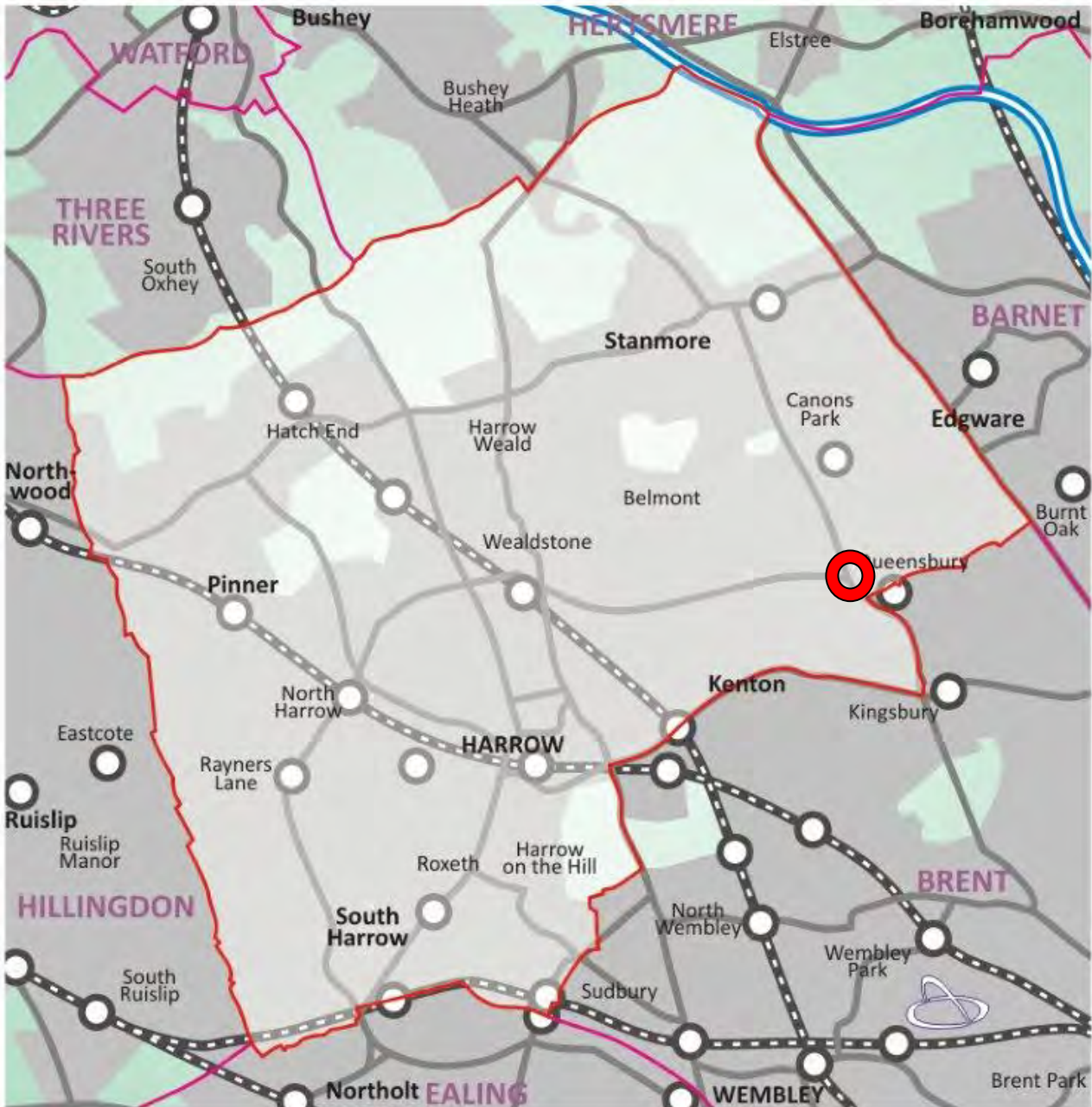


 = application site



Haslam House, 304 Honeypot Lane, Stanmore	P/3896/16
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Haslam House, 304 Honeypot Lane, Stanmore **P/3896/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th September 2016

Application Number: P/3896/16
Validate Date: 25/08/2016
Location: Haslam House, 304 Honeypot Lane, Stanmore
Ward: Queesbury
Postcode: HA7 1DY
Applicant: Mr Tobias Goevert
Agent: Stephen Taylor Partnership
Case Officer: Catriona Cooke
Expiry Date: 10/10/2016

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.

The application proposes:

- demolition of former children's home and redevelopment to provide 9 residential units with car parking, landscaping and refuse & cycle storage
- Construction of 9 dwellinghouses
- The accommodation would provide
 - A terrace of 4 two bedroom 4 person dwellinghouses on the boundary with Chichester Court
 - A terrace of 3 two bedroom 4 person dwellinghouses to the rear of the site
 - Two 2 bedroom 4 person dwellinghouses in a semi-detached pair on the site to the rear of nos. 55a-d Everton Drive
- The proposed dwellinghouses would have a ridge height of 8.3m and an eaves height of 6m
- Car Parking would be provided in broadly the same location as the existing surface car park and would comprise 9 spaces including 1 for 'blue badge' holders.
- Communal refuse storage and 10 secure cycle storage would be provided at the entrance to the site.

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 proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new houses. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The development of the site is therefore considered to be acceptable in principle.

INFORMATION

The application is reported to the Planning Committee as the subject site is owned by the Council and is over 100sqm in area. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	Minor Development, All other
Council Interest:	Council Owned
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£25,025
Local CIL requirement:	£78,650

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 proposal. 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
- Nation Planning Policy Framework
- London Plan
- 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	Haslam House, 304 Honeypot Lane, Stanmore, HA7 1DY
Applicant	Mr Tobias Goevert
Ward	Queensbury
Local Plan allocation	Not allocated
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	Yes
Other	No

Housing		
Density	Proposed Density hr/ha	169 hr/ha
	Proposed Density u/ph	56 u/ph
	PTAL	2
	London Plan Density Range	45-170 u/ph
Dwelling Mix	Studio (no. / %)	0%
	1 bed (no. / %)	0%
	2 bed (no. / %)	100%
	3 bed (no. / %)	0%
	4 bed (no. / %)	0%
	Overall % of Affordable Housing	0%
	Social Rent (no. / %)	0%
	Intermediate (no. / %)	0%
	Private (no. / %)	100%
	Commuted Sum	None
	Comply with London Housing SPG?	Yes
	Comply with M4 ⁽²⁾ of Building Regulations?	Yes

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Residential institutions
	Existing Use Class(es) sqm	C2
Proposed Use(s)	Proposed Use / Operator	Dwellinghouses
	Proposed Use Class(es) sqm	C3(a)
Employment	Existing number of jobs	0
	Proposed number of jobs	0

Transportation		
Car parking	No. Existing Car Parking spaces	7
	No. Proposed Car Parking spaces	9
	Proposed Parking Ratio	1:1
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	20
	Cycle Parking Ratio	2.2:1
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Queensbury Jubilee Line Approx. 750m west
	Bus Routes	114, 79 and 324 50m distance for Southbound and 100m Northbound.
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Centrally located secure bin store. Refuse collected by vehicle which can enter site and stop within approved distance of bin store.

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	0%

PART 2: Assessment

1.0 Site Description

- 1.1 0.16 hectare irregularly shaped site located on the north-east side of Honeypot Lane, Queensbury. The site is occupied by a single and two storey former children's home (six bedrooms/414m²) at the rear with bin storage and surface car parking (seven spaces) fronting Honeypot Lane
- 1.2 The existing building has main hipped roof (north-west corner) to a ridge height of 7.5 metres and a series of subordinate gable projections to a ridge height of 6.5 metres; eaves height of two storey elements is 5.5 metres.
- 1.3 Adjacent to the site's car park are no. 304 Honeypot Lane (a detached bungalow set back from Honeypot Lane) and no. 306 Honeypot Lane (a single storey estate agent's office fronting Honeypot Lane)
- 1.4 The south-east boundary of the site is contiguous with the side garden boundary to Everton Court and the rear garden boundary of nos. 55a-d Everton Drive. Everton Court is a two and three storey block of flats fronting Honeypot Lane however adjacent part (no. 302 Honeypot Lane) is a later addition comprising a two storey dwellinghouse with integral garage. Nos. 55a-d Everton Drive is a two storey block of 4 flats set back from the western corner of Everton Drive and orientated at an angle of approximately 45 degrees to the application site boundary
- 1.5 The north-east boundary of the site is contiguous with the rear garden boundary of nos. 50-60 Chichester Court, a two storey block of terraced houses and flats
- 1.6 The west boundary of the site is contiguous with the boundary of Chichester Court, an estate of flats in three and four storey detached blocks with garage courts and amenity areas surrounding
- 1.7 The application site contains 16 individual and one group of trees and a number of trees to the rear of nos. 50-60 Chichester Court are the subject of tree preservation orders
- 1.8 The application site, Everton Court, Chichester Court and nos. 304 & 306 Honeypot Lane are accessed from a service road which is separate to the adjacent section of Honeypot Lane
- 1.9 On-street parking on the service road and surrounding residential roads is not the subject of resident permit restrictions

- 1.10 The site is within fluvial flood zone 1 (based on Environment Agency flood maps) but is within a critical drainage area (as shown on the adopted Local Plan policies map)

2.0 Proposed Details

- 2.1 Demolition of former children's home and redevelopment to provide nine, two bedroom four person dwellings. One terrace of four, one terrace of three and semi-detached dwellings forming a courtyard with car parking, landscaping and refuse & cycle storage.

3.0 History

- 3.1 P/1201/04: Redevelopment to Provide Part Single, Part Two Storey Care Home with Parking and Refuse Store
GRANTED : 29th July 2004
- 3.2 P/0888/11: Conversion of Property into Two Flats; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations; Refuse; Landscaping; Access Ramp
REFUSED : 27th September 2011
- 3.2 P/3457/11: Conversion of Property into Two Flats; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations; Refuse; Landscaping; Access Ramp
REFUSED : 10th February 2012
- 3.3 P/3457/11: Conversion of Property into Two Flats; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations; Refuse; Landscaping; Access Ramp
REFUSED : 10th February 2012
- 3.4 P/3457/11: Conversion of Property into Two Flats; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations; Refuse; Landscaping; Access Ramp
REFUSED : 10th February 2012
- 3.5 P/2722/12: Conversion of Property into Three Flats; First Floor Extension to Create a Two storey Building; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations
REFUSED : 8th March 2013
- 3.6 P/2722/12: Conversion of Property into Three Flats; First Floor Extension to Create a Two storey Building; Single Storey Rear Extension following Demolition of Existing Conservatory; External Alterations
REFUSED : 8th March 2013
- 3.7 P/5720/15: Application for Prior Approval of Proposed Demolition of Haslam House
GRANTED : 7th January 2016

3.8 P/1112/16 - Redevelopment to provide two blocks of three storey terraced dwellings, one block of two storey terraced dwellings, one pair of semi-detached dwellings and one detached dwelling (15 in total); Parking; Landscaping; Refuse and Cycle Storage: Alterations to existing vehicle access (RESIDENT PERMIT RESTRICTED)

Refused: 01/07/2016

Reason for refusal:

The proposal, by reason of excessive density, scale, bulk and insufficient parking provision, and the siting of the gatehouse building incorporating the bin store, will have an unacceptable impact on local amenity and the future occupiers of the development, parking overspill and highway safety, whilst making insufficient provision to mitigate its transport impacts, contrary to policies DM1 and DM43 of the Development Management Policies Local Plan (2013), core policy CS1 of the Core Strategy (2012), and policies 6.13, 7.4 and 7.6 of The London Plan (2015).

4.0 Consultation

4.1 A Site Notice was erected on 05/09/2016, expiring on 26/09/2016

4.2 Press Notice was advertised in the Harrow Times on the 01/09/2016, expiring on 22/09/2016

4.3 The application was advertised as a major application.

4.4 A total of 176 consultation letters were sent to neighbouring properties regarding this application. The public consultation period will expire on the 22nd September 2015.

4.5 Adjoining Properties

Number of Letters Sent	176
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.6 1 objection was received from an adjoining resident.

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

Details of Representation and date received	Summary of Comments	Officer Comments
Mr Mark Terry 19 Chichester Court	Objects to the application due to: • Removal of large trees	See paragraphs 6.72 below

	forming boundary between Haslam House and Chichester Court.	
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4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

LBH Highways
 LBH Bio Diversity Officer
 LBH Enabling Project Officer
 LBH Landscape Architects
 LBH Waste Officer
 Environment Agency
 Designing Out Crime Officer, Metropolitan Police Service
 Affinity Water
 Thames Water Authority

4.10 External Consultation

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

Consultee	Summary of Comments	Officer Comments
Environment Agency	No comments received.	Noted. The requirement for a Flood Evacuation Plan is recommended within Appendix 1 to mitigate any potential risks. Officers will update the Committee of any representations that are received before Committee consideration.
Designing Out Crime	No comments received	Officers will update the Committee of any representations that are received before Committee consideration.
Affinity Water	No comments received	Officers will update the Committee of any representations that are received before Committee consideration.

Thames Water Authority	No comments received	Officers will update the Committee of any representations that are received before Committee consideration.
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4.12 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objection	Noted
LBH Bio Diversity Officer	No comments received.	Officers will update the Committee of any representations that are received before Committee consideration.
LBH Enabling Project Officer	No comments received.	Officers will update the Committee of any representations that are received before Committee consideration.
LBH Landscape Architects	No comments received.	Officers will update the Committee of any representations that are received before Committee consideration.
LBH Waste Officer	No comments received.	Officers will update the Committee of any representations that are received before Committee consideration.

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 2015 [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

6.1 The main issues are;

Principle of the Development
Regeneration
Character and Appearance of the Area
Residential Amenity
Traffic, Parking and Drainage
Impacts on Trees

6.2 Principle of Development

6.2.1 The effective re-use of previously developed land is one of the twelve core planning principles enshrined in the NPPF. This principle underpins the spatial strategies and policies set out in the London Plan (2015) and in Harrow's Core Strategy (2012).

6.2.2 In addition to directing growth to the Harrow & Wealdstone opportunity area and district & local centres, Harrow's spatial strategy makes provision for the development of strategic brownfield suburban sites and regeneration areas. The strategy anticipates that, in addition to those already identified, other such sites will come forward over the plan period and that the Council will encourage development on such sites that respects the local character, is well designed and makes optimum use of the site in terms of balance between built coverage and other on-site requirements. The redevelopment of the subject site, as a previously developed site within a suburban setting, is considered to be consistent with this part of the spatial strategy and therefore complies with Core Strategy Policy CS 1A (Managing Growth in Harrow).

6.2.3 The site is within the Kingsbury & Queensbury sub area of the Core Strategy. The corresponding sub area Policy CS 9 A supports development that would inter alia contribute to the vitality of Queensbury local centre. In this regard it is considered that the proposal, by securing the more effective use of the (now vacant) Haslam House site, would support footfall within the nearby Queensbury local centre and so contribute positively to the vitality of the centre consistent with policy objectives for this Core Strategy sub area.

6.2.4 Taking all of the above into account, it is concluded that the principle (in spatial planning terms) of redeveloping this site is acceptable.

Loss of a Children's Home

- 6.2.5 Paragraph 70 of the NPPF states that planning decisions should inter alia plan positively for community facilities and guard against the unnecessary loss of valued facilities and services. London Plan Policy 3.16 B resists the loss of social infrastructure in areas of defined need for that type of infrastructure without realistic proposals for re-provision, and states that the suitability of relevant premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered. Core Strategy Policy CS 1 Z similarly resists the loss of community facilities unless there are adequate arrangements in place for the replacement or enhancement of other existing facilities.
- 6.2.6 Policy DM 47 A of the Development Management Policies Local Plan sets out criteria for the determination of proposals involving the loss of a community facility. It should be noted that the criteria are alternatives, meaning that it is only necessary to satisfy one of them.
- 6.2.7 A letter dated 8th February 2016 from the Council's Head of Service, Corporate Parenting, has been submitted as supporting evidence with the application. The letter includes following information:
- the building is no longer required as a People Services facility having been closed permanently on 31st October 2013;
 - the building was used by People Services between 2007 and 2013 as accommodation for a small number of looked-after children;
 - the closure followed a conclusion that the building was no longer suitable for People Services needs, due in part to its size and relatively isolated location, and there is no requirement for this building in the future;
 - the closure had no detrimental impact on service provision as the service is now commissioned through West London Alliance.
- 6.2.8 It is considered that this evidence provides sufficiently robust information, in this case, to demonstrate that there is no longer a need for the existing Haslam House building as a children's home. Consequently, it is concluded that the loss of this existing community facility complies with Core Strategy Policy CS1 Z and criteria (a) of Local Plan Policy DM 47 A, as well as the first part of London Plan Policy 3.16 B.
- 6.3 Regeneration
- 6.3.1 The proposal would redevelop a currently redundant Children's Home to provide 9 small scale residential properties. Thereby creating additional Housing and creating local jobs during construction.
- 6.3.2 The proposal is in accordance with the Council's Regeneration policies.

6.4 Character and Appearance of the Area

- 6.4.1 Paragraph 56 of the NPPF reiterates the Government's commitment to good design and its strong relationship with good planning, and paragraph 60 goes on to advise that local planning authorities should not attempt to impose architectural styles or particular tastes (although it is proper to seek to promote or reinforce local distinctiveness). London Plan (2015) Policy 7.4 provides some context criteria for the consideration of design whilst Policy 7.6 sets out a wide ranging set of criteria for the consideration of proposed buildings and structures.
- 6.4.2 Core Strategy Policy CS 1 B requires development proposals to respond positively to the local and historic context, and to reinforce positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design. Policy DM1 of the Development Management Policies Local Plan (2013) requires all development to achieve a high standard of design and layout. It goes on to set out a number of design and layout considerations to this end. Further, local guidance is set out in the Harrow Residential Design Guide SPD.
- 6.4.3 The subject proposal follows extensive pre-application discussions with officers. As documented in the Design & Access Statement (DAS) submitted with the application, the proposal follows the exploration of an alternative prospective scheme for a 15 dwellinghouses which was rejected on the grounds of excessive density, scale, bulk, insufficient parking and the siting of a gatehouse building incorporating a bin store. It is clear from the DAS that the subject proposal has evolved in response to the constraints of this site, in particular to:
- reduction in number of dwellinghouses from 15 to 9
 - minimise overlooking of neighbouring properties and between properties within the development;
 - removal of proposed gate house
 - provision of 1:1 parking for the proposed development.
- 6.4.4 The wider area is predominantly characterised by traditional 1930s suburban development of buildings set back from the street frontage and typically generous rear gardens. The proposal self-evidently does not seek to emulate this local development pattern. Rather, the result of the proposal is a form a courtyard development with relatively small wall-enclosed gardens
- 6.4.5 However, as noted above, the NPPF is clear that local planning authorities should not seek to impose architectural styles or particular tastes and the circumstances of the site are such that it does not form part of a streetscene (other than the narrow site frontage to Honeypot Lane) or plot rhythm that contributes positively to the local pattern and character of development.
- 6.4.6 Subject to control of materials details, as a condition of planning permission, it is concluded that the proposal would achieve a high standard of design and layout and would not be detrimental to the character and appearance of the locality.

6.5 Residential Amenity

- 6.5.1 Policy 7.6 of The London Plan (2015) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.
- 6.5.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

Amenity impacts in relation to scale, massing and siting

- 6.5.3 Units 1 and 2 would be angled away from the adjoining properties 50a to 50d Everton Drive with a minimum separation distance of 9m, units 3-4 would be sited approximately 17.2m from the rear elevation of 60-60 Chester Court and Units 6 to 9 would be sited along the boundary with Chichester Court set 13m from the rear elevation of block 1-20 Chichester Court. These separation distances are considered acceptable in terms of outlook, loss of light, overshadowing, loss of privacy or by means of an overbearing impact to the adjoining neighbouring properties.
- 6.5.4 The application is supported by a Daylight and Sunlight Assessment which outlines that none of the windows in the surrounding properties will be materially affected and that the surrounding occupiers will retain adequate levels of daylight and sunlight. The analysis is based on best practice guidance contained in the Building Research Establishment (BRE) Digest 209 ‘Site Layout Planning for Daylight and Sunlight’ (2011). Officers are satisfied with the analysis that has been undertaken.

Vehicle Access, Noise and Disturbance

- 6.5.5 The proposed residential use is consistent with the surrounding land use. Although the new dwellings would generate more activity outside of normal working hours and into the evening and weekends, it is not expected that they would generate unacceptable levels of activity or noise and disturbance, given the existence of similar residential properties close to the site.

Amenity Impacts on the Future Occupiers of the Dwellings

- 6.5.6 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by
- a. the location and dwelling mix;
 - b. the likely needs of future occupiers of the development;
 - c. the character and pattern of existing development in the area;

d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
 e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping).”

- 6.6.7 All of the residential units will have access to their own private amenity space which is considered to be appropriate in size and form for each of the proposed properties and would accord within the minimum standards set out in the Mayoral Housing SPG (2012).
- 6.6.8 Table 3.3 of the adopted London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan (2016) specifies that these are minimum sizes and should be exceeded where possible.
- 6.6.9 In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan (2011) also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts. In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan (2016), and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London’s Housing Supplementary Planning Guidance (SPG) (May 2016).
- 6.6.10 The room sizes of the dwellinghouses are shown in the table below, along with the minimum floor areas for rooms as recommended by the Housing SPG (2016).

	Gross Internal Floor Area	Bedroom	Storage
Mayor of London Housing SPG (2016)	2 bedroom, 2 person (79sqm) 2 bedroom, 3 person (70sqm)	Double 11.5sqm Single 7.5sqm	2 sqm 1.5 sqm
Proposed House Unit 1 (2 bed 3 person)	79.4 sqm	Double 12.2 Single 8.6	2 sqm
Proposed Houses Units 2-9	79.4 sqm	Double 12.2	2.4sqm

- 6.6.11 With reference to the above table, it is considered that the adequate Gross Internal Area and the adequate room sizes of the dwellinghouses as demonstrated above would result in an acceptable form of accommodation.

Privacy and outlook for Future Occupiers

- 6.6.12 All the habitable rooms for the dwellings are considered to provide acceptable levels of outlook. The supporting daylight and sunlight assessment finds that all habitable rooms will meet minimum BRE guidelines in terms of levels of daylight.

Refuse

- 6.6.13 A refuse store will be provided for the dwellings adjacent to the boundary with no.304 Honeypot Lane provides a convenient place for collection. The refuse store would contain two 1280l Blue recycling Bins and two 1100l waste bins and each dwellinghouse would be provided with a 23l food caddy . It is considered that the refuse arrangements are in accordance with the Council's refuse standards.
- 6.6.14 In summary, officers consider that the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.7 Traffic, Parking and Drainage

Traffic and Parking

- 6.7.1 The London Plan residential parking standards specify a maximum of less than 1 car parking space per 1 & 2 bedroom dwelling. The proposal would make provision for 8 general and 1 disabled car parking spaces, which equates to a ratio of one space per dwelling which is considered acceptable.
- 6.7.2 Trip generation data provided in the submitted Transport Statement indicates that the proposal would give rise to a total of 11 two-way trips in the AM peak and 5 such trips in the PM peak. There is no indication in the Transport Statement that the proposal would give rise to any highway safety issues, and it is noted that no objection has been raised by the local highway authority on highway safety grounds.
- 6.7.3 The impacts arising in terms of parking and traffic generation are therefore considered to be acceptable.

Drainage

- 6.7.4 London Plan (2015) Policy 5.13 A states that development should utilise urban drainage systems, unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates. Core Strategy Policy CS 1 U requires development to be managed to reduce flood risk and increase resilience to flood events. Policy DM 10 A of the Development Management Policies Local Plan (2013) gives substantial weight to the achievement of greenfield run-off rates and part B of the policy sets out the design and layout criteria for major development proposals.
- 6.7.5 The application site is located within a critical drainage area of Harrow. The Drainage Authority have raised no objection to the proposal subject to conditions which are recommended.

6.7 Trees

- 6.7.1 The revised layout of the proposed development would retain two Grade A trees and would result in the removal of one Grade B and six Grade C trees while this is regrettable it is considered that the improvement to the proposed development would outweigh any harm. Conditions are recommended to ensure that retained trees are protected during construction works and a detailed landscape plan including hard and soft landscaping are submitted prior to commencement of development.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new houses. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The proposed development of the site is therefore considered to be acceptable.

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 256_00_01 P1.A; 256_00-10 P1.A; 256_00_300 P1.A; 256_10_010 P1.A; 256_10_100 P1.A; 256_10_101 P1.A; 256_10_102_ P1.A; PA_10_110 P1.A; 256_10_300-P1.A; 256_10_301 P.1A; 256_10_302 P1.A; 256_10_400 P1.A; Design and Access Statement; Arboricultural Report; Daylight and Sunlight Report; Transport Report

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

3 Drainage 1

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

Reason: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems, in accordance with Policy 5.14 B of the London Plan (2015) and Policy DM 10 B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition.

4 Drainage 2

The development hereby permitted shall not commence until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

Reason: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems, in accordance with Policy 5.13 A of the London Plan (2015) and Policy DM 10 A & B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition

5 Tree Protection

The development hereby approved shall not be commence until details of the means of protection of the trees and other existing planting to be retained within the site, and adjacent trees within adjoining sites, have been submitted to, and agreed in writing by, the local planning authority. The details shall include:

- a. identification of root protection areas;
- b. the method of any excavation proposed within the root protection areas;
- c. the type, height and location of protective fencing;
- d. measures for the prevention of soil compaction within the root protection areas; and
- e. the permeability of any hardsurfacing to be laid within the root protection areas.

The construction of the development shall be carried out in accordance with the details so agreed or any amendment or variation to them as may be agreed in writing by the local planning authority. To ensure that the means of protection are agreed in time to be put in place during the construction works, this is a **PRE-COMMENCEMENT** condition.

Reason: To ensure that the retention and survival of trees and other planting of significant amenity value within the site that are to be retained, and trees within adjoining sites, are safeguarded during construction, in accordance with Policy 7.21 B of the London Plan (2015) and Policy DM 22 D of the Development Management Policies Local Plan (2013).

6 Landscaping 1

Before any landscaping is carried out within the site, including any works preparatory to such landscaping, a scheme for the hard and soft landscaping of the whole site shall be submitted to, and agreed in writing by, the local planning authority. Details shall include:

- a. planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme;
- b. existing and proposed site levels, clearly identifying changes to landform;
- c. details of hard surface materials;
- d. details of all boundary treatment, including fences, means of enclosure and gates; and
- e. details of management and maintenance objectives and a programme for all of the communal landscape areas.

The development shall be carried out in accordance with the scheme so agreed, and shall thereafter be retained.

Reason: To ensure that the development secures satisfactory hard and soft landscaping details (including planting appropriate to biodiversity enhancement) for all parts of the site, in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

Landscape 2

- 7 All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first use 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 5 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 ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement), in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

8 Construction Logistics Plan

The development hereby approved shall not be commence until a Construction Logistics Plan has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the Plan so agreed, 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, in accordance with Policy DM 1 B & C of the Harrow Development Management Policies Local Plan (2013), and to ensure that the development does not adversely affect the free flow and safety of traffic on the transport network, in accordance with Policy 6.3 A & C of the London Plan (2015). To ensure that measures are agreed and in place to manage the amenity and transport impacts during the construction phase of the development, this condition is a **PRE-COMMENCEMENT** condition.

9 Materials

The development hereby approved shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a. the buildings;
- b. the ground surfacing; and
- c. the boundary treatment.

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

Reason: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM 1 A & B and DM 10 B of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016)

3.3 – Increasing Housing Supply

3.5 – Quality and Design of Housing Developments

3.8 – Housing Choice

5.2 – Minimising Carbon Dioxide Emissions

5.3 – Sustainable Design and Construction

5.12 – Flood Risk Management

5.13 – Sustainable Drainage

6.3 – Assessing Effects of Development on Transport Capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.3 – Designing Out Crime

7.4 – Local Character

7.6 – Architecture

7.21 – Trees and Woodlands

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

Policy DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 11 – Protection and Enhancement of River Corridors and Watercourses

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Access for All (2006)

Supplementary Planning Document – Residential Design Guide (2010)
Supplementary Planning Document - Accessible Homes (2010)
Mayor Of London, Housing Supplementary Planning Guidance (May 2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling
in Domestic Properties (2008)

2 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.

3 Party Wall Act

PARTY WALL ACT:

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

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

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

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

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

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

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

5 Pre-application Engagement

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £25,025 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 £25,025 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 714.6sqm

You are advised to visit the planning portal website where you can download the appropriate document templates.

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

7 Local CIL

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: £78,650.

8 Thames Water

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for repair and future maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

Thames water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover

APPENDIX 2: SITE PLAN



GENERAL NOTES
 Do not scale from this drawing. Use figure dimensions only. Figure dimensions are in millimetres unless indicated otherwise. All levels are in metres. All dimensions and notes shall be related to the centreline of the road.
 This drawing is to be read in conjunction with other documentation from the architect, design team and other consultants.
 The architect must be notified of any changes.
 Where building components are identified in the specification as standard designs, construction shall comply with those components of the relevant approved design team code.

PLA 10/06/16 For Planning Application

Drawing No: **256_00_01**
 Drawing Title: **EXISTING LOCATION PLAN**
 Revision: **P1.A**



Project	Hollin House, 304 Honeycot Lane, HA7 1DR
Client	Haringey Council
Drawn	EC
Checked	Checked
Date	Issue PLANNING
Scale	1:500
Scale	1:500

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APPENDIX 3: SITE PHOTOGRAPHS







APPENDIX 4: PLANS AND ELEVATIONS

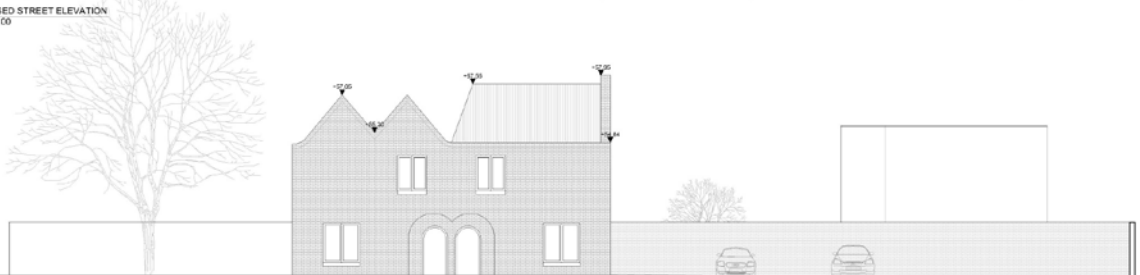




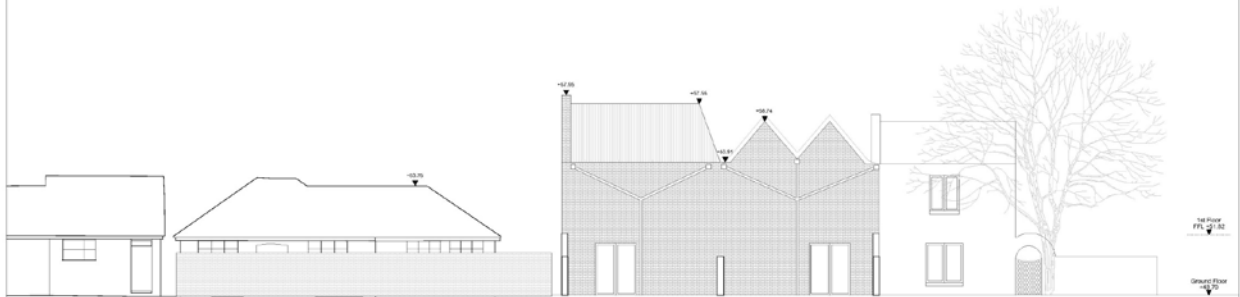
CHICHESTER COURT PROPOSAL (PLANNING REF. P2957/16)

HASLAM HOUSE DEVELOPMENT

E1 PROPOSED STREET ELEVATION
Scale 1:100



E2 PROPOSED WEST ELEVATION - ROW OF 2
Scale 1:100



E3 PROPOSED EAST ELEVATION - ROW OF 2
Scale 1:100



E4 PROPOSED SOUTH ELEVATION - ROW OF 3
Scale 1:100

GENERAL NOTES
Do not scale from this drawing. Use figured dimensions only. Figure dimensions are in millimetres unless otherwise stated. All buildings are concrete. All dimensions and levels shall be verified on site before proceeding with works.
This drawing is to be used in conjunction with other documentation from the architect. Design levels and/or contractor.
The architect must be notified of any discrepancy.
Where building components are described in the specification as contractor designed, "contractor" information relating to those components on this drawing represents design intent only.

P1.A 10.08.16 For Planning Application

Drawing No: **256_10_300**
Drawing Title: **PROPOSED ELEVATIONS**

Revision: **P1.A**

Project:	Haslam House, 306 Honeyock Lane, H.A.T. 1007
Client:	ECOT, Harrow Council
Drawn:	ECOT
Checked:	Checked
Date:	10.08.16
Status:	PLANNING
Scale: A3	1:200
Scale: A1	1:100

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