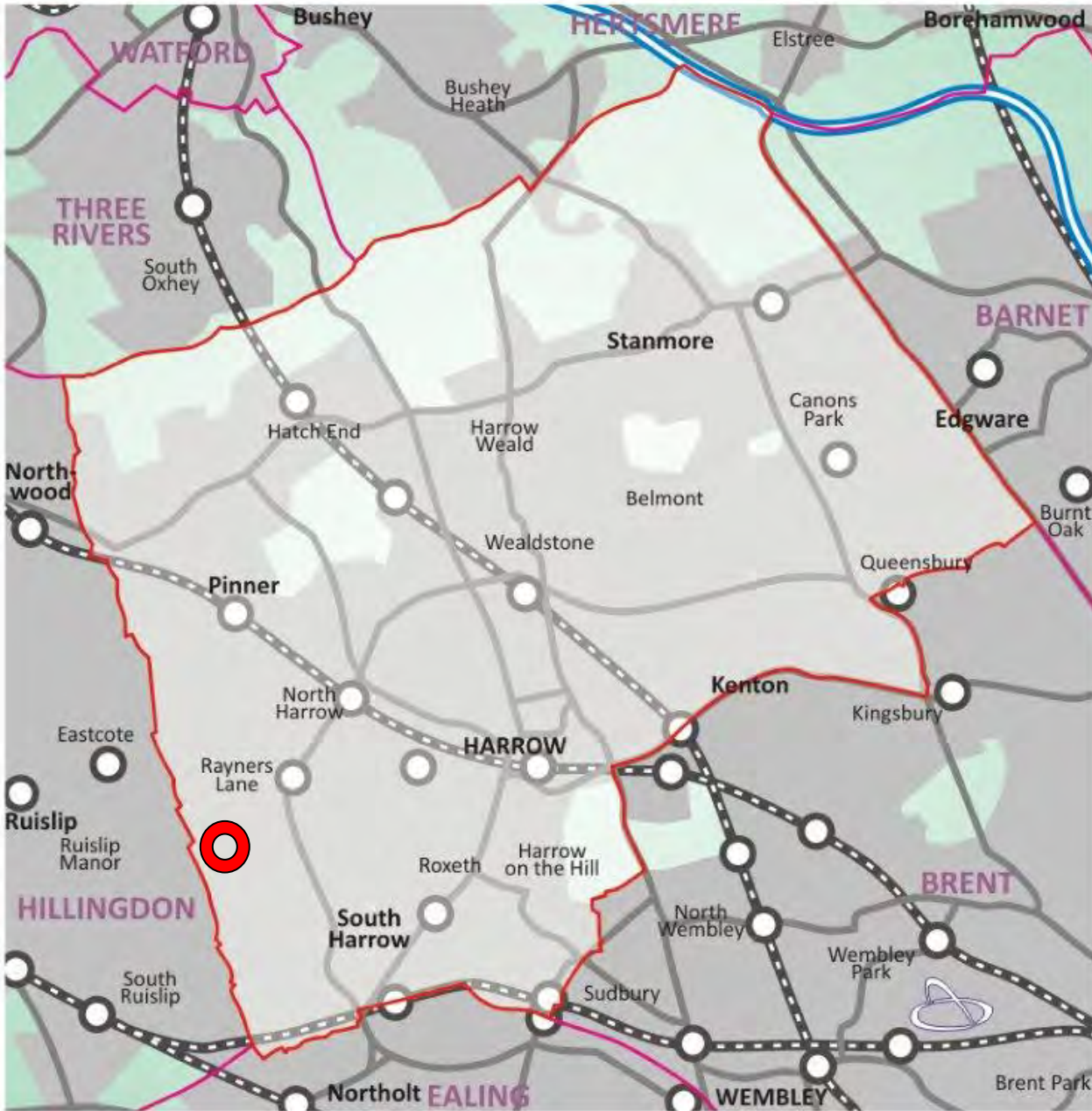
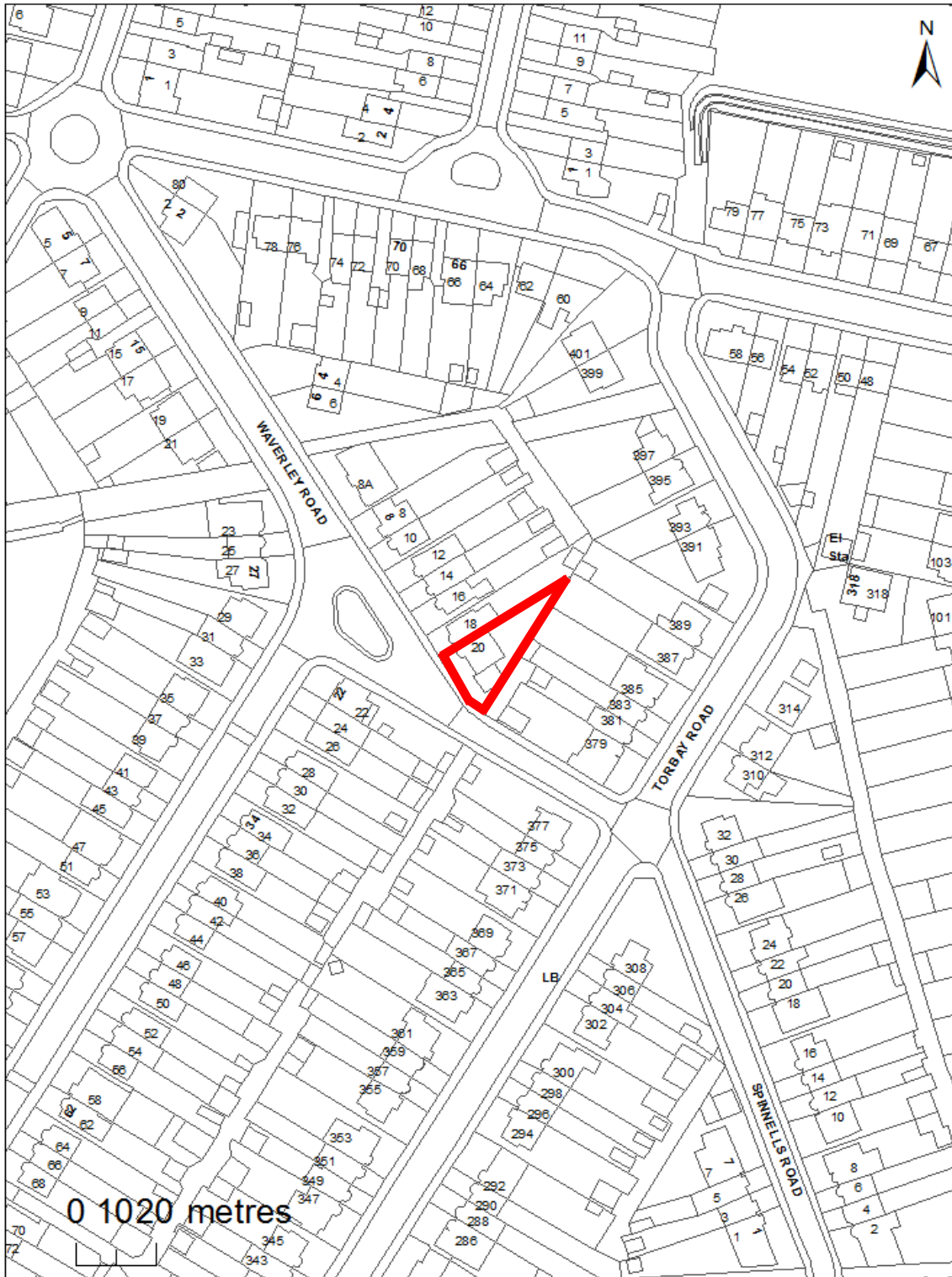


 = application site



20 Waverley Road, Harrow, HA2 9RB	P/1808/16
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**20 Waverley Road, Harrow, HA2 9RB** **P/1808/16**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

7<sup>th</sup> September 2016

**Application Number:** P/1808/16  
**Validate Date:** 22/04/2016  
**Location:** 20 Waverley Road, Harrow  
**Ward:** Rayners Lane  
**Postcode:** HA2 9RB  
**Applicant:** Mr Paresh Khakharia  
**Agent:** DB Planners  
**Case Officer:** Tendai Mutasa  
**Expiry Date:** 22/07/2016 (extended)

### PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

Demolition of garage and erection of a single storey side to rear extension, to convert dwelling into 3 flats, including the installation of new access ramps to the front and side entrances, bin stores and off-street car parking spaces.

### RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

### REASON FOR THE RECOMMENDATIONS

The development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the area. Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

### INFORMATION

This application is reported to planning committee due to the public interest received under part 1, Proviso E of the scheme of delegation dated 29th May 2013.

Statutory Return Type:	13 Minor Dwellings
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£1295 (based on an additional net floorspace of 37sqm)
Local CIL requirement:	£4,070.00 (based on an additional net floorspace of 37sqm)

## **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**

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposals. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework 2012
- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1 : Planning Application Fact Sheet

The Site	
Address	20 Waverley Road, Harrow, HA2 9RB
Applicant	MR Paresh Khakharia
Ward	Rayners Lane
Local Plan allocation	NONE
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	Critical Drainage Area

Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	2
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	
	No. Proposed Cycle Parking spaces	
	Cycle Parking Ratio	
Public Transport	PTAL Rating	
	Closest Rail Station / Distance (m)	
	Bus Routes	
Parking Controls	Controlled Parking Zone?	
	CPZ Hours	
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	9 BINS

## **PART 2 : Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 Two storey semi-detached dwelling located on the north-eastern side of Waverley Road
- 1.2 The site is splayed so that the garden is substantially wider at the front than the rear
- 1.3 The land falls to the rear and car parking is available in the front of the existing garage
- 1.4 The subject dwellinghouse has a two storey bay window to the front and an existing detached side garage

### **2.0 PROPOSED DETAILS**

- 2.1 The single storey side extension would have a width of 3.78m and would be flush with the main front wall of the dwelling.
- 2.2 The extension would have a depth of 5m and would step towards the rear of the building to attain a 1m minimum set in from the boundary. The rear element of the extension would project 2.75m in depth from the original rear wall.
- 2.3 The proposed extension would be provided with a hipped roof on the side element and a flat roof for the rear element. The extension would have a height of 3.65m to the ridge for the side extension and a height of 2.67m for the rear extension.
- 2.4 It is proposed to convert the enlarged dwellinghouse into 1 x 1 bed (2 person) and a studio flat on the ground floor and 1 x 1 bedroom flat on the first floor level.
- 2.5 It is proposed to sub-divide the garden area into 3 to provide a private garden area for each flat.
- 2.6 The plan submitted with the application indicates that two off-street parking spaces are proposed at the front.
- 2.7 9 no. bins on the plans are shown to be located in the side garden area, 3 per flat.

### **3.0 HISTORY**

- 3.1 P/1519/11  
Conversion of dwelling to three flats, single storey front and side extension, provision of two parking spaces, landscaping and refuse, demolition of existing garage  
Refused - 04/08/2011

### Reasons for Refusal

1 The proposed extensions, by reason of the link to the existing bay window and failure to provide a clear separation from it, in addition to the bay window within the proposed single storey side extension represent overly dominant and insensitive extensions which would fail to respect the character and appearance of the original dwelling and would be contrary to Policies 7.4B; and 7.6B of The London Plan (2011), saved Policy D4 of the Unitary Development Plan (2004) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

2 The proposed flats, by reason of unacceptably small floor areas and room sizes, would provide a cramped and substandard accommodation which would fail to demonstrate principles of Lifetime Homes and Inclusive Design to the detriment of the amenities of the future occupiers of this site contrary to The London Plan policies 3.5B and C, 3.8C and 7.6B, saved policies D4 and C16 of the Harrow Unitary Development Plan (2004), Supplementary Planning Document: Residential Design Guide (2010) and Supplementary Planning Document: Accessible Homes (2010).

#### 3.2 P/0789/10

Demolition of existing garage and erection of single storey front and side extension, front porch and conversion of dwelling into one, one-bedroom flat and one studio flat at ground floor and a two bedroom flat at first floor  
Refused - 15 July 2010

#### 3.3 P/2379/08DFU

Single/two storey side and first floor rear extension and rear dormer  
Refused - 02 September 2008

#### 3.4 P/2618/06/DFU

Two storey side to rear extension and single storey rear extension; conversion to four self-contained flats; extension of vehicle crossover at front  
Refused - 04 December 2006

### **4.0 CONSULTATION**

4.1 A Site Notice was erected on 11/05/2016, expiring on 01/06/2016.

4.2 A total of 7 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 20/05/2016.

#### 4.3 Adjoining Properties

Number of Letters Sent	7
Number of Responses Received	7 (including a petition containing 5 signatures)
Number in Support	0
Number of Objections	6
Number of other Representations (neither objecting or supporting)	1

4.4 5 Objections were received from adjoining residents in the form of a signed petition.

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

<b>Details of Representation and date received</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
<p>A signed petition was received from Nos 379, 383, 389, 391, and 393 Torbay Road</p> <p>Cllr CD Noyce</p>	<ul style="list-style-type: none"> <li>• the conversion of the single dwellinghouse to flats, would destroy the local heritage i.e the single family dwellings.</li> </ul> <p>Room sizes would not meet London Plan sizes</p> <p>Would increase traffic in the area due to more cars</p> <p>Overdevelopment of the site</p> <p>Overdevelopment of the site</p>	<p>Policy DM 26 supports in principle the conversion of residential premises to flats where they provide a satisfactory standard of accommodation and contribute positively to their surroundings.</p> <p>The room sizes meet the London Plan 2016 standards and this has been discussed in Section 5.4.6 of the report</p> <p>The number of future occupiers is likely to be similar to those who would occupy the single dwelling considering possible extensions to the property under permitted development rights.</p> <p>The application has been amended and the proposed extensions are considered to be appropriate in scale.</p> <p>The application has been amended and the proposed extensions are considered to be appropriate in scale.</p>



	<p>Would change the character of the Nash Estate</p> <p>Traffic generation</p>	<p>This has been discussed in Section 6.3.1 of the report</p> <p>The number of future occupiers is likely to be similar to those who would occupy the single dwelling considering possible extensions to the property under permitted development rights.</p>
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#### 4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

4.8 External Consultation  
N/A

4.9 Internal Consultation  
LBH Highways – No comments

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

<b>Consultee</b>	<b>Summary of contents</b>	<b>Officer Comments</b>
LBH Drainage Officer	No objection subject to conditions.	An informative has been attached requiring the applicant to abide by the Council's SUDS measures to control surface water run-off.

## 5.0 POLICIES

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

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

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [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].

## **6.0 APPRAISAL**

The main issues are:-

Principle of the Development

Regeneration

Design, Layout and Character of the area

Residential Amenity and Accessibility

Traffic, Parking and Drainage

Accessibility

### **6.1 Principle of Development**

6.1.1 Policy 3.8 of The London Plan (2016) encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'.

6.1.2 Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed conversion would constitute an increase in housing stock within the Borough in terms of unit numbers and an improvement in the quality of accommodation, and would therefore be acceptable in principle. The Planning Inspector did not dismiss the principle of development in his appeal decision in 2011.

### **6.2 Regeneration**

The proposed development aid in the regeneration of the Borough as it would result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities.

### **6.3 Design, Layout and Character of the Area**

6.3.1 The area is characterised by two storey semi-detached and terraced houses with a strong building line and large rear and front gardens. The house is positioned on a corner site, with a side access to the garden. Save for the boundary treatment, the flank elevation of the house and the east border of the site is clearly visible from the public realm.

6.3.2 The house has an existing low level single storey garage on the side boundary with a timber gate positioned between. This building partially infills the gap between the flank of the building and the side boundary at a relatively low level.

6.3.3 The proposal would involve the demolition of the garage and erection of a single storey side extension which would stagger to wrap around at the rear extending beyond the rear elevation, retaining a 1m gap to the boundary for access to the rear garden.

6.3.4 The proposal would be set in 1m from the side boundary. The proposed side extension would be flush with the existing front elevation and it is noted that the width and height has been reduced since the previously refused scheme. These revisions addressed the reasons for refusal and the subsequent appeal findings which dismissed the appeal of the previous application. The proposals as revised would be proportionate and subordinate extensions, reflecting the character and design of the original building, which would accord with Council's SPD: Residential Design Guide.

6.3.5 The amended application is considered to be in line with the recommendations in the appeal decision in which the inspector agreed that the proposed extension was large and bulky. The development as amended would maintain the building's appearance of a single dwellinghouse.

#### 6.3.6 Refuse Storage

6.3.7 Policy DM26 states that part of the requirements for good design are that bin and refuse storage must be provided in such a way as to minimise its visual impact and that adequate arrangements for the storage and collection of waste, which would not give rise to nuisance to future occupiers is required. Policy DM45 states that waste storage must be located and screened to avoid nuisance to occupiers and adverse visual impact.

6.3.8 There would be an increase in the requirement of wheeled bins to nine, due to the extra units. Refuse storage has been indicated on the plan to be nine. The proposed location of the bins to the side of the house would be suitable and would allow servicing. This would be considered acceptable.

#### 6.4 Residential Amenity

6.4.1 It is considered that the proposed conversion of the dwellinghouse to three flats with the potential to accommodate up to 5 persons may increase residential activity on the site as compared to the existing single family dwelling, expressed through comings and goings to the property. This increased activity would have the potential to increase disturbance to the detriment of the amenities of neighbouring occupiers.

6.4.2 Notwithstanding this, given that the existing dwelling house could accommodate a similar number of people to those proposed; it is considered that the proposed development would not result in an intensity of use which would justify refusal.

6.4.3 With respect to the impact of the development on neighbouring occupiers, the single storey side extension would abut a communal alleyway and then the rear garden of properties on Torbay Road. The separation distance to these properties, in conjunction with the proportionate height of the extensions, would be sufficient to conclude that no unacceptable harm would arise to the

neighbouring properties amenities as a result of the development.

6.4.4 The proposed single storey rear extension at 2.75m deep would accord with paragraphs of 6.59 and 6.63 of the adopted Residential Design Guide SPD in terms of depth of projection and height respectively. As such, no undue impacts on neighbouring occupiers at No 18 Waverley Road would occur in terms of overshadowing, overbearing impacts or loss of light. No windows are proposed in the flank walls therefore the proposals would not cause undue loss of privacy to neighbouring occupiers.

6.4.5 In summary, the proposal would not have unreasonable impacts on neighbouring amenity, in compliance with policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

## 6.5 Amenity of Future Occupiers

### *Room Size and Layout*

The National Space Standards are set out below.

<b>National Space Standards</b>					
<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Minimum GIA (sq m)</b>			<b>Built – in storage (sq m)</b>
		<b>1 storey dwellings</b>	<b>2 storey dwellings</b>	<b>3 storey dwellings</b>	
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

	<b>Gross Internal floor Area</b>
<b>Minimum Floor Area Required</b>	<b>1 Bedroom, 2 person = 50m<sup>2</sup></b> <b>1 Studio, 1 person = 39m<sup>2</sup></b>
<b>Ground Floor Flats as proposed</b>	
(1 bedroom, 2 person)	52m <sup>2</sup>
(1 studio, 1 person)	41.9 m <sup>2</sup>
<b>1<sup>st</sup> floor flat</b>	
(1 bedroom, 2 person )	55m <sup>2</sup>

6.5.1 As demonstrated within the above table, the proposed flats exceed the required sizes. They would accommodate adequate storage space and circulation areas. The units would provide a good standard of living for occupiers, according to policies DM1 and DM26 of the Development Management Policies Local Plan 2013.

#### 6.5.2 Layout, Outlook and Privacy

The layout for the ground floor flats would allow good outlook for the bedrooms and kitchen/living/dining area. The first floor flat also provides sufficient outlook to bedroom and living areas. This revised application has overcome the reasons for refusal of earlier applications which were refused for unacceptably small floor areas and room sizes.

#### 6.5.3 Stacking

Paragraph 5.12 of the Residential Design Guide SPD specifies that: *'the vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Where possible, the horizontal arrangement of rooms between flats in a block should also avoid bedrooms adjoining neighbouring living rooms, kitchens and bathrooms, as well as communal areas such as halls and stairs'*.

6.5.4 The vertical stacking would largely place habitable rooms on the first floor above habitable rooms on the ground floor and non-habitable rooms above non-habitable rooms. There are no crossovers between the living room on the first floor and the bedrooms and therefore overall the stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.

#### 6.5.5 Outdoor Amenity Space

Policy DM26 of the DMP also requires new development 'to make adequate arrangements for the provision of amenity space for future occupiers of the development'. Paragraph 5.16 of the Residential Design Guide SPD (2010) states that private amenity space for residents of flats would be encouraged.

6.5.6 The applicant has indicated that the garden would be shared amongst the three flats and a high fence would separate the garden in order to protect the amenities of the ground floor flats. The ground floor flats would have direct access into the garden areas whereas the first floor flat would access the garden through the side way. Therefore each flat would have access to a garden in accordance with Policy DM26. The proposals demonstrate that defensible amenity space has been achieved for the ground floor flats which satisfactorily protects the privacy of future occupiers of these flats, details of fencing would be secured by condition.

#### 6.5.7 Forecourt Treatment

No soft landscaping appears to have been provided, contrary to paragraph 5.5 of the Residential Design Guide SPD and policies DM22 and DM26 of the Development Management policies. A condition requiring soft landscaping details to be approved prior to the occupation of the flats is therefore attached to this permission.

#### 6.6 Accessibility

6.6.1 Core Policy CS1.K of the Harrow Core Strategy and Policies 3.8, 7.1 and 7.2 of The London Plan (2016) require all new housing to be built to Lifetime Homes Standards. This has been replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.

6.6.2 A condition has been attached to ensure that the proposed dwellings will meet regulation M4 (2) of the Building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.6.3 It is considered that the proposal would not result in a substantial increase in the intensity of use of the property resulting in any harmful impacts on local traffic conditions or highway safety. The application seeks to provide secured cycle spaces for future occupiers.

#### 6.7 Traffic and Parking

6.7.1 The proposed development proposes 3 units which would not increase the number of bedrooms over those existing. It is noted that the previously refused development did not attract an objection from Highways Officers, however, it is noted that the Design and Access Statement and the block plan allocates two car parking spaces at the front of the building. This is considered acceptable as the front of the building can accommodate the proposed car parking spaces as shown on the block plan.

#### 6.8 Development and Flood Risk

6.8.1 The application site is located in a Critical Drainage Area of Harrow. Policy DM10 was introduced to address surface water runoff and flood risk from developments. The application would result in a net increase in development footprint and there is the potential for surface water run off rates to increase. In order to address this issue it is considered necessary to attach an informative to this permission.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The development would add to the housing provision and choice within the borough and would have a satisfactory impact on the character and appearance of the property and the area. Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.
- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals and other material considerations, this application is recommended for grant.

## APPENDIX 1: CONDITIONS AND INFORMATIVES

### Conditions

#### 1 Timing

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

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

#### 2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and access statement dated April 2016, 10AO10/PL02.1, 10AO10/PL01.1, 10AO10/PL04.1 REV A, 10AO10/PL03.1 Rev B

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

#### 3 Accessible and Adaptable Dwellings

The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

#### 4 Materials

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

Reason: To match the appearance of the original dwelling.

#### 5 Boundary Treatment

Prior to occupation of the flats, details of boundary treatments (2m fencing) to be erected in the rear amenity space to sub-divide the 3 separate areas shall be submitted to the Local Planning Authority and the approved works shall be carried out before the first occupation of the flats and shall thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers of the development.



## 6 Refuse Bins

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

Reason: To safeguard the appearance of the locality.

## 7 Landscaping

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

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

## Informatives

### 1 Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

3.8 Housing Choice

6.9 Cycling

6.13 Parking

7.1 Lifetime Neighbourhoods

7.2 An Inclusive Environment

7.3 Designing Out Crime

7.4 Local Character

7.6 Architecture

The Harrow Core Strategy 2012:

CS1.B Local Character

CS1.I, CS1.K Housing

CS1.R Transport

Harrow Development Management Policies Local Plan 2013:

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM10 On Site Water Management and Surface Water Attenuation

DM22 Trees and Landscaping

DM 24 Housing Mix

DM26 Conversion of Houses and other Residential Premises

DM27 Amenity Space  
DM42 Parking Standards

Adopted Supplementary Planning Documents  
London Plan Housing Supplementary Planning Guidance (2016)  
Supplementary Planning Document: Residential Design Guide (2010)  
Supplementary Planning Document: Accessible Homes (2010)

## 2 Pre-application engagement

Grant without pre-application advice  
Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)  
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.  
Please note this for future reference prior to submitting any future planning applications.

## 3 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. (Include on all permissions involving building works where they could affect a public highway)

## 4 The Party Wall etc Act 1996

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 building
  3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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

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

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB. Please quote Product Code:02 BR 00862 when ordering  
Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>  
Tel: 0870 1226 236; Fax: 0870 1226 237; Textphone: 0870 1207 405  
E-mail: [communities@twoten.com](mailto:communities@twoten.com)

## 5 SUDS

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

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

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) 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.

## 6 Homeowner liable 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](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

## 7 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](mailto: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)

8 Site notice

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

9 London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £1295 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £1295 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 37sqm

You are advised to visit the [planningportal](http://www.planningportal.gov.uk) website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

10 Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

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

All other uses - Nil.

The Harrow CIL Liability for this development is: £4070

## 11 Street Numbering

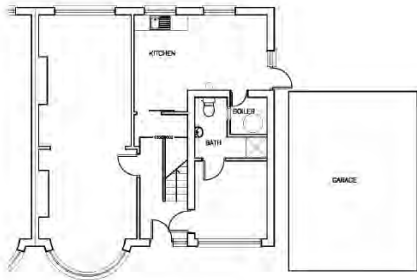
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, 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.

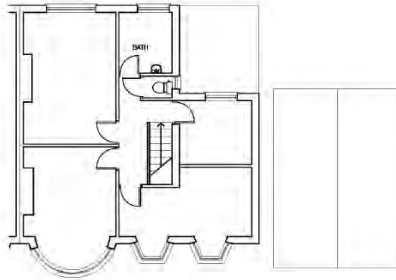
You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.  
[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

# APPENDIX 2: SITE PLAN

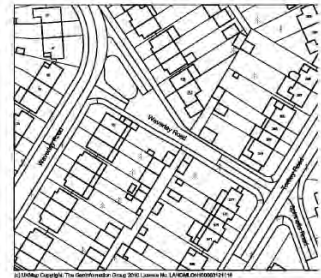
10A010/PL01.1



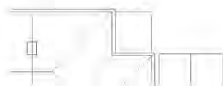
Ground Floor 1:100



First Floor 1:100



Site 1:1250



20 WAYERLEY ROAD  
HARROW  
HA7 0BB

**APPENDIX 3: SITE PHOTOGRAPHS**



**FRONT ELEVATION**



Looking towards houses on Torbay Road



Front forecourt





Side to rear elevations





Garden area

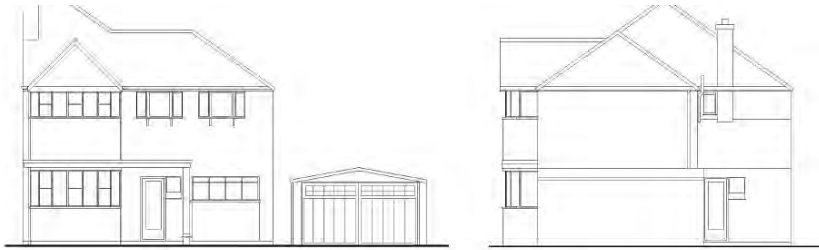


Rear garden areas of Torbay Road



# APPENDIX 4: PLANS AND ELEVATIONS

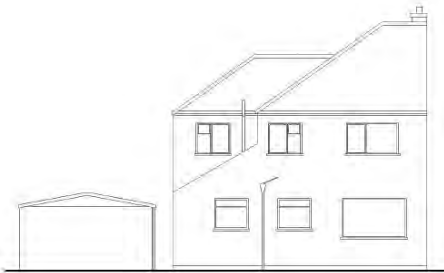
10AO10/PL02.1



Front Elevation 1:100

Side Elevation 1:100

Click on Sign to add text and place signature on a PDF File.



PLANNING  
 Project  
 20 WAVERLEY ROAD  
 HARROW  
 HA2 9RB  
 Title  
 EXISTING  
 ELEVATIONS

10AO10/PL04.1 REV A



Front Elevation 1:100

Side Elevation 1:100

Click on Sign to add text and place signature on a PDF File.



PLANNING  
 Project  
 20 WAVERLEY ROAD  
 HARROW  
 HA2 9RB  
 Title  
 PROPOSED  
 ELEVATIONS  
 Drawing Number Revision

