adjoining dwellinghouses. Loss of privacy would be unlikely as a result of the proposed rear extension with it being a single storey development. Levels of overlooking would remain similar to that of the existing dwellinghouse and would not result in potential loss of privacy.

6.6 Traffic, Parking and Refuse

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.Q, CS1.R, CS1.S
- Harrow Development Management Policies Local Plan (2013): DM42 DM44, DM45,
- London Plan Policy T5, T6, T6.1, T7

Relevant Guidance Documents

- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

6.6.2 Policy DM42 of the Development Management Plan relates to the Council's parking standards. Criterion (F) of this Policy notes that proposals that would result in inappropriate on-site parking provision and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists will be resisted.

6.6.4 Policy DM45 relates to Waste Management. Part A of the policy notes that all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and the collection of organic materials for composting.

6.6.5 The site lies within a Public Transport Accessibility Level (PTAL) of 3, on a scale of 1 to 6b, the latter being the best, denoting moderate access to public transport. The nearest station is Burnt Oak Underground Station, approximately 0.5 miles to the East and bus services are accessible locally, therefore the site is considered to be at a sustainable location. 2no. car parking spaces have been provided which is considered to be acceptable for this location, in line with the maximum parking standards for residential development.

6.6.6 As per London Plan minimum cycle parking standards, dwelling sizes with 2 or more bedrooms are required to provide 2 no long stay cycle parking spaces. A minimum total of 4 no long stay cycle parking spaces would therefore be required for the proposed development. The applicant's drawings indicate the provision of 4 cycle parking spaces within cycle stores located within the respective flat's private rear amenity spaces. The proposed level of cycle storage would therefore be acceptable and in line with minimum standards.

6.6.7 The proposed refuse storage appears to be of a sufficient size to accommodate the required quantum of bins for the building's proposed units, and is conveniently sited along the rear passageway to the private rear amenity spaces. This would provide easy access to the bins for future residents to be able to relocate them on collection day.

6.7 Development and Flood Risk

6.7.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.U, CS1.W
- Harrow Development Management Policies Local Plan (2013): DM9, DM10 DM11,
- London Plan Policy: SI 12, SI 13

6.7.2 The application site is located within a Critical Drainage Area but is not located within a high risk Flood Zone. On the basis that the proposed new units would not be considered to be susceptible to harmful flood risk and are not considered to unduly exacerbate flood risk elsewhere. Based on this, sustainable urban drainage [SuDs] is encouraged, an informative is attached to this effect.

6.9 Sustainability

6.9.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.T
- Harrow Development Management Policies Local Plan (2013): DM12, DM14
- London Plan Policy: SI 2

Relevant Supplementary Documents

- SPD: Sustainable Building Design (2009)

6.9.2 London Plan policy SI 2 Minimising green house gas emission states that major development should be net zero carbon.

6.9.3 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. Its

states that development will need to “utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials”...” Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity”. Policy DM14 highlights that development proposals should incorporate renewable energy technology where feasible.

6.9.4 For minor development proposals, the development plan at this point does not set out energy and sustainability targets greater than those required by Building Regulations. As these standards would be secured through other legislation, the proposal is not considered to conflict with sustainability policies in the development plan.

6.10 Fire Safety

6.10.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan Policy: D12

6.10.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

6.10.3 The proposed development is not considered to be contrary to Policy D12 of the London Plan. The applicant has submitted a Reasonable Exception Statement addressing fire safety in the proposal. It is worth noting that compliance with fire safety standards is to be separately examined in greater detail at building regulation stage, should the development ultimately be approved.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The proposal would contribute towards housing stock within the Borough and the quality of accommodation for the future. It would not detract from the character and appearance of the host building, street scene and area in a wider context. It would provide a suitable quality of accommodation for future occupiers without unduly impacting neighbouring residential amenity. It is not considered to result in significantly adverse traffic and parking impacts. The development’s proposed refuse storage arrangements are considered to be acceptable. The development is not considered to be susceptible to harmful flood risk and is not considered to unduly exacerbate flood risk elsewhere.

7.2 Subject to conditions, the proposed development would be in accordance with the National Planning Policy Framework (2023), The London Plan (2021), Policies D3, D4, D6, D12, T5, T6, SI 12, SI 13, Harrow Core Strategy (2012), Policy CS1, Harrow Development Management Polices Local Plan (2013), Policies DM1, DM2, DM10, DM12, DM22, DM23 DM24, DM26, DM27, DM42, DM45, Relevant Supplementary Documents: Technical Housing Standards Nationally Described Space Standards (2015), Mayor Of London, Housing Supplementary Planning Guidance (2016) and Supplementary Planning Document - Residential Design Guide (2010)

Commented [OM1]: Have they submitted a reasonable exception statement?

Commented [DN2R1]: Yes, I've just re-uploaded it on idox

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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

Site Location Plan; Reasonable Exception Statement; 26TheChase-201; 26TheChase-202; 26TheChase-203; 26TheChase-204 A; 26TheChase-205 A; 26TheChase-206; 26TheChase-207.

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

3. Materials

The materials to be used in external works hereby permitted to the main building, shall match those used in the exterior of the existing building.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Glazing

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

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

5. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

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

6. Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority in writing, a scheme of hard and soft landscape works for the the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities, written specification of planting and cultivations to be undertaken.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with Policies DM 1 and DM23 of the Councils Development Management Policies Local Plan 2013.

7. 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, in accordance with Policy DM23 of the Councils Development Management Policies Local Plan (2013).

8. Change of Use (flats)

The flats 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 in

accordance with Policy DM1 of the Harrow Development Management Policies (2013), Policy CS1(B) of the Harrow Core Strategy (2012), and the Core Planning Principles of the National Planning Policy Framework (2021).

9. Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on Drawing No. PCTR-A-PL 111 Revision P03 and PCTR-A-PL 500 Revision P02.

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

10. Boundary Fencing

The outdoor rear private garden areas shown on the approved plans shall be bounded by close-boarded timber fencing to a maximum height of 1.8 metres. The fencing required by this condition shall be erected prior to the occupation of the flats and shall be retained thereafter.

REASON: To protect the residential amenities of occupiers of the development in accordance with policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013) and the Residential Design Guide SPD (2010).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

The London Plan (2021)

D3, D4, D6, D12, T5, T6, SI 12, SI 13

Harrow Core Strategy (2012)

CS1

Harrow Development Management Policies Local Plan (2013)

DM1, DM2, DM10, DM12, DM22, DM23 DM24, DM26, DM27, DM42, DM45

Relevant Supplementary Documents:

Technical Housing Standards Nationally Described Space Standards (2015)

Mayor Of London, Housing Supplementary Planning Guidance (2016)

Supplementary Planning Document - Residential Design Guide (2010)

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. 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.

5. Grant with Pre-App Advice

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..

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. Sustainable Drainage Systems

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



SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2023) gives priority to the use of sustainable drainage systems in the management of residual flood

risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. The London Plan (2021) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

CHECKED

 <p>Orla Murphy Head of Development Management 30th November 2023</p>	 <p>Viv Evans Chief Planning Officer 30th November 2023</p>
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APPENDIX 2: SITE PLAN

H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 1990 SECTION G
GREATER LONDON

Scale 1/1250



BOROUGH OF HARROW



BOROUGH OF BRENT

Old Reference MIDDLESEX XI I K
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Planning Committee
Wednesday 13th December 2023

26 The Chase, Edgware, Harrow HA8 5DJ

APPENDIX 3: SITE PHOTOS



Figure 1: front of property



Figure 2 Street View



Figure 3 Front of property and adjoining semi-detached unit



Figure 4 Adjacent property extension and host site existing rear projection/swimming pool

APPENDIX 4: PLANS AND ELEVATIONS

GENERAL NOTES

- All dimensions are in mm, u.o.
- The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
- The materials for new construction shall be generally similar to the existing, unless noted otherwise.
- The finished specifications when given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Supervisor or similar appointed.
- Any Structural details provided in the drawings (eg. removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
- Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
- The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
- These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
- For major building works no site investigation (trial pit, soil analysis, etc.) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc. should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
- The Design may be limited to basic structural and layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and/or contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2015(CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken.

ALL WORK WILL COMPLY WITH THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS/EXCAVATIONS, ETC. THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

CDM REGULATIONS 2015
THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE CLIENT MUST APPOINT A CONTRACTOR, IF MORE THAN ONE CONTRACTOR IS TO BE INVOLVED, THE CLIENT WILL NEED TO APPOINT (IN WRITING) A PRINCIPAL DESIGNER (TO PLAN, MANAGE AND COORDINATE THE PLANNING AND DESIGN WORK) AND A PRINCIPAL CONTRACTOR (TO PLAN, MANAGE AND COORDINATE THE CONSTRUCTION AND ENSURE THERE ARE ARRANGEMENTS IN PLACE FOR MANAGING AND ORGANISING THE PROJECT).

DOMESTIC CLIENTS
THE DOMESTIC CLIENT IS TO APPOINT A PRINCIPAL DESIGNER AND A PRINCIPAL CONTRACTOR WHEN THERE IS MORE THAN ONE CONTRACTOR, IF NOT YOUR DUTIES WILL AUTOMATICALLY TRANSFERRED TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR.

THESE DRAWINGS ARE BUILDING REGULATION COMPLIANCE DRAWINGS AND NOT PLANNING / CONSTRUCTION DRAWINGS. INTERNAL LAYOUTS AS SHOWN IN CONCEPTUAL. EXACT DETAILS LIKE SETTINGS OUT OF INTERNAL LAYOUT, DETAILS/DESIGNS OF ROOF WINDOWS, LOFT STAIRS, BATHROOM & KITCHEN UTILITY ROOM LAYOUTS ETC TO BE CONFIRMED ON SITE WITH CLIENTS PRIOR TO ORDERING AND/OR INSTALLING.

ALL DIMENSIONS/ SETTINGS OUT TO BE CONFIRMED ON SITE.
EXACT BOUNDARY POSITIONS TO BE CONFIRMED ON SITE.

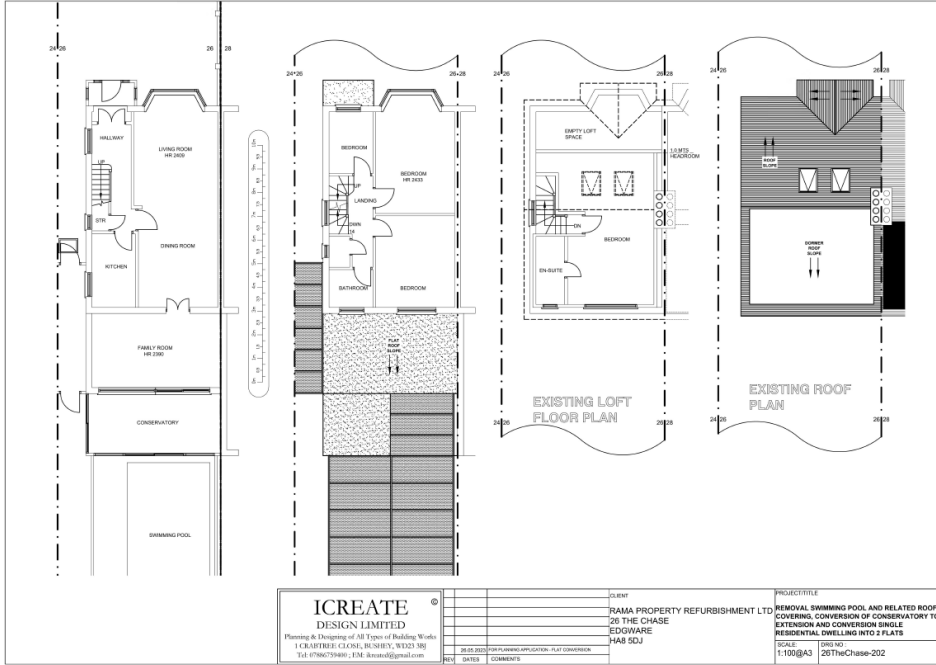
ANY DEVIATION FROM THE DRAWINGS TO BE AGREE WITH CLIENTS DIRECTLY AND APPROVED BY BUILDING CONTROL INSPECTOR. STRUCTURAL ALTERATIONS IF REQUIRED, TO BE REFERRED BACK TO ENGINEER PRIOR TO IMPLEMENTATION.

ICREATE DESIGN LIMITED Planning & Designing of All Types of Building Works 1 CROFTFIELD CLOSE, BUSHBY, WIDZYS, W132J 3JH Tel: 07886759400; E.M: ikreatd@gmail.com	REV	DATE	COMMENTS

CLIENT	PROJECT/TITLE
RAMA PROPERTY REFURBISHMENT LTD	REMOVAL SWIMMING POOL AND RELATED ROOF COVERING, CONVERSION OF CONSERVATORY TO EXTENSION AND CONVERSION SINGLE RESIDENTIAL DWELLING INTO 2 FLATS
26 THE CHASE EDGWARE HA8 5DJ	SCALE: 1:150@A3
	DRG NO: 26TheChase-201

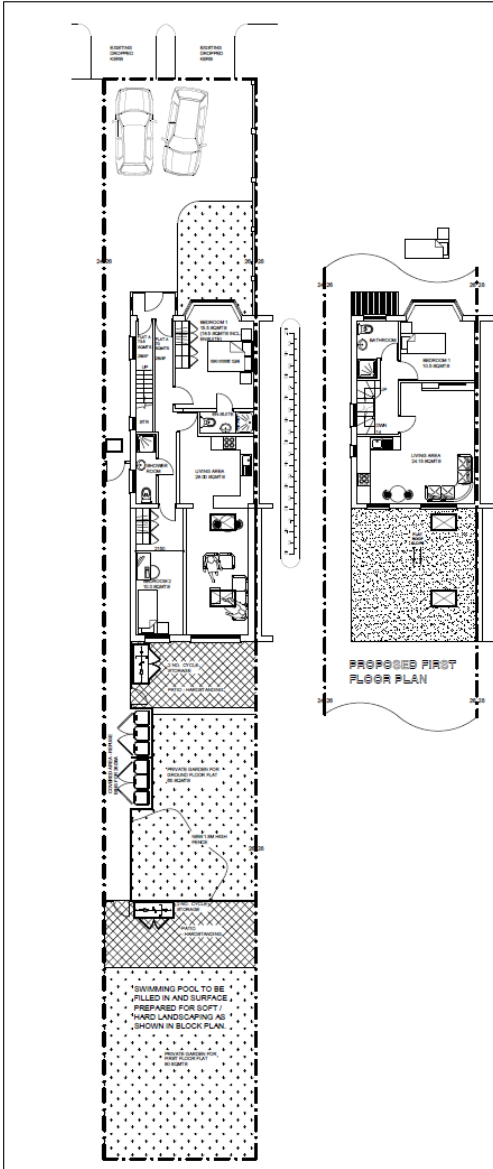
Planning Committee
Wednesday 13th December 2023

26 The Chase, Edgware, Harrow HA8 5DJ



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DESIGN AND ACCESS STATEMENT

GENERAL NOTES ON PLANNING
 The proposal is generally in line with the current policy where the Local planning authorities are expected to give priority to re-using previously developed land within urban areas and encourage developments with greater intensity at prices with good public transport accessibility.

The site
 The site is a 3 - bedroom semi-detached house, located on The Chase and 8 mins walk to Burnt Oak Underground station and approx 20 mins walk to both, Edgware and Colindale Tube Station. The site is very short walk from regular buses services as well as local high street shops.

The area surrounding the site is predominantly occupied by private residential dwelling. Older houses in the area are generally large-medium sized volumes with two-storey and pitched tiled roof.

Proposed Development and design:
 The proposed is to convert the existing property into two independent self contained flats. This would provide 2x2 bedroom flat. The aim is to utilize the existing site in order to increase the number and diversity of dwellings within the local area, and produce an urban design that is in keeping with existing rhythm of the local area. The proposed elevations maintain the domestic scale in harmony with the existing area. The proposal consists of relatively low budget new accommodation suitable as low budget and starter homes.

- Amount**
 The development would be used to create a total of 2 new dwellings, thus achieving a net gain of 1 dwelling. Given the site's sustainable location, the proposed development consists of relatively small flats suitable for small families to rent or people to downsize and provides the best use of the site while ensuring a quality scheme both visually and in terms of amenity & environment. All the room sizes exceed the minimum sizes given in the London Plan.
- Appearance**
 The building will retain its existing character and appearance of tiled pitched roof and rendered brick facing walls and it is considered that the green and spacious character & appearance of the site has been retained.
- Privacy**
 The new proposal does not affect the privacy level of the dwelling with the surrounding houses as the new windows on flank walls will be obscured glazed or high levelled. Thus the proposed scheme would not cause any unacceptable loss of privacy to the neighbors. The gardens will be enclosed by 1.8 meter (min) high wooden fence to safe guard the privacy of both the flats as well as neighboring properties.
- Access**
 The existing site layout has been taken as a start point, to create a self contained arrangement of much needed quality apartments set within a landscaped site giving a sense of open space whilst also providing individual character and a sense of community for the prospective residents.

As per guidelines, the proposal would have two flats, one on ground floor and the other on first. The access to both flats is to remain the same as the existing access to the property, it is considered that there will not be any major increase of vehicular and pedestrian traffic because of this development.

- Car Parking**
 There would be of two car park spaces on the front court. This proposal is considered acceptable since the site is located very near to the metropolitan town center. Also there are no restrictions of on-street parking in this area and hence it is believed that there would be space available if required.
- Bin Storage**
 As per Harrow UDP guidelines, 5 wheeled bins, i.e. 3 for ground floor flat and 3 for first floor flat would be provided at the front court. It is ensured that the bins are sited away from the windows particularly of the habitable rooms on the ground floor.
- Site Amenity**
 The rear garden is divided into two to provide private gardens to each flat. The private garden for ground floor flats would be accessed from the living area as well as from the side alleyway and would be surrounded by 1.8meters high fence. The residents of first floor flats would be able to access the garden from the side alleyway of the building.
- Landscaping**
 The apartments and layout have been arranged to take into account and maximize the benefit of the existing landscape and amenity space. The front court currently has no soft landscaping but the proposal is to provide soft landscaping as shown on block plan. The Rear Garden will be landscaped to provide maximum possible green area. This sensitive approach to the development of the site will maintain the landscape character of the area and assist in protecting the privacy of the adjoining and rear house's amenity space.
- Security (Police H 18)**
 To keep the building safe, burglar and security alarms would be provided in each flat with adequate PIR Sensors. Additionally PIR activated lights will be provided throughout the corridors and at front and rear gardens.
- Lifetime Homes and Wheelchair Housing (provisions for disabled)**
 The conversion uses much of the existing building fabric with the existing side & rear extensions to create 2 flats, thus making it difficult to provide for required facilities as required and expected from new built facilities. However effort shall be made to provide such facilities on the ground floor flats wherever possible.

Wheelchair access: It is accepted that the building cannot currently easily accommodate permanent wheelchair users as there is no lift access and this cannot be provided because of space and structural constraints. Moreover the corridors in most areas are narrow, providing further potential barriers for wheelchair users. Thus with the wheelchair access difficult to provide. Focus will be placed on providing enhanced access wherever possible to the remaining 95% of disabled people, for whom wheelchair access is not necessary. E.g. people who may have impaired mobility, deafness, hearing, vision, speech, learning or cognitive abilities. It is assumed that further bespoke adjustments may be made in future to meet individual needs arising.

Vertical circulation: Handrails are to be provided both sides of each staircase and the handrail profile will meet the guidance in the Approved Document. All steps will have clear nosing.

Horizontal circulation: All new doors to all areas to achieve a minimum of 700mm clearance width, 750mm where practicable. Door handles will be easy to use.

WC/Bathroom/Shower Facilities: There is at least one WC facility on the same floor with main entrance. There will be ambulant accessible standard wherever practical. Where the doors need to open inwards due to corridor constraints, an emergency breakout facility will be provided to the door in case someone should collapse on the inside. All taps are to be lever style. WC pans will be 450mm to the rim. This height change is of no consequence to general adult users but will be helpful to people with back conditions etc. A horizontal grab rail will be provided alongside the WC pan with flange capable of supporting someone from and to the seated position. A thermostatic control may be fitted to cut off hot water at 41 degrees centigrade to taps to prevent scalding in both kitchen and WC areas.

General finishes: Consider finishes with a minimum 30% visual contrast in light reflectance value of key adjacent surfaces. Matt finishes will generally be sought where possible.

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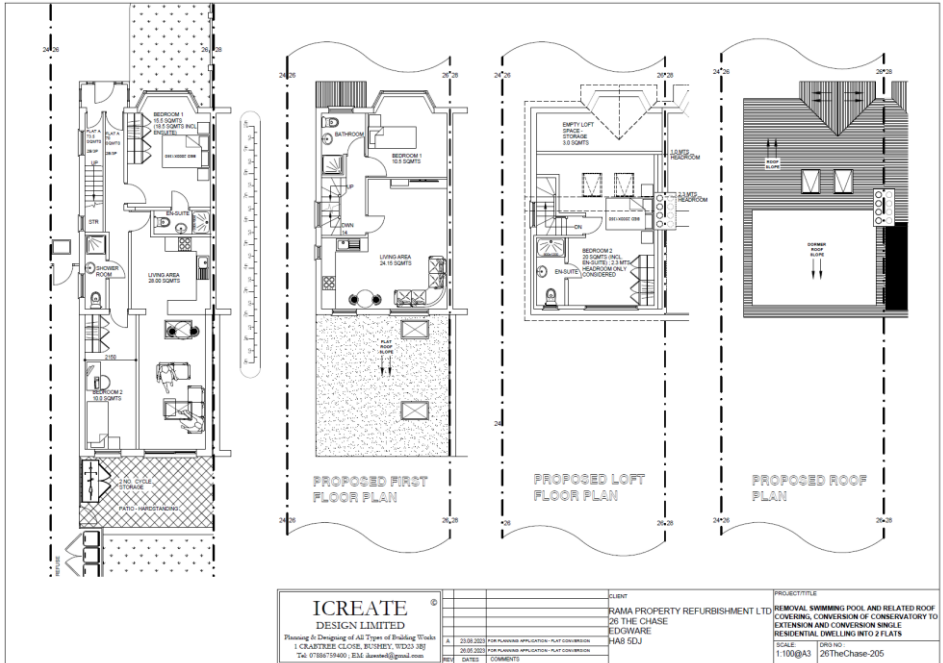
REV	DATE	COMMENTS
A	23.08.2023	FOR PLANNING APPLICATION - FLAT CONVERSION
B	26.05.2023	FOR PLANNING APPLICATION - FLAT CONVERSION

CLIENT
 RAMA PROPERTY REFURBISHMENT LTD
 26 THE CHASE
 EDGWARE
 HA8 5DJ

PROJECT/TITLE	
REMOVAL SWIMMING POOL AND RELATED ROOF COVERING, CONVERSION OF CONSERVATORY TO EXTENSION AND CONVERSION SINGLE RESIDENTIAL DWELLING INTO 2 FLATS	
SCALE: 1:150 @A3	DRG NO: 26TheChase-204

Planning Committee
 Wednesday 13th December 2023

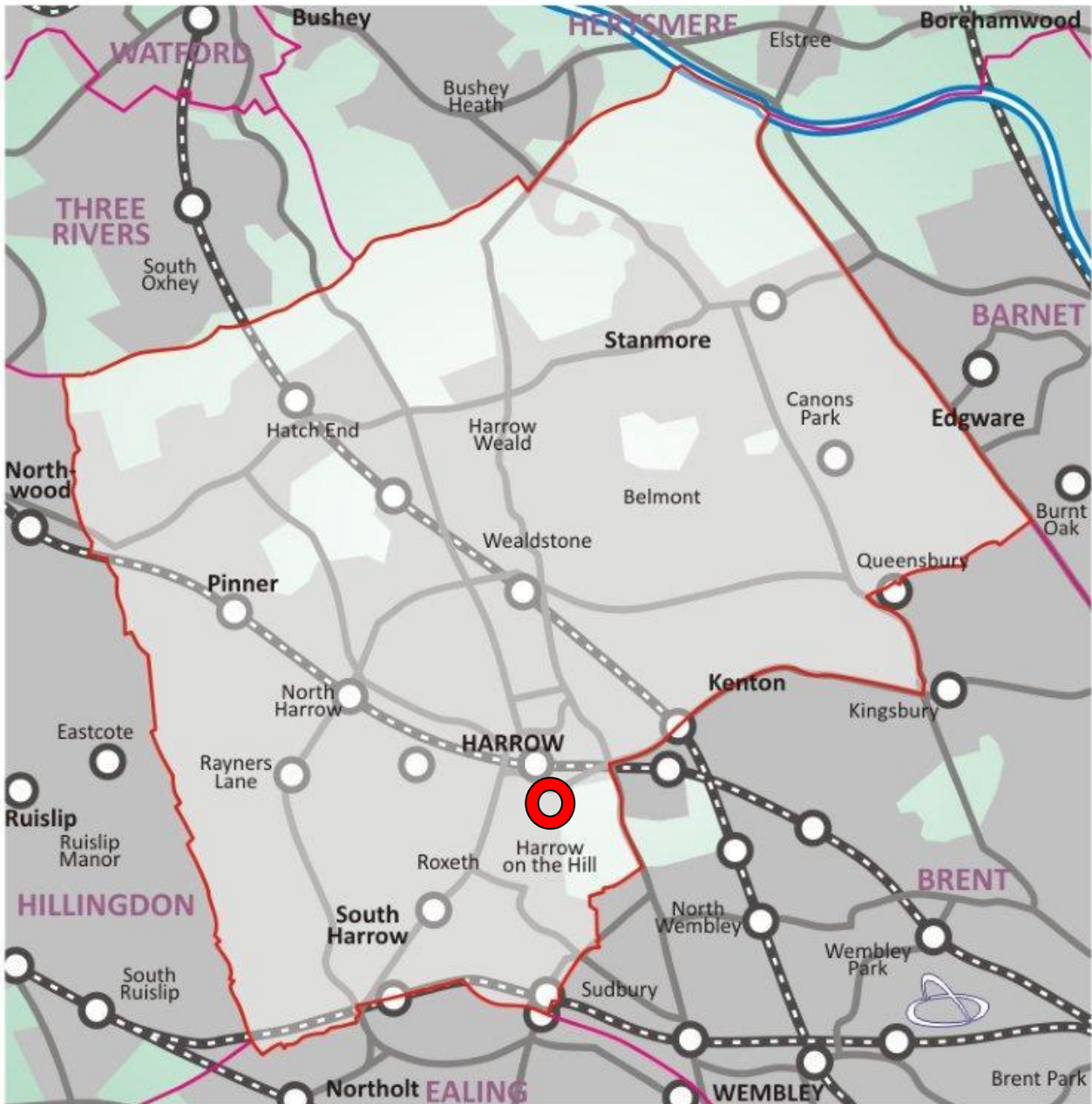
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Agenda Item : 2/03

 = application site



South Car Park, Station Road, Harrow, HA1 2TB	PL/0258/23
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Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

13th December 2023

APPLICATION NUMBER: PL/0258/23
VALID DATE: 24th OCTOBER 2023
LOCATION: SOUTH CAR PARK, STATION ROAD, HARROW,
HA1 2TB
WARD: GREENHILL
POSTCODE: HA1 2TB
APPLICANT: MR MING CHENG (LONDON BOROUGH OF
HARROW)
AGENT: JAN KATTERIN ARCHITECTS
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 19/12/2023

PROPOSAL

Redevelopment of part of Greenhill Way car park to provide a 5 year meanwhile use of one and two storey buildings comprising of commercial units (Use class E); installation of timber walkway with integrated access ramps; landscaping; bin and cycle stores

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 the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed meanwhile use of the site would contribute positively to the borough's overall stock of commercial, retail and exhibition floorspace, and there are no specific policy restrictions for the proposed flexible uses within this particular site and location. The proposed development is not considered to detract from the character and appearance of the application site, street scene and area in a wider context and is not considered to give rise to harmful residential amenity impacts in respect to surrounding residential properties. The development is not considered to be susceptible to unacceptable flood risk and is not considered to unduly exacerbate flood risk elsewhere. The development is not considered to result in significantly adverse traffic and parking impacts. The development's proposed refuse and cycle storage arrangements are considered to be acceptable. Officers recommend requesting details on the following by way of conditions:

- Details on the development's compliance with Secured by Design requirements.
- Details on the development's compliance with relevant fire safety standards.
- Details on a revised scheme of boundary treatment.
- A Delivery and Servicing Plan.
- A Construction Method Statement.
- Further material details and specification

Subject to conditions, the proposed development is considered to be in accordance with the National Planning Policy Framework (2023), Policies SD6, SD7, D3, D4, D5, D8, D11, D12, D13, E1, E2, E9, E10, S1, SI2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T6.2, T6.3, T7 of the London Plan (2021), Policies CS1.A, CS1.B, CS1.L, CS1.O, CS1.P, CS1.Q, CS1.R, CS1.S, CS1.T, CS1.U, CS1.W, CS1.Z of the Harrow Core Strategy, Policies DM1, DM2, DM9, DM10, DM12, DM14, DM22, DM32, DM35, DM40, DM42, DM44, DM45 and DM46 of the Harrow Development Management Policies Local Plan, and Policies AAP1, AAP2, AAP4, AAP7, AAP9, AAP19 of the Harrow and Wealdstone Area Action Plan (2013).

INFORMATION

This application is reported to Planning Committee as it relates to development on land owned by the Council and therefore falls within proviso C (i) of the Scheme of Delegation.

Statutory Return Type:	E(18). Minor Development, all other
Council Interest:	None
Net additional Floorspace:	Approximately 256.9sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	Approximately £16,583 (Includes Indexation)
Local CIL requirement:	Approximately £40,714 (Includes Indexation)

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

The application has been reviewed by the Council's Secured by Design Officer who has confirmed that crime levels within this particular car park are significant, and the proposal could potentially make the car park safer, but paradoxically could also increase levels of crime and anti-social behaviour, their concerns relate to poor natural surveillance in certain areas of the site. Following a discussion between the Council's Planning Team, the applicants and the Council's Secured by Design advisor (See Consultation Section (4.0) below) it was agreed that the Secured by Design Officer's concerns can be overcome through the provision of boundary treatment to enclose the void to the west of the site which contains the pay and display ticket machine and lighting column, and the provision of boundary treatment to the southern and eastern boundaries of the site which are currently exposed, restricting access to the area containing cycle parking and the eastern entrance to the timber walkway at night. Given that the undercroft pedestrian accessway is a public right of way, it was agreed that space would need to be retained towards the east of the site to provide an enclosed walkway for pedestrians. A condition has been recommended requiring the applicant to submit details of a revised scheme of boundary treatment requiring the provision of boundary treatment in the locations as agreed above. Specification and height details on proposed boundary treatment and access gates can also be requested as part of this condition.

Within the aforementioned meeting, the Council's Secured by Design Officer also suggested further security improvements in and around the undercroft pedestrian walkway and new pedestrian walkway referenced above through the provision of enhanced lighting, CCTV and mirrors to improve visibility in blind spots, but emphasised that this can be captured

through a Secured by Design accreditation condition which requires the applicant to submit evidence of certification of Secure by Design accreditation prior to the proposed uses coming into first occupation. Officers have recommended the application of this condition.

1.0 SITE DESCRIPTION

- 1.1 The application site relates to the north eastern corner of the car park sited at the corner of Station Road and Greenhill Way. The site is most commonly referred to as Greenhill Way Car Park. There is an undercroft pedestrian access way sited along Station Road which leads into the site, this accessway is included within the red line boundary of the site. Vehicular and pedestrian access to the site is also provided along Greenhill Way.
- 1.2 It is worth noting that the site only occupies a small area of the Greenhill Way Car Park as a whole.
- 1.3 The site is currently used as pay and display parking for the town centre, previously associated with a Debenhams Store which has now closed down. The car park is reportedly underutilised in relation to its capacity.
- 1.4 A total of 38 car parking bays are included within the boundary of the application site, including 7 disabled parking bays, as well as a pay and display machine and lighting column (both to be retained) There are plans for the Council to re-provide the car parking spaces on another part of the wider car park (outside of the site), however this falls outside of the scope of this application.
- 1.5 There is a commercial parade sited to the east of the site (No. 229-233 Station Road) with residential properties sited above at first, second floor, and roof level (in the case of certain flats). These flats appear to be accessible from the rear, making use of the undercroft pedestrian access along Station Road.
- 1.6 The rest of the car park is sited immediately to the south and to the west of the site.
- 1.7 To the north, the site is flanked by the main highway along Greenhill Way, there is a two to three storey hotel sited further north of the highway and construction is underway for a part 3-storey, part 4-storey, part 5-storey co-living building sited south of this hotel.
- 1.8 The site does not contain any listed buildings and is not located within a Conservation Area.
- 1.9 The application site is however located within the Harrow Town Centre Boundary, and within the Harrow and Wealdstone Opportunity Area.
- 1.10 The site is located within a Critical Drainage Area but is not located within a high risk Flood Zone.

2.0 PROPOSAL

- 2.1 The Council seeks planning permission for the redevelopment of the site to provide a flexible mix of meanwhile uses (5 year period) within a range of buildings, public realm improvements, landscaping alterations, and the provision of associated bin and cycle parking.

- 2.2 Towards the north western corner of the site, a two storey block is being proposed (Block A). The ground floor level of this building is to provide a range of flexible retail units (Use Class E(a)), commercial units (E(g)(i)) as well as an interconnected galley space and the first floor level of the building is to provide a number of commercial units (E(g)(i)). This building is to be constructed by amalgamating a number of shipping containers and would naturally incorporate a flat roof form. Access to the first floor is to be provided via an external staircase. It is suggested that the ground floor of this block will accommodate young creative businesses that combine small-scale production with retail, and the first floor level of the building will provide affordable workspace.
- 2.3 Towards the southern corner of the site the single storey mixed block (Block B) is being proposed which would house a larger commercial anchor tenant, consisting of a mix of retail floor space (Use Class E(a)), commercial floor space (E(g)(i)), and with an ancillary café (Use Class E(b)). This particular block would feature dual-pitched roofs and would be constructed of steel portal frame kit structures. This block would partly enclose a covered seating area. An air source heat pump is to be provided to the side of Block B. It is suggested that this block will offer flexible event/community space.
- 2.4 Towards the eastern corner of the site, the applicant is proposing a single storey modular block (Block C) containing two micro gallery spaces, two WCs and a small kitchen labelled as a 'tea point'.
- 2.5 Four freestanding glazed micro gallery spaces are also proposed across the site, these would feature dual pitched roofs.
- 2.6 An external art display is to be provided (mounted to a plinth) within a central courtyard area, an additional art display is to be provided to the roof of the gallery unit interconnected to Block A. The applicant has confirmed that the specific art work to be displayed within these areas has not yet been selected, as such this external artwork is not to be assessed and approved as part of this application and may require separate planning permission, this will be made clear through an informative.
- 2.7 The undercroft pedestrian walkway is to be redecorated, and new fascia signage is to be installed to the front of the undercroft (fronting Station Road).
- 2.8 An enclosed bin storage area is to be provided fronting Greenhill Way. Bin store storage currently sited the rear or the commercial parade is to be relocated immediately south east of the site.
- 2.9 Cycle parking is to be provided to the southern end of the site, to the south of Block B.
- 2.10 Landscaping changes on site involve the provision of timber decking and removal of car parking marking on retained tarmac areas. Nine new trees are being proposed within raised planters dotted across the timber walkway. Three rain garden planters are proposed to the rear of Block B to collect excess rainwater running of the roof of this block.

2.11 A new access gate is to be provided fronting Greenhill Way, as well as additional access gates to the timber walkway to restrict access at night.

3.0 **RELEVANT PLANNING HISTORY**

3.1. A summary of the relevant planning application history is set out below:

Ref no.	Description	Status & date of decision
P/2410/23/PREAPP	Proposal for the corner of underused carpark to introduce 8-10 units offering approximately 200-250m ² of new workshop for local businesses public spaces featuring leisure users, seating and exhibits signage and illuminations to support way finding; supported by Dept of Levelling Up Housing & Communities	Under Consideration

4.0 **CONSULTATION**

4.1 A total of 313 consultation letters were sent to neighbouring properties regarding this application.

4.2 The public consultation period expired on 30th November 2023, no comments have currently been received. If comments are received between the publication of this committee report and the committee meeting, these shall be set out within an addendum.

4.3 Statutory and non-statutory consultation

4.4 A summary of the consultation responses received are set out in the Table below.

Consultee and Summary of Comments
<p><u>Highways</u> –</p> <ol style="list-style-type: none"> Any reference to providing or allocating 38no. parking bays should be removed unless there are realistic plans in place. Area of floor space is required to work out cycle parking space provision. i.e. A1 or B1 in the London Plan 2021. Current measurement @ 256msq.

3. A Construction Method Statement is required. CLP not required as it is envisaged the construction phase will be fairly short and also the development is temporary on a 5-year basis.
4. A Delivery and Servicing Plan is required.

Secured by Design Officer – (Comments Summarised)

The area is experiencing a very high volume of anti-social behaviour, thefts, burglary, robbery, violent crime and motor vehicle crime. Crime is occurring directly in the immediate vicinity of the proposed development, including serious crimes such as violent crime, robbery, burglary and motor vehicle crime, and a very high proportion of Anti-Social behaviour, theft offences, criminal damage, and Vehicle crime offences.

I have met with the architects recently to discuss this development in full.

Appraisal

The installation of this development could make the car park safer, however, it could also increase the levels of Crime and Anti-Social Behaviour (ASB) in the car park due to:

- a lack of natural surveillance in the areas marked inside the orange ovals on the below map. These areas will attract crime and criminality due to the lack of visibility. I advise that these areas are fenced and gated off during hours of darkness to prevent crime and ASB occurring.



- I also advise installing additional gates in the areas marked red, these gates should be closed during hours of darkness, or managed by the last commercial unit to close overnight.

The green lines on the above plan are advised fencing, the height and design of the fencing can be discussed with myself or any other Design Out Crime officer once planning is approved.

I am concerned about the unnecessary area between the units to facilitate the pay and display machine, last year Harrow car parks moved to the “Pay by Phone” app to facilitate parking in the council car parks. Therefore, this pay and display machine is no longer required. This dead area will attract crime and ASB, and will need to be fully fenced and gated.

The venue can achieve a Secured BY Design award, If constructed as advised following the Secured By Design Commercial guide.

Officer Response:

Following receipt of the Secured by Design Officer’s Comments, a meeting was held between the Planning Team, Project Leads and the Council’s Secured by Design Officer where the Project Leads emphasised that it would not be possible to add a gate restricting access to the undercroft pedestrian accessway as this this is a public right of way. Within this meeting it was also agreed that the pay and display ticket machine would need to be retained as the site would

need to be restored to its previous state following the ceasing of the development in 5 years time. It was ultimately agreed by all parties to have boundary treatment installed to enclose the void to the west of the site which contains the pay and display ticket machine and lighting column. It was also agreed that boundary treatment would be installed to the southern and eastern boundaries of the site which are currently exposed, restricting access to the area containing cycle parking and the eastern entrance to the timber walkway at night. It was agreed that some space would be retained towards the east of the site to provide an enclosed walkway for pedestrians. Details on this revised scheme of boundary treatment are to be requested by Condition.

The Council's Secured by Design Officer also suggested further security improvements in and around the undercroft pedestrian walkway and new pedestrian walkway referenced above through the provision of enhanced lighting, CCTV and mirrors to improve visibility in blind spots, but emphasised that this can be captured through a Secured by Design accreditation condition, which officers have recommended.

The Project Leads expressed interest in potentially relocating cycle parking within the void containing the pay and display ticket machine and lighting column however a conclusive decision was not made on this, so officers agreed to recommend a flexible condition allowing for the cycle parking to be either be relocated to this area or be retained in its currently proposed location.

Urban Design Officer – No comments were provided, however extensive verbal feedback was provided within a Pre-application meeting (P/2410/23/PREAPP).

Transport for London – No response

Landscape Architect – No response

Environmental Health – No response

Waste Management Policy Officer – No response

Drainage Engineer – No response

5.0 POLICIES

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

5.2 '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.'

5.3 The Government has issued the National Planning Policy Framework [NPPF 2023] which 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.

5.4 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]. The relevant policies are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Accessibility
- Traffic, Parking and Refuse
- Development and Flood Risk
- Sustainability
- Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: D13, SD6, SD7, E1, E2, E9, E10, S1
- Harrow Core Strategy 2012: CS1.L, CS1.O, CS1.P, CS1.Z
- Harrow Development Management Policies Local Plan (2013): DM32, DM35, DM40
- Harrow and Wealdstone Area Action Plan (2013) AAP1

6.2.2 Officers raise no objection to the principle of the proposed development. The proposal would contribute to the borough's stock of retail and office floor space, (including valued affordable workspace) which is welcomed within this Town Centre location. In addition to the above the provision of art gallery and exhibition spaces would draw in visitors, which is again welcomed within this Town Centre location. There are no specific land use restrictions which would preclude the proposed development, although parking spaces would be lost on site, it is worth noting that the development has come about in communication with the Council's Estates Management and Parking Teams who are on board with the proposal. Further assessment on this is provided within the 'Transport, Parking and Refuse' section (6.6) of this Committee Report.

6.2.3 With respect to the Agent of Change Principle identified within Policy D13 of the London Plan, officers are satisfied that the proposed uses would not unduly impair the function and viability of surrounding commercial uses within the area, with the proposed uses not being particularly noise sensitive. Furthermore, although there are residential properties within the locality, most notably upper floor flats above the

parade to the east (No. 229-233 Station Road), there is a reasonable distance between the site and these properties, and the proposed use are not particular noise intensive, as such officers consider to the proposed uses to be appropriately viable within this Location.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: D3, D4, D8
- Harrow Core Strategy 2012: CS1.B
- Harrow Development Management Policies Local Plan (2013):DM1, DM22
Harrow and Wealdstone Area Action Plan (2013): AAP1, AAP2, AAP4, AAP7

6.3.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

6.3.3 Policy D4 of the London Plan relates to good design and provides a framework for Local Planning Authorities and developers to achieve of high standard of design.

6.3.4 Policy D8 of the London Plan provides a framework on how good development could and should enhance the Public Realm.

6.3.5 Policy DM1 of the Development Management Policies Local Plan states that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted”.

6.3.6 Policy AAP1 A of the Harrow and Wealdstone Area Action Plan notes that Development within all three sub areas of Harrow Town Centre will be required to strengthen its character, legibility and role as Metropolitan Centre. Proposals should have regard to the general design principles identified within paragraph 4.3 and should:

- b. Provide distinctive, high quality and contemporary design, showing creativity and responsiveness to the local context in a way that contributes to the metropolitan character of the town centre at every scale including the appearance of the town centre from further afield, the town centre skyline, the sub area, and the street.

- d. Be of a massing, bulk and scale appropriate to the centre's Metropolitan status and make a positive contribution to the immediate site surroundings and wider context.
- i. Contribute to a vibrant and attractive public realm.
- j. Where appropriate, make on-site provision of public art.

6.3.7 Policy AAP2 A of the Harrow and Wealdstone Area Action Plan notes that Development within the Station Road sub area will be required to make a positive contribution to its environment and identity. Proposals along the Station Road frontage should:

- a. Be of massing, bulk, scale and design that helps create a coherent boulevard character, complemented by a series of special 'stepping stones' – carefully chosen and designed existing and new buildings and spaces that enhance visibility, increase access to surrounding areas, and aid orientation.
- c. Create a single, clearly defined streetscape through provision of a consistent building line within each parade and the promotion of a coherent appearance to private forecourt areas along Station Road;
- d. Contribute to planned improvements to the public realm and road junctions, and to the creation of a green boulevard. On sites that create new public realm, the Council will require a consistent finish that will result in a seamless connection with the planned or delivered improvements in Station Road.

Part B of Policy AAP2 notes that the design and layout of development within the Station Road sub area must respect the scale and character of surrounding residential areas and maintain or increase pedestrian and cyclist permeability between surrounding residential areas and public transport facilities.

6.3.8 Policy AAP4 of the Harrow and Wealdstone Area Action Plan relates to achieving good design throughout the heart of Harrow. Within part A of this Policy, it is noted that all development throughout the Heart of Harrow should:

- a. Use high quality, durable and serviceable materials to the external finishes of buildings
- c. Contribute positively to the wider context in terms of form, ground floor use, and engagement with public pedestrian and cycle routes.
- e. Create attractive, active and safe streets and public open spaces, which create a sense of community and are consistent with Policy DM2 of the Development Management Policies DPD: Achieving Lifetime Neighbourhoods.
- f. Ensure green infrastructure, including soft landscaped areas, are integrated as part of the overall design strategy for the site.
- h. Seek to integrate fully with, and be respectful of, the existing street grain and character;

- 6.3.9 Policy AAP7 of the Harrow and Wealdstone Area Action Plan relates to creating a new Public Realm. Within Part A of this Policy it is noted that all development proposals within the Heart of Harrow should contribute to the creation of a high quality, accessible, safe and attractive public realm through:
- a. Use of an approved, simple palette of sustainably sourced surface materials.
 - b. A reduction in street clutter and the rationalisation of existing street furniture wherever possible.
 - c. Judicious implementation of electric car charging points, wayfinding signs and infrastructure for cyclists, where these do not add to street clutter.

Part E of Policy AAP7 notes that new areas of public realm should be designed carefully to accommodate and strengthen pedestrian and cycle linkages to surrounding areas, enhance social use and legibility, and be flexible in function.

- 6.3.10 Officers consider the proposed development to be of a very high standard and consider it to accord with the interests of the above Policies. The proposed meanwhile uses are supported and would enliven this part of the Town Centre through culture-led activation. The overall scale, footprint and massing of each of the buildings would be respectful of the site surroundings with each of the buildings not being excessive in footprint, scale, and overall massing. The proposed one to two storey buildings would be respectful of surrounding building height, with proposed built form not appearing unduly prominent in context with the site surroundings. There would be sufficient spacing between buildings provided on site avoiding an undue visual cluttering. The assemblage and location of the built forms create a positive 'yard' feel to the scheme, creating in-between spaces for assembly.
- 6.3.11 The proposed buildings would largely be contemporary in design, incorporating innovative time effective construction methods. The proposed external materials to buildings would be very contemporary (i.e metal, glazing, decorative timber cladding), however, these materials are considered acceptable within this Town Centre location. The site in many respects would have its own unique character which is different from that of surrounding buildings, based on this, the use of contemporary materials is not considered acceptable. Whilst officers do not raise an in-principle objection to the development's proposed facing materials, further details on the exact appearance and colouring can be secured through a recommended condition.
- 6.3.12 The proposed landscaping alterations on site are considered to be acceptable, although the site would be primarily landscaped through the provision of decking there is some provision of soft landing in the form of numerous planters across the site. Given that the proposal is only for a meanwhile use of the site, and the site is to be restored to its former condition after 5 years of the development, it is not practical resurface the site to provide large amounts of soft landscaping on site. The planters are considered on balance to sufficiently enhance the site.

- 6.3.13 The applicant is proposing a high quantum of external lighting across the site which would enhance the appearance of the development. The provision of lighting improvements within the undercroft pedestrian accessway is welcomed and would greatly improve the public realm. As would the proposed installation of external artwork displays on site and redecorating the undercroft pedestrian accessway. As set out within the 'Proposal' section (2.0) of this Committee Report, the applicant has confirmed that the specific art work to be displayed externally has not yet been selected, as such this external artwork is not to be assessed and approved as part of this application and may require separate planning permission, this will be made clear through an informative.
- 6.3.14 Proposed bin storage is to be enclosed and would have a low scale visibility from the site's surroundings when the enclosure is closed. Officers are satisfied that the proposed bin storage would not unduly impact upon the character and appearance of the application site, street scene and area in a wider context. Proposed cycle parking has been discreetly sited to the southern boundary of the site, officers are satisfied that this would not unduly detract from the character and appearance of the application site, street scene and area in a wider context. The applicant has expressed interest in potentially relocating cycle parking within the void towards the west of the site currently containing the pay and display ticket machine and lighting column, this location is also considered to be appropriately discreet. Based on the fact that both locations would be appropriate, Officers have recommended a flexible condition allowing for the cycle parking to be either be relocated to this area or be retained in its currently proposed location.
- 6.3.15 As set out within the 'S17 Crime and Disorder Act' section of this Committee Report officers recommend the application of a condition requiring the applicant to provide details on a revised scheme of boundary treatment with new boundary treatment being required. Details on the height and appearance of this proposed boundary treatment can also be requested by condition.
- 6.3.16 Within the applicant's submission documents, it is indicated that they are proposing to install new fascia signage to the front of the undercroft pedestrian access fronting Station Road, however sufficient details have not been provided on the appearance of this signage. In any case the applicant would require separate advertisement consent for this signage, this has been made clear through an informative.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Polices Local Plan (2013):DM1
- London Plan Policy D3

6.4.2 Policy DM1 of the Development Management Polices Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.4.3 The closest neighbouring residential properties that would be impacted by the proposed development would be the upper floor flats at No. 229-233 Station Road which appear to feature rear facing habitable room fenestration facing towards the application site. Block C is within closest proximity to these residential properties with a minimum gap of approximately 8.5 metres between this block and the closest residential property to the east. Given this block is modest in height and is situated only at ground floor level, it is not considered to unduly restrict light, outlook, and visual amenity afforded to the habitable room windows of any neighbouring residential properties along Station Road to the east. Although Block B is notably taller than Block C, it is sited further away from the closest residential property along Station Road to the east. Measuring off the applicant's drawings, officers have observed that there is a separation gap of approximately 14.15 metres between Block B and the closest residential property to the east. Taking into account this separation gap, alongside the fact that only the roof of the building would be set at first floor level with no facing windows, officers are satisfied that neighbouring occupants to the east would not be subject to undue residential amenity impact. Block A is significantly distant from the surrounding terrace to the east and is not as tall as Block B. Officers are satisfied this particular block would not give rise to harmful residential amenity impact in respect to upper floor flats within the parade to the east. All of the other elements of the development would not be of a significant enough scale to materially impact upon the residential amenity of surrounding flats to the east. The site is considered to be sufficiently distant from all other residential properties within the locality.

6.4.3 The proposed development would result in some noise intensification but this is not considered to be significant enough to result in undue disturbance in respect to surrounding residential properties. It is worth recognising that the site is within the Harrow Town Centre boundary, where there are high levels of footfall and vehicular movements. It is worth adding that the proposed meanwhile uses are not particularly noise intense ones. Within the submitted application form, it is suggested that the site is to be operational from 7am to 11pm on all days including bank holidays. Although the proposed opening hours appear to be earlier than those for other commercial units within the immediate surrounds (typically 9am) it is worth recognising that the site is reasonably well set away from surrounding residential properties, and it is not uncommon for office workers to begin work at 7am. Officers do not anticipate that the full site will be in occupation at 7am, only certain units/areas on sporadic occasions. The proposed closing time of 11pm is considered acceptable within this Town Centre Location. There are many commercial premises within close proximity to the site which close at a similar time.

6.5 Accessibility

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D5
- Harrow Development Management Policies Local Plan (2013): DM2
- The Harrow and Wealdstone Area Action Plan (2013): AAP4

6.5.2 London Plan policy D5 notes that development proposals should achieve the highest standards of accessible and inclusive design. They should:

- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- 4) be able to be entered, used and exited safely, easily and with dignity for all
- 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

6.5.3 Policy DM2 of the Development Management Policies Local Plan notes that the location, design and layout of development, and any associated improvements to public realm, transport and other infrastructure, will be required to contribute to the creation of lifetime neighbourhoods. In particular:

- b) non-residential development and change of use proposals must be accessible to all.

6.5.4 Policy AAP4I) of the Harrow and Wealdstone Area Action Plan notes that all development throughout the Heart of Harrow should create attractive, active and safe streets and public open places, which create a sense of community and are consistent with Policy DM2 of the Development Management Policies DPD: *Achieving Lifetime Neighbourhoods*.

6.5.5 The applicant's proposed drawings indicate that the new timber walkway would be equipped with an integrated access ramp, as such all ground floor spaces would be accessible by wheelchair users. The first floor spaces within Block A would only be accessible by an external staircase and therefore would not be wheelchair friendly. Whilst this is regrettable, this is not considered sufficient grounds for refusal. It is worth noting that for a meanwhile project of this scale, it is unlikely to be feasible to provide a lift.

6.6 Traffic, Parking and Refuse

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.Q, CS1.R, CS1.S
- Harrow Development Management Policies Local Plan (2013): DM42 DM44, DM45,
- London Plan (2021) T5, T6, T6.2, T6.3, T7
- Harrow and Wealdstone Area Action Plan (2013): AAP19

- 6.6.2 Policy DM42 of the Development Management Plan relates to the Council's parking standards. Criterion (F) of this Policy notes that proposals that would result in inappropriate on-site parking provision and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists will be resisted.
- 6.6.3 Policy DM44 of the Council's Development Management Plan relates to servicing. It is noted that proposals for major development should make satisfactory arrangements for access to and servicing within the site during construction. Proposals that would be detrimental to safety, traffic flow or the amenity of neighbouring occupiers will be resisted.
- 6.6.4 Policy DM45 relates to Waste Management. Part A of the policy notes that all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and the collection of organic materials for composting.
- 6.6.5 The application site is located within an area with a Public Transport Accessibility Level (PTAL) of 6A meaning that it has very good access to public transport. As per London Plan maximum car parking standards, development within areas with a high PTAL are expected to be car free. No car parking has been proposed as part of the application, based on the site's high PTAL this is considered acceptable. It is worth recognising that visitors to the site can make use of parking spaces within the rest of the car park should they wish to. Whilst Officers recognise that the proposal would result in the temporary loss of 38 car parking spaces including 7 disabled parking spaces the scheme has come about in communication with the Council's Estates Management and Parking Teams who are on board with the proposal. It is worth adding that the Council's Highways Officer has raised no objections to the proposed development on grounds of parking.
- 6.6.6 The quantum of cycle parking provided would be in excess of London Plan minimum requirements for a development of this scale and is considered acceptable. Likewise, the quantum of bin storage provided appears to be sufficient for a development of this scale and nature. Bin storage is sited sufficiently close to the highway along Greenhill Way and would allow for easy servicing.
- 6.6.7 As requested by the Council's Highways Officer, conditions have been applied requiring the applicant to submit a Construction Method Statement and Delivery and servicing Plan.

6.7 Development and Flood Risk

- 6.7.1 The relevant policies are:
- National Planning Policy Framework (2023)
 - Harrow Core Strategy 2012: CS1.U, CS1.W
 - Harrow Development Management Policies Local Plan (2013): DM9, DM10 DM11,
 - London Plan (2021) SI 12, SI 13
 - Harrow and Wealdstone Area Action Plan (2013):AAP9

6.7.2 The application site is located within a Critical Drainage Area but is not located within a high risk Flood Zone. The proposal would increase development footprint on site and would therefore have an impact in terms of increased surface water flood risk, as such Sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

6.8 Sustainability

6.8.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.T
- Harrow Development Management Policies Local Plan (2013): DM12, DM14
- London Plan (2021): SI 2
- Harrow and Wealdstone Area Action Plan (2013): AAP4

6.8.2 London Plan policy SI 2 Minimising green house gas emission states that major development should be net zero carbon.

6.8.3 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to "utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials"... Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity". Policy DM14 highlights that development proposals should incorporate renewable energy technology where feasible.

6.8.4 Policy AAP4 A (i) notes that all development throughout the Heart of Harrow should incorporate sustainable building and site design which responds to the impacts of climate change and takes a long-term view of energy and water efficiency, having regard to the relevant Policies of the London Plan and to the guidance set out in the Council's Sustainable Building Design SPD.

6.8.5 For minor development proposals, the development plan at this point does not set out energy and sustainability targets greater than those required by Building Regulations. As these standards would be secured through other legislation, the proposal is not considered to conflict with sustainability policies in the development plan.

6.9 Fire Safety

6.9.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan Policy: D12

6.9.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The applicant has failed to provide detail on the development's compliance with fire safety standards as part of their submission, consequently, a condition has been applied requiring the applicant to demonstrate a development's compliance with relevant fire safety standards.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The proposed meanwhile use of the site would contribute positively to the borough's overall stock of commercial, retail and exhibition floorspace, and there are no specific policy restrictions for the proposed flexible uses within this particular site and location. The proposed development is not considered to detract from the character and appearance of the application site, street scene and area in a wider context and is not considered to give rise to harmful residential amenity impacts in respect to surrounding residential properties. The development is not considered to be susceptible to unacceptable flood risk and is not considered to unduly exacerbate flood risk elsewhere. The development is not considered to result in significantly adverse traffic and parking impacts. The development's proposed refuse and cycle storage arrangements are considered to be acceptable. Officers recommend applying requesting details on the development's compliance with Secured by Design requirements and relevant fire safety standards. In addition to the above, officers recommend applying conditions requesting a revised scheme of boundary treatment, a Delivery and Servicing Plan, a Construction Method Statement and further material details and specification.

7.2 Subject to conditions, the proposed development is considered to be in accordance with the National Planning Policy Framework (2023), Policies SD6, SD7, D3, D4, D5, D8, D11, D12, D13, E1, E2, E9, E10, S1, SI2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T6.2, T6.3 T7 of the London Plan (2021), Policies CS1.A, CS1.B, CS1.L, CS1.O, CS1.P, CS1.Q, CS1.R, CS1.S, CS1.T, CS1.U, CS1.W, CS1.Z of the of the Harrow Core Strategy, Policies DM1, DM2, DM9, DM10, DM12, DM14, DM22, DM32, DM35, DM40, DM42, DM44, DM45 and DM46 of the Harrow Development Management Policies Local Plan, and Policies AAP1, AAP2, AAP4, AAP7, AAP9, AAP19 of the Harrow and Wealdstone Area Action 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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

001, 011, 031, 032, 112, 113, 114, 120, 131, 132, Drawing Register, Design + Access Statement Revision A (27/11/2023), London Sustainable Drainage Proforma.

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

3. Ceasing of Meanwhile Use

Other than in the case of the lighting and artwork proposed within the undercroft pedestrian accessway, all development hereby permitted shall be removed in its entirety and the land restored to its former condition within five years of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents and the character and appearance of the area and to permit redevelopment of the site, in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Restricted Use

The workspace within Block A, other than the interconnected gallery unit, shall be used only as flexible retail workspace (Use Class E(a)) and/or commercial workspace (E(g)(i)) and for no other purposes, unless an alternative use or uses are agreed in writing by the Local Planning Authority. The aforementioned gallery unit interconnected with Block A shall be used only as a gallery/exhibition space, and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.

The workspace within Block B shall be used only as flexible retail (Use Class E(a)) and commercial work space (E(g)(i)) with an ancillary café (Use Class E(b)), unless an alternative use or uses are agreed in writing by the Local Planning Authority.

The galleries within Block C shall be used only as gallery/exhibition spaces, and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.

The freestanding glazed display units across the site shall only be used as gallery/exhibition spaces, and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that uses are acceptable within the locality, and to safeguard the character of the area and residential amenities of surrounding occupants.

5. Glazing

No window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the new building hereby permitted without the prior permission in writing of the local planning authority.

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

6. Hours of Operation

The proposed meanwhile uses hereby permitted shall not be in operation outside of the hours of 07:00am – 23:00pm from Monday to Sunday, including Bank Holidays).

REASON: To safeguard the residential amenity of neighbouring residential occupants and the character of the area.

7. No Music

No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

8. Materials

Notwithstanding the details shown on the approved drawings and documents, the development hereby permitted shall not commence until samples of the materials (or appropriate specification) to be used in the construction of all of the proposed buildings, proposed boundary treatment works (including access gates), the proposed decking, proposed planters (including tree specification), and decoration works to the undercroft pedestrian accessway have been submitted to, and agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the details as so agreed and shall be retained in that form thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials, and to safeguard the character and appearance of the area. **This condition is a PRE-COMMENCEMENT condition.**

9. Boundary Treatment Works

Notwithstanding the approved plans and documents, prior to the proposed meanwhile uses hereby permitted coming into first occupation, details shall be submitted on a revised scheme of boundary treatment works.

- a) The submitted details shall include a plan showing; the provision of new boundary treatment enclosing the void to the west of the site containing the pay and display machine and lighting column, new boundary treatment to the southern and eastern boundaries of the site restricting access to the area containing cycle parking and the eastern access to the timber walkway, and details on new boundary treatment facilitating the provision of an enclosed pedestrian walkway beside the eastern access to the timber walkway.
- b) Specification and proportion details shall also be provided on all forms of boundary treatment to be incorporated.

The development shall be carried out in accordance with the details as so agreed and shall be retained in that form thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preventing crime and disorder, and to safeguard the character and appearance of the area.

10. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in accordance with the format and guidance provided by Transport for London www.tfl.gov.uk. The Construction Method Statement shall provide for:

- a) Parking of vehicles of site operatives/visitors.
- b) HGV access to site – loading and unloading of plant and materials.
- c) Number of HGV's anticipated.
- d) Storage of plant and materials used in constructing the development.
- e) Programme of work and phasing.
- f) Site layout plan.
- g) Measures to control dust and dirt during construction.

- h) A scheme for recycling/disposing of waste resulting from demolition and construction works; and

The development shall be carried out in accordance with the approved Construction Method Statement, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network in accordance with Local Plan Policies DM1 and DM43 and Policy D14 of the London Plan (2021) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy T7 of the London Plan (2021). **This condition is a PRE-COMMENCEMENT condition.**

11. Delivery and Servicing Plan

No development shall take place, including any works of demolition, until a Delivery and Servicing Plan (DSP) has been submitted to, and approved in writing by the Local Planning Authority.

The approved DSP shall be adhered to in perpetuity and following occupation.

REASON: To manage the impact of the development upon the local area during its operation in the interests of public amenity and the local natural environment in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013). **This condition is a PRE-COMMENCEMENT condition.**

12. Cycle Parking

Notwithstanding the approved plans, before the use commences, the applicants shall submit the following information to be approved in writing by the Local Planning Authority:-

- a) Confirmation that the cycle store will remain in the approved location in accordance with the approved plans (Drawing no 112),

or,

- b) that the cycle store will be moved to elsewhere within the site. Details of which 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 for the duration of the planning permission.

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.

13. Secured by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to the Local Planning Authority in writing for approval prior to the proposed meanwhile uses coming into first occupation. The development shall only be completed and operated in accordance with any approval.

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.

14. Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on Drawing No. 112.

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

15. Fire Safety

The new buildings hereby permitted shall not be first occupied until a Fire Safety Statement has been 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).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework 2023:

London Plan 2021: SD6, SD7, D3, D4, D5, D8, D11, D12, D13, E1, E2, E9, E10, S1, SI2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T6.2, T6.3 and T7

The Harrow Core Strategy 2012: CS1.A, CS1.B, CS1.L, CS1.O, CS1.P, CS1.Q, CS1.R, CS1.S, CS1.T, CS1.U, CS1.W and CS1.Z

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM9, DM10, DM12, DM14, DM22, DM32, DM35, DM40, DM42, DM44, DM45 and DM46

Harrow and Wealdstone Area Action Plan 2013: AAP1, AAP2, AAP4, AAP7, AAP9 and AAP19

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Mond–y - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal [website](https://www.gov.uk/party-wall-etc-act-1996-guidance):

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. 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.

5. Grant with Pre-App Advice

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..

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. Sustainable Drainage Systems

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

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

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

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2023) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy

aim in all flood zones. The London Plan (2021) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

8. 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 £16,583 (Includes Indexation)

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

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

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

9. Harrow CIL

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

Har'ow'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 us-s - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £100 sqm is £40,714 (Includes Indexation)

This amount includes indexation which is 323/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal 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

10. Thames Water

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.

11. Street Naming and 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, sub division 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). http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering



12. Advertisement Consent Required for New Signage

The applicant is advised that the new fascia signage proposed to the front of the undercroft pedestrian accessway (fronting Station Road) has not been assessed and approved as part of this application. The applicant will be required to submit a separate advertisement consent application for this new fascia signage.

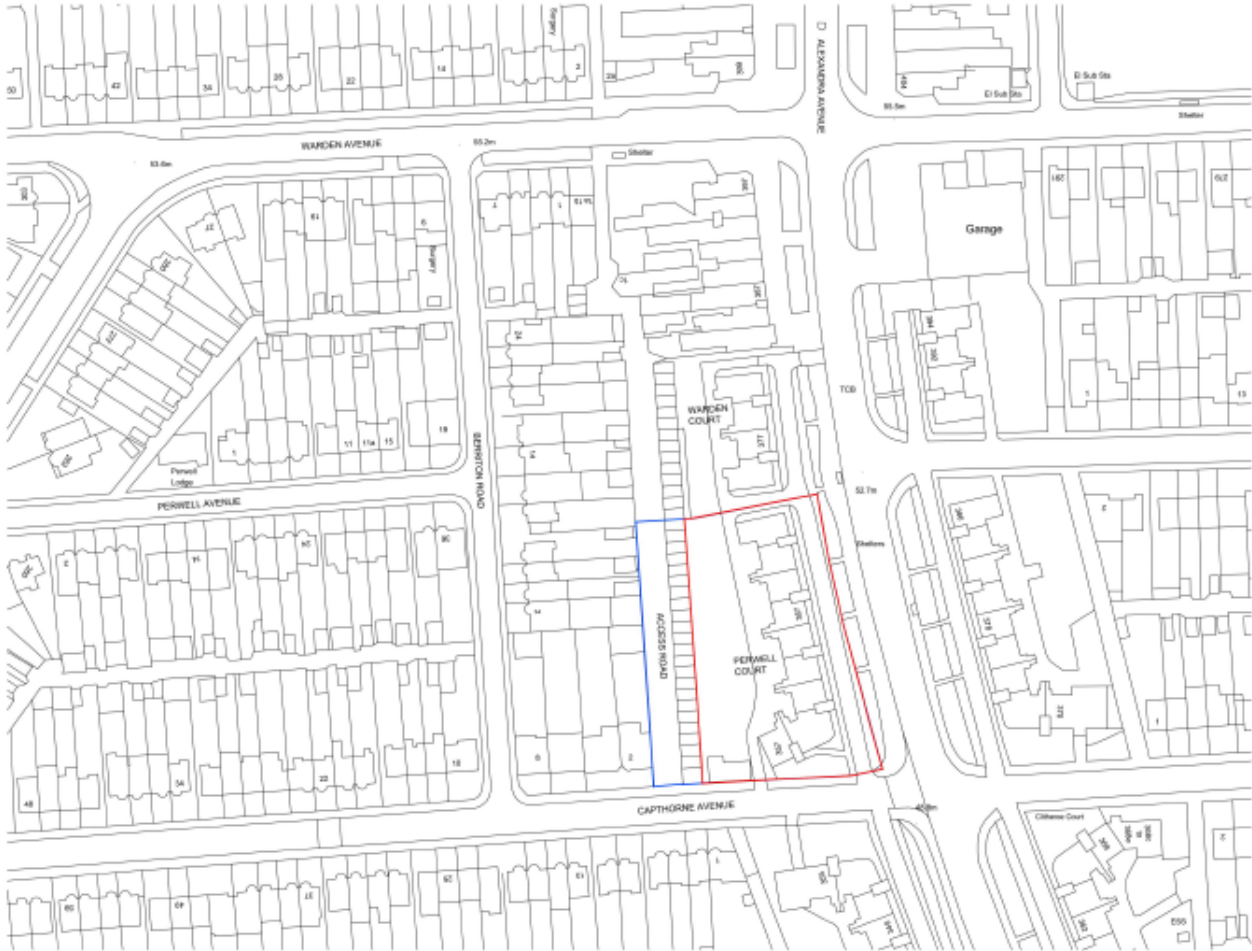
13. External Art Displays

The applicant is advised that the external art display located within the courtyard area and the external art display located to the roof of the gallery interconnected with Block A have not been assessed and approved as part of this application. Separate planning permission may be required for these art displays.

CHECKED

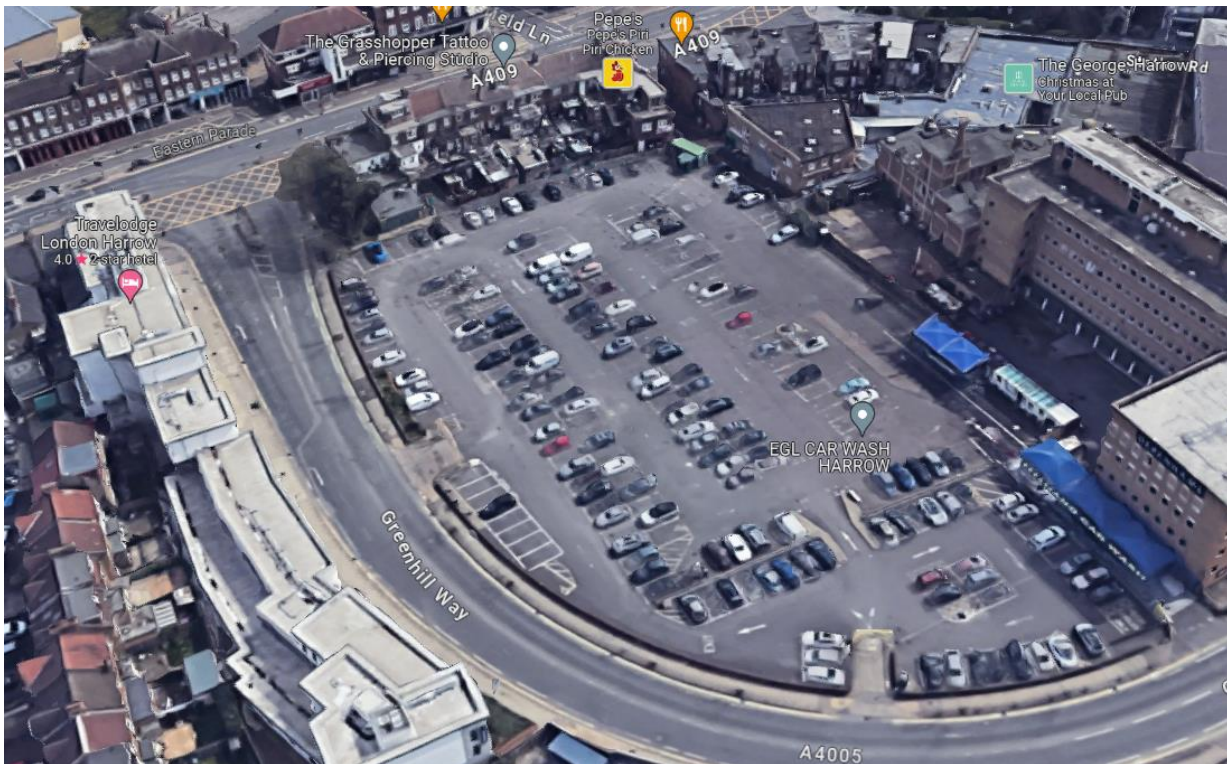
 <p>Orla Murphy Head of Development Management 30th November 2023</p>	 <p>Viv Evans Chief Planning Officer 30th November 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Aerial View of Site



View of Site from Greenhill Way



Additional View of Site from Greenhill Way



Additional Photographs



Approach to site from Greenhill Way / Station Road Junction, to the north



Site area of Greenhill Way Car Park at the rear of 229-235 Station Rd, looking north-east



Undercroft approach between 229 and 233 Station Road



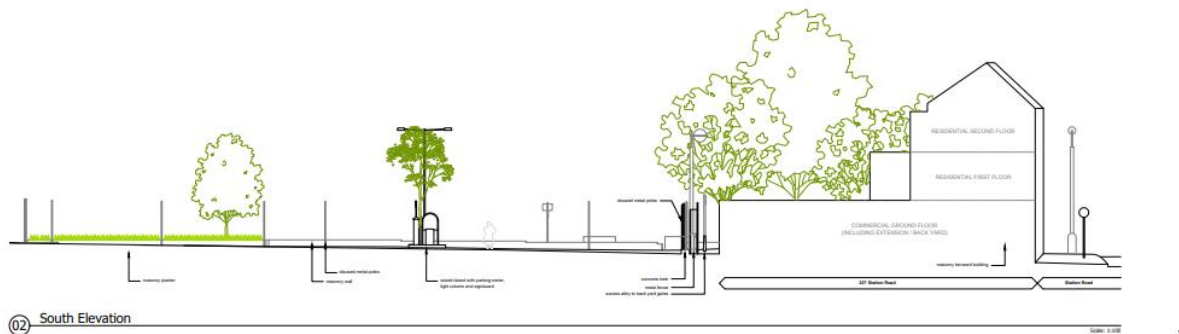
Site area of Greenhill Way Car Park, looking south-west

APPENDIX 4: PLANS AND ELEVATIONS

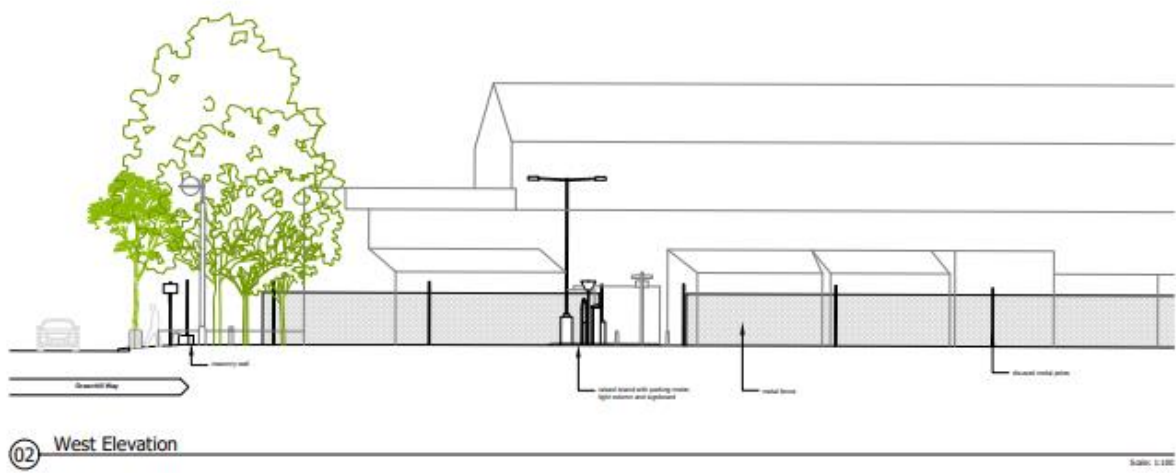
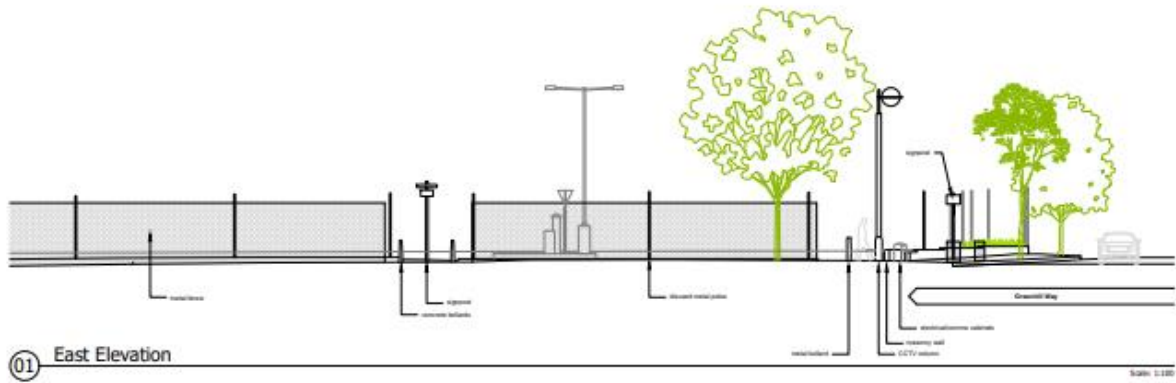
Existing Site Plan



Existing North and South Elevations



Existing East and West Elevations



Proposed Ground Floor Plan



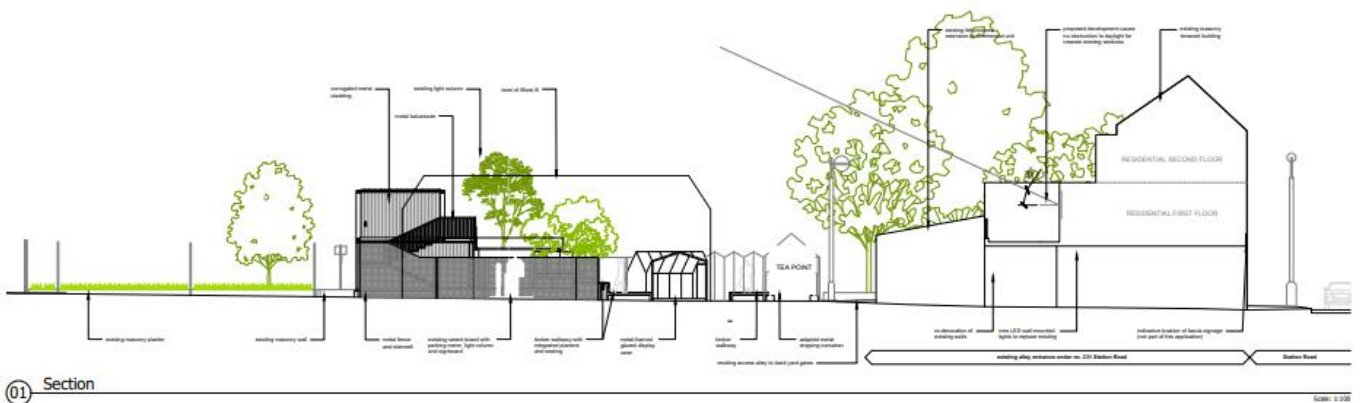
Proposed First Floor Plan



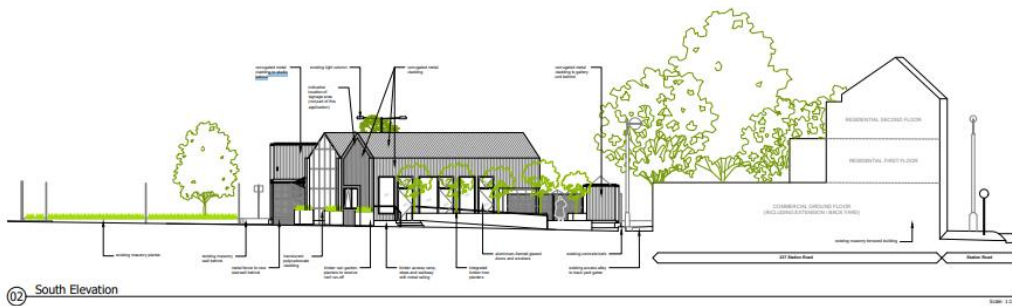
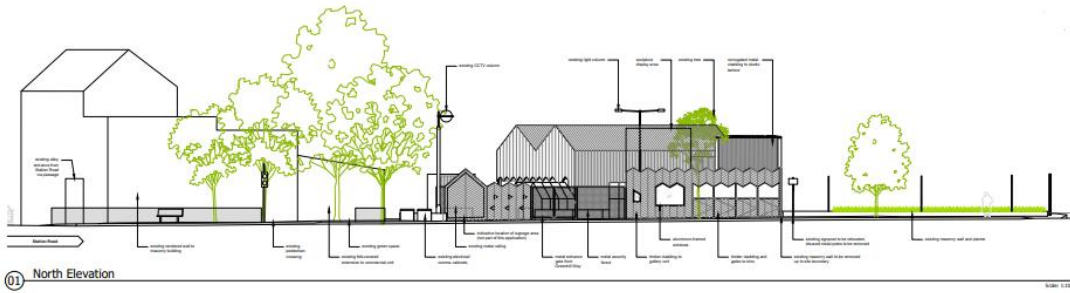
Proposed Roof Plan



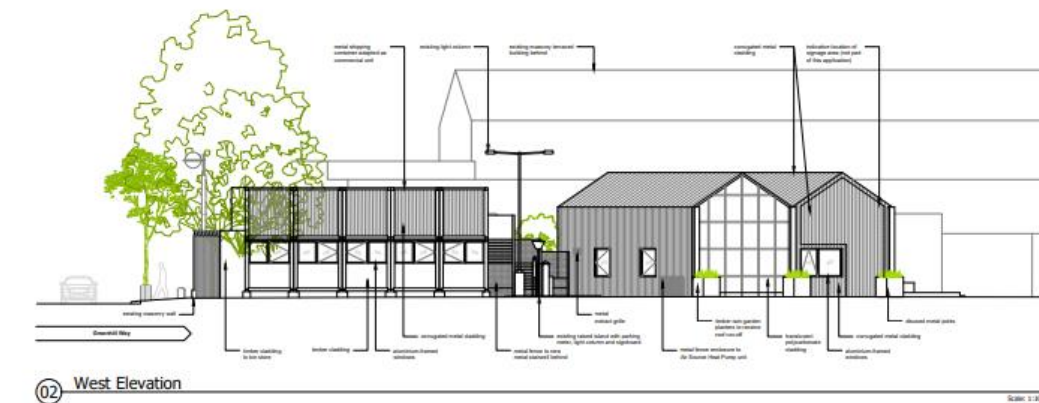
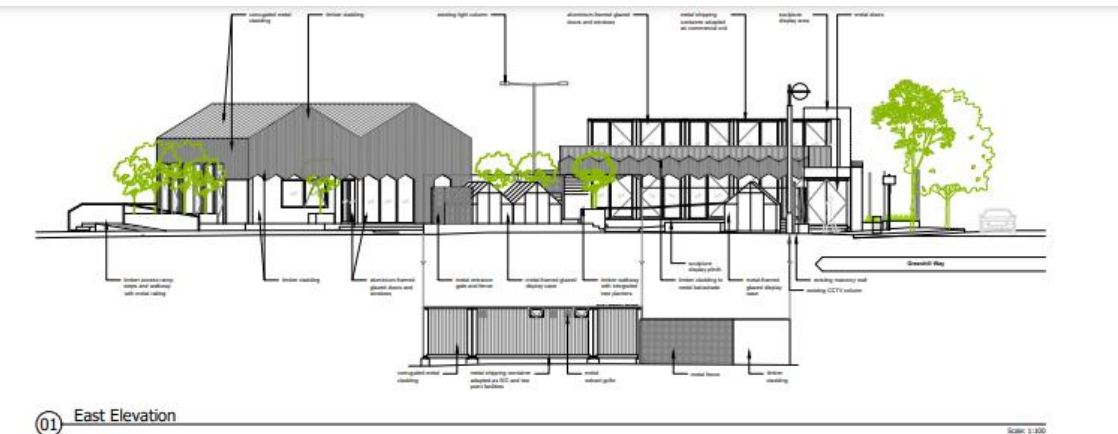
Proposed Section



Proposed North and South Elevations



Proposed East and West Elevations



Sketch of Development

DESIGN ELEMENTS	
01	creative maker workspace studios
02	leisure space with cafe offer
03	existing parking pay + display + lamppost
04	external access stairway to first floor
05	key gallery view / vista from alleyway
06	deck areas supporting seating / spill-out
07	art gallery: glazed display box
08	workspace studios 20ft containers [5F]
09	workspace studios 15ft containers [1F]
10	shared WC + tea point + external tap
11	art/gallery: display podium
12	art/gallery: display plinth
13	bin store
14	art gallery: micro-gallery space 8ft container
15	central open square + outdoor gallery
16	art gallery: micro-gallery space 15ft container
17	façade signage to undercroft entrance
18	lighting + decoration to undercroft
19	junction entrance incl. security gates
20	existing mature trees by junction



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