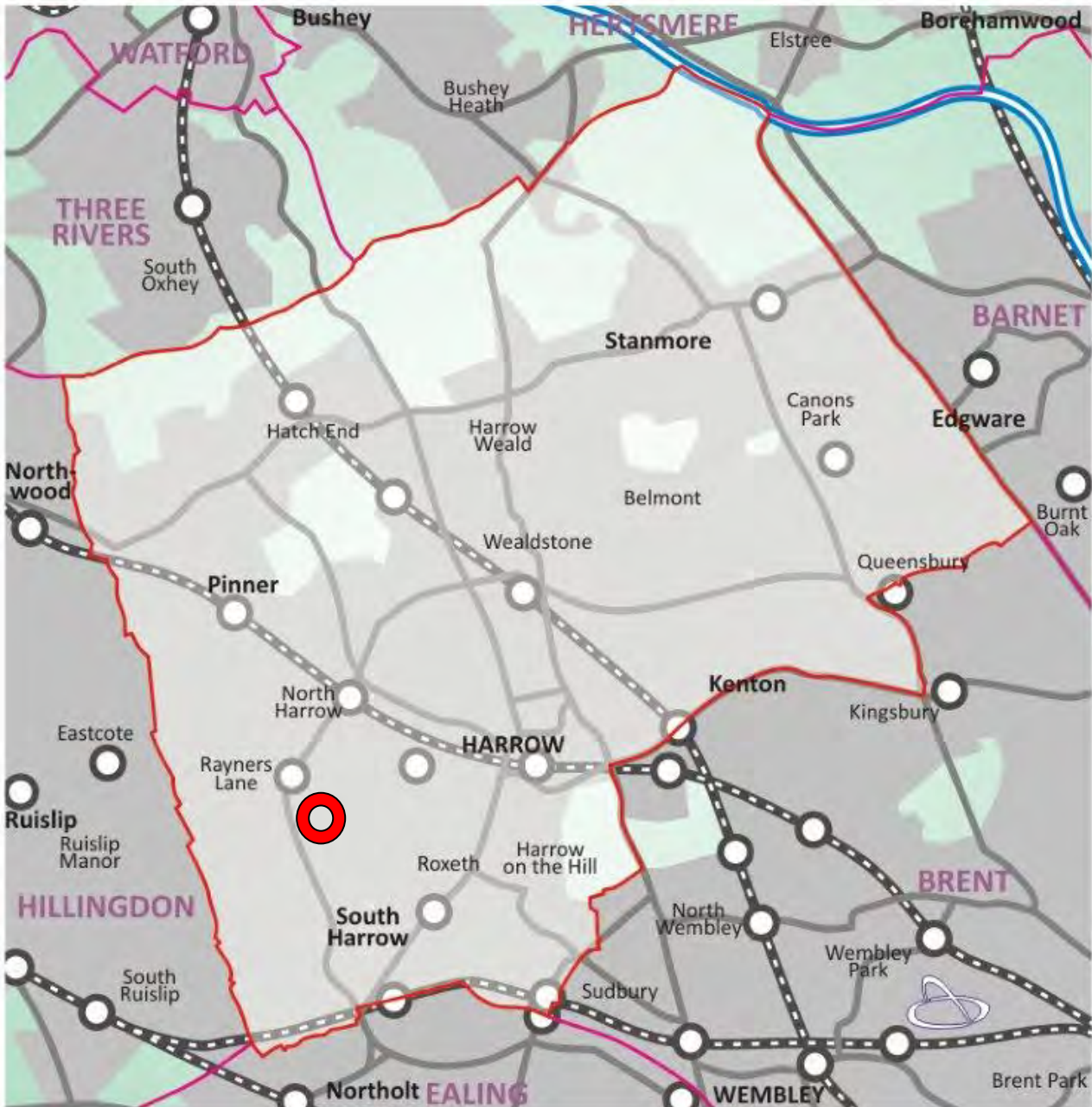
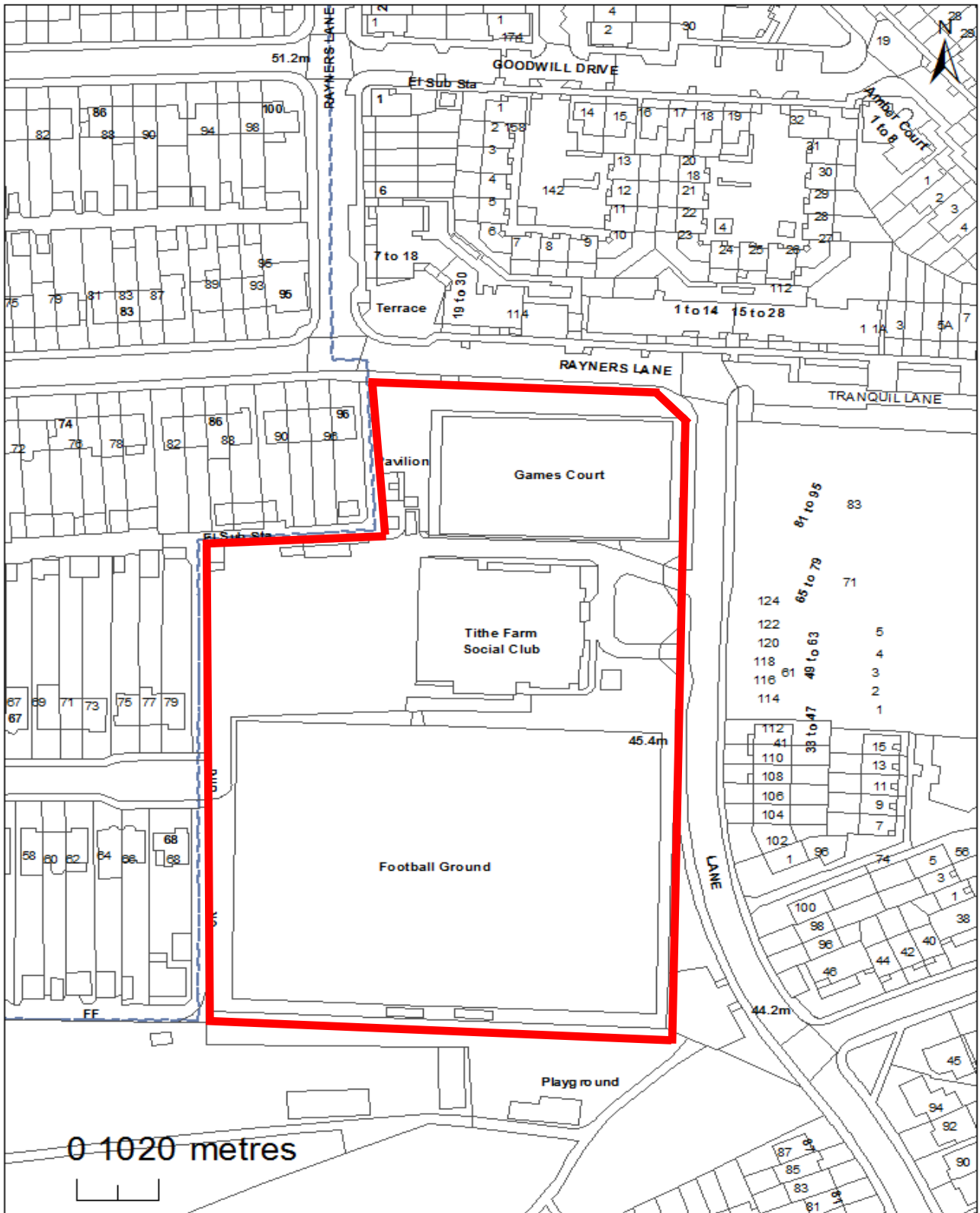


 = application site



Tithe Farm Social Club, Rayners Lane, Harrow, HA2 0XH

P/4602/15



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Tithe Farm Social Club, Rayners Lane, Harrow, HA2 0XH **P/4602/15**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th September 2016

Application Number: P/4602/15
Validate Date: 12/08/2016
Location: Tithe Farm Social Club, Rayners Lane, Harrow
Ward: Roxbourne
Postcode: HA2 0XH
Applicant: Matthew Homes Ltd
Agent: Bhd Ltd
Case Officer: Callum Sayers
Expiry Date: 27/10/2016

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.

It is proposed to erect 30 units in the north east corner of the application site, all of which would be available for the private market. The proposed dwellings would be located on land that is designated as Open Space. The erection and sale of the dwellings would enable the existing sports and community centre to be demolished and rebuilt on the site, whereby providing a modern and much more functionable and efficient facility. The proposed dwellings would also provide for associated sports facilities such as a 3G pitch for the sports club, and a Multi-Use Game Area (MUGA) which would be available for community use.

RECOMMENDATION

The Planning Committee is asked to:

- 1) Subject to the withdrawal of the Sport England Objection, agree the reasons for approval as set out this report; and
- 2) Agree a resolution to grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the Section 106 legal agreement and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

Heads of Terms for the Legal Agreement

- I) That the developer enters into a an Affordable Housing review clause for the residential element of the development;
- II) A phasing plan as to when each of the elements of the scheme are to be

- delivered;
- III) Employment and Training Plan or Contribution;
 - IV) Local Goods and Services Strategy
 - V) Planning permission monitoring fee
 - VI) Payment of reasonable Legal Fees in the preparation of the S.106 agreement:

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 28th January 2017, or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

Reason

The proposed development, in the absence of a legal agreement to provide appropriate level of affordable housing on site provision that directly relates to the development, would fail to comply with the requirements of policies 3.11 and 3.12 of The London Plan 2016 and policy CS1.J of the Harrow Core Strategy 2012, which seeks to maximise the provision of affordable housing delivery within the Borough.

INFORMATION

This application is reported to Planning Committee as it is a Major Development and a Departure from the Development Management Plan and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	E(20) Small-scale Major Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£66,150.00
Local CIL requirement:	£207,900.00

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	Tithe Farm Social Club, Rayners Lane, Harrow, HA2 0XH
Applicant	Matthew Homes Ltd
Ward	Roxbourne
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Open Space

Housing		
Density	Proposed Density hr/unit	57.3
	Proposed Density u/ha	17
	PTAL	3
	London Plan Density Range	70-170u/ha
Dwelling Mix	Studio (no. / %)	
	1 bed (no. 2/7%)	2 Flats
	2 bed (no. 24/80%)	2 Houses 22 Flats
	3 bed (no. / %)	NIL
	4 bed (no. 4/13%)	4 Houses
	Overall % of Affordable Housing	NIL
	Social Rent (no. / %)	NIL
	Intermediate (no. / %)	NIL
	Private (no. 30/ 100%)	30
	Commuted Sum	NIL
	Comply with London Housing SPG?	No. Flats have some marginal shortfalls; Discussed under paragraphs 6.5.16 – 18.
	Comply with M4 ⁽²⁾ of Building Regulations?	Yes

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Tithe Farm Sports and Social Club
	Existing Use Class(es) sqm	D2 (1207sqm)
Proposed Use(s)	Proposed Use / Operator	Tithe Farm Sports and Social Club
	Proposed Use Class(es) sqm	D2 (1255sqm)
Employment	Existing number of jobs	0
	Proposed number of jobs	0

Transportation		
Car parking	No. Existing Car Parking spaces	82
	No. Proposed Car Parking spaces	81 (21 Residential and 60 for the sports and social club)
	Proposed Parking Ratio	0.7 (For Residential)
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	12 (Sports and Social Club) 36 (Residential)
	Cycle Parking Ratio	Flats: 0.8
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	930m (Rayners Lane)
	Bus Routes	H12
Parking Controls	Controlled Parking Zone?	No (Zone L to the North)
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	Unknown
	Dates/times of parking stress survey	Unknown
	Summary of results of survey	Unknown
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Housing: Individual Facilities Flats: Two Communal Facilities located within building envelope. Sports and Social Club: External Facility.

Sustainability / Energy	
BREEAM Rating	Not Known
Development complies with Part L 2013?	Minor Sort fall
Renewable Energy Source / 34.5%	Minor Sort fall

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is Tithe Farm Sports and Social Club site, which is located on the southern side of Rayners Lane prior to where it turns south at its junction with Tranquil Lane.
- 1.2 The site currently full size grass pitch which is located on the southern part of the site, which is surrounded on three sides by mature conifer trees.
- 1.3 Located centrally within the site is the existing club house which is surrounded by ancillary car parking.
- 1.4 Located in the northern corner of the site is an area of existing hardstanding.
- 1.5 The property is currently served by two existing cross overs, both which are located on the eastern boundary along Rayners Lane.
- 1.6 The surrounding area is predominantly residential in nature, but is noted as being varied in character. Located to the west of the application site is traditional metroland developments. Located to the north of the application site are more recent developments, which consist of four storey flatted developments.
- 1.7 Located to the south of the site is Newton Farm Ecology Park, which is designated as a Site of Nature Conservation Importance, and allotments.
- 1.8 The application site is located within a Critical Drainage Area
- 1.9 The site is not located within a Conservation Area, nor is the building within it listed in any manner.
- 1.10 The site is designated as open space within the Local Policy Context.
- 1.11 The site is generally flat in topography, although there are small retaining walls located on site.

2.0 PROPOSED DETAILS

The application proposes an enabling form of development, which whilst resulting in a loss of open space, would provide a residential development to generate revenue to erect a replacement clubhouse/community facility and the installation of a 3G artificial football pitch.

Residential Development

- 2.1 It is proposed to erect 30 residential units on the northern part of the site, where the existing hardstanding is located.
- 2.2 The dwellings are proposed to be primarily fronting onto Rayners Lane, although it is proposed to locate two dwellings to the rear of these frontage plots.
- 2.3 The housing would consist of 6 dwellings which would include 4no 4 bed units and 2no 2 bed units. The remaining units would comprise flats that would consist of 2no 1 bed units, and 19no 2 bed flats.
- 2.4 The proposed houses would be two-storey in height, being 5.3m to the eaves with a total height of 8.6m. They would have a traditional dual pitch roof form. Each of the proposed dwellings would have a rear garden for private amenity space.
- 2.5 The proposed dwellings would be in three separate, but similar design styles. Two would provide 2bed 3person flats, with one being 3bed 4person.
- 2.6 The proposed flats would be located partially along the northern boundary with Rayners Lane, before following the highway along the eastern boundary of the site. This would result in a building of 26m along the northern boundary, with a block being 43m along the eastern boundary. The proposed flats would be three storey's high, and would be 8.0m to the eaves with a maximum height of 10.7m. The proposed flats would be characterised by having projecting gables and balconies on the elevations fronting Rayners Lane.
- 2.7 21 car parking spaces would be associated with the residential element.

Tithe Farm Social Club

- 2.8 The proposed residential development as described above, it intended to generate the necessary funds to provide for a replacement sports/community facility and 3G artificial football pitch.
- 2.9 The existing sports and social club is located centrally within the site and structurally is in poor condition, and does not provide for a facility to meet the needs of the community.
- 2.10 It is proposed to demolish the existing sports/community facility and replace it with a modern facility that is able to meet the needs of the community. The proposed replacement building would be located more or less in the same position as the existing. It would be a two-storey structure that would be 37.7m wide by 16.7m deep and would be 6.1m high at the eaves with a maximum height of 8.6m. The replacement structure would be characterised by having a dual pitch roof design

running from east to west within the site. Two projecting gables would be located either end of the elevation that would be fronting the proposed 3G football pitch. Between these two features would be an outdoor viewing area overlooking the 3G pitch.

- 2.11 Internally, the proposed replacement structure would provide changing rooms for sports teams and referees, a Club Room, snooker room, kitchen/server on both floors. A main Hall with a stage and bar, and ancillary facilities such as office, toilets and storage room.
- 2.12 It is proposed to provide 60 car parking spaces in association with the proposed club house.

Play & Sports Facilities

- 2.13 It is proposed to replace the existing grass football pitch with a 3G artificial grass pitch, which would be located within the same position on the site.
- 2.14 The proposed pitch and associated facilities would be constructed to a Category F standard, as set by Sport England.
- 2.15 It is proposed to provide the following associated facilities to meet the Category F standard; Secure walkway from changing rooms to the football pitch/turnstile for access/spectator viewing from 3 sides of the pitch/covered standing for 100 people/covered trainers boxes, either side of the halfway long that can accommodate 8 people each.
- 2.16 It is proposed to install a Multi Use Games Area (MUGA), which would replace the hard court area and is proposed to be sited adjacent to the eastern boundary of the site and partially on the existing footprint of the existing building.
- 2.17 It is proposed that the 3G artificial pitch could be used as either an 11 a side pitch, or could also be used to provide for several smaller pitches. It is envisioned at its capacity it could result in up to 45 people using it at anyone time. Given overlap times, there could be up to a maximum of 90 people on site for the football facility.

3.0 HISTORY

WEST/446/94/FUL

Eight 16 metre high adjustable floodlighting pylons

Refused: 10 October 1994:

Appeal Dismissed: 26 October 1995

P/2649/10

Provision of 6 x 15 metre high floodlighting columns

Grant: 18/02/2011

P/2075/13

Erection of 9 x 3 bedroom dwellings with associated landscaping, vehicle parking and the provision of a community open space.

Withdrawn

P/0402/15

Redevelopment for 29 dwellings with access, parking, landscaping and bin storage; sports and social club house; construction of an artificial turf pitch and multi-use games area (MUGA):

Refused: 13/05/2015

Reasons for Refusal:

1. The proposed development, by reason of the loss of Open Space, would exacerbate existing deficiencies in Open Space in the Borough for the amenity of residents of the Borough, contrary to policy 7.18.B of The London Plan (consolidated with amendments since 2011) 2015, policy CS1.F of the Core Strategy 2012, policy DM18 of the Harrow Development Management Policies Local Plan 2013. In the absence of sufficient evidence to demonstrate the loss of Open Space is required to facilitate enhancements to existing sports and community facilities and management arrangements to secure the facilities for the use of the community, there are no public benefits to outweigh this harm.
2. The proposed development, by reason of inappropriate layout, excessive levels of hard standing and car parking, the poor quality of soft landscaping and unsatisfactory architectural treatment of the flattened development on the site, would fail to provide a high standard of design and layout, to the detriment of the character of the area, contrary to policies 7.4 and 7.6 of The London Plan (consolidated with amendments since 2011) 2015, policy CS1.B & F of the Core Strategy 2012, and policy DM1 of the Harrow Development Management Policies Local Plan 2013.
3. The proposed development, by reason of poor layout and excessive level of car parking, would give rise to overlooking of rear garden of No.96 Rayners Lane and unreasonable general disturbance from the movement and associated actions of vehicles to the detriment of the future occupiers of Plots 3 & 6 and the future occupiers of the residential units surrounding the parking spaces, contrary to policy DM1 of the Harrow Development Management Policies Local Plan 2013.
4. The proposed relocation of the bus stop on Rayners Lane, would impede the free flow of traffic on the highway and compromise the safe negotiation of the junction to the west, to the detriment of highway safety and convenience contrary to policy DM43 of the Harrow Development Management Policies Local Plan 2013.
5. The proposed development, by reason of excessive levels of car parking, the absence of electric charging points, adequate cycle provision within both the residential development and servicing the sports and community facilities and the absence of coach parking with the sports and community development, would fail to encourage sustainable modes of transport and would be likely to

contribute to the congestion on the highway, contrary to policy 6.13 of The London Plan (consolidated with amendments since 2011) 2015 and policy DM42 of the Harrow Development Management Policies Local Plan 2013.

6. The proposed development would fail to deliver satisfactory carbon savings in the construction and use of the development, thereby having adverse impacts on achieving the Mayor's targets for climate change, contrary to policy 5.2 of The London Plan (consolidated with amendments since 2011) 2015.

Pre-Application Discussion – HA\2012\2010\ENQ\00273

The applicant engaged in pre-application for a similar scheme within the site, which provided for 9 residential. Whilst it is noted that the current scheme is for 29 units, the principle of development and issues are similar and worth noting; as below;

Unacceptable in principle because of the loss of open space
No principle objections to the design and appearance of the elevations
Development should meet London Plan housing standards
A lower level than 1:1 parking provision would likely be considered acceptable

Second Pre-application Advice:

Further informal pre-application discussions were held between the applicant and the Local Planning Authority. It was confirmed that in order to overcome the in principle objection, an enabling application would need to be forthcoming. Such an application would need to provide robust evidence to demonstrate a significant public benefit.

Third Pre-application Advice

Advice provided in relation to scheme P/0402/15 which was refused (see above history), in terms of the reasons for refusal.

Revisions to previous application:

Addition of an extra residential unit from 29 to 30.
Redesign of the family housing element and simplification of overall design rationale.
Removal of units located to the rear of the proposed units fronting the public highway
Reduction in car parking space quantum for the Sports and Social Club from 71 down to 60
Higher quantum of amenity space around residential element and inclusion of private amenity space for the flatted developments
Minor relocation of replacement sports and social club
Update of business plan

4.0 CONSULTATION

4.1 Two rounds of consultations were undertaken over the duration of the application. The second round of consultation is detailed below, with all responses from both rounds included below;

4.2 Four Site Notices were erected on 19th August 2016, expiring on 8th September 2016

4.3 Press Notice was advertised in the Harrow Times on the 18th August 2016, expiring on 7th September 2016.

4.4 The application was advertised as a major application and a departure from the development plan.

4.5 A total of 772 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 2nd September 2016.

4.5 Adjoining Properties

Number of Letters Sent	772
Number of Responses Received	6
Number in Support	0
Number of Objections	5
Number of other Representations (neither objecting or supporting)	1

4.6 8 objections were received from adjoining residents.

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
Newton Park Horticultural Society (NPHS)	Please remove any reference to Newton Park Horticultural Society (NPHS) as this annual booking was cancelled.	Noted
Tony Anderson, 68 Lucas Avenue, Rayners Lane, HA2 9UJ	By way of history, a previous planning agreement restricted the facility to 10 evening fixtures that would require flood lighting.	Noted: This application does not propose any further floodlighting, or any alteration to the frequency of usage of the existing floodlights on the site.

	<p>No Objection to the building development, only the planned usage in the Business Plan: increase in intensity of the site will be busier in the evenings and weekends.</p> <p>Centre of a residential area and as such is not an appropriate use.</p>	<p>The existing site could be operated to the same intensity. It is not proposed to vary any number of frequency of floodlights.</p> <p>The facility has operated for many years in this location, with limited complaints.</p>
<p>Kevin Williamson, 75 Clitheroe Avenue, Rayners Lane, HA2 9UU</p>	<p>Objects to the scheme:</p> <p>Does not appear to be a need for the recreational use, which is being provided on site currently.</p> <p>Does not appear to be a need for Housing within the area.</p> <p>Would lead to a loss of Open Space as a result of housing and 3G pitch.</p> <p>Sport England Objection to the loss of grass from public use.</p> <p>Impacts on local infrastructure, inclusive</p>	<p>The existing facilities are in a poor state of repair and without substantial repair/replacement would need to be closed down.</p> <p>It is acknowledged that there is substantial housing developments commencing within the area. However, there is still a London wide housing shortage, and the proposed dwellings would provide a contribution to the Harrow housing targets.</p> <p>Noted: However, would provide the same function.</p> <p>Sport England do not appear to be objecting to the loss of the grass, rather the use of the facility to cater for the Archery Club.</p> <p>The scheme would provide a Community</p>

	<p>of neighbouring phased residential developments being implemented, such as; traffic congestion.</p> <p>Water pressure is also noticeable weaker, and the new residential would exacerbate this.</p>	<p>Infrastructure Levy contribution. This is used to offset the impacts of a development by upgrading the local infrastructure</p> <p>Noted; Not a material planning consideration.</p>
<p>Sharad Agarwal, 42, Maryatt Avenue, HA2 0ST</p>	<p>Object to the scheme as it would increase surface water flooding on Maryatt Avenue.</p> <p>Development would add significant pressure on sewage network, with some flooding through manholes.</p>	<p>Noted: The Drainage Authority has considered the application and subject to further details (secured by condition), the scheme would not exacerbate any flood risk in the area.</p> <p>Noted: Drainage Authority do not object to the scheme. CIL contribution from the scheme would be used to upgrade essential infrastructure.</p>
<p>Kalpesh Lakhani, 77 Lucas Avenue, Harrow, HA2 9UH</p>	<p>Object to the proposal;</p> <p>It would have a negative impact on the value of the property.</p> <p>Due to the proximity to the club house, it would cause noise nuisance,</p> <p>Clubhouse balcony would overlook the property</p> <p>Flood lights would be on every evening until late.</p>	<p>Not a material planning consideration.</p>
<p>Abid Sardar, 79 Lucas Avenue, Harrow, HA2 9UH</p>	<p>Proximity of the Social Centre will have the balcony facing this property, leading to little being dropped around</p>	<p>Noted; Refer to Paragraph 6.5.5 – 6.5.9</p>

	<p>this property when facility is hired out.</p> <p>Proposal would lead to congestion of sewage services.</p> <p>High amount of maintenance required to ensure basic hygiene around the property</p> <p>Depreciation in value of the property</p>	<p>Development has not been objected to by the Drainage Authority or Thames Water. However, conditions would secure further detail on this issue.</p> <p>No evidence to suggest that this would be the case.</p> <p>Not a material planning consideration.</p>
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Statutory and Non Statutory Consultation

4.8 The following consultations have been undertaken:

LBH Highways
 LBH Planning Policy
 LBH Design
 LBH Landscape Architects
 LBH Drainage Authority

4.9 External Consultation

4.10 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 Comment	Noted
Sport England	<p>Holding Objection:</p> <p>Requires evidence to ensure that the Archery Club would be able to continue to be accommodated.</p>	<p>Noted. The requirement for the proposed facility to continue to accommodate the Archery Club has been put back to the applicant. A response to this will be reported to committee.</p> <p>The recommendation</p>

		of the scheme is subject to the removal of this holding objection.
Secure By Design (MET Police)	Identified that there are a number of elements that may require further	Noted: A condition has been added to require the applicant to address the issues raised, and to contact the MET Police to assist in discharging these.
Thames Water	Grampian condition requested for further information regarding a drainage strategy and/or site drainage works. Recommends installation of properly maintained fat traps on all catering establishments.	Details requested by Thames Water is sought by the Drainage Authority by way of condition, and Thames Water can be consulted as part of this condition. Noted

4.11 Internal Consultation

4.12 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 Design	Significant advice provided to provide a satisfactory design; <ul style="list-style-type: none"> • Simplification of design • Revision of balconies to be inset rather than projecting • Simplification of materials palette • Improvement of choice of materials 	Following these comments, the scheme was amended to address the points. Subject to a condition relating to materials, the Design Officer was satisfied with these changes.
Highways Authority	• Excessive parking for	The proposed

	<p>the Community and Sports facility</p> <ul style="list-style-type: none"> • Must provide disabled parking • Must provide passive and active charging points • Must provide Motor Cycle parking • Details on coach parking • Detail cycle quantum and secure storage 	<p>development has been amended to provide the requests. Subject to a condition the Highways Authority does not object to the scheme.</p>
Drainage Authority	Scheme is acceptable subject to conditions	Noted: Conditions are attached accordingly.

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
 Design, Character and Appearance of the Area
 Residential Amenity and Accessibility
 Traffic, Parking, Access, Servicing and Sustainable Transport
 Sustainability and Climate Change Mitigation
 Flood Risk and Development

6.2 Principle of Development

- 6.2.1 The adopted National Planning Policy Framework [NPPF] has brought forward a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three strands of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements and Guidance Notes, continues to encourage the effective use of land by reusing land that has been used previously, recognising that “sustainable development” should make use of these resources first.
- 6.2.2 The development would result in a reduction in the net available area for sports facilities within the borough. The applicant argues that in order to upgrade existing facilities which are no longer fit for purpose, such a reduction is required. Nonetheless, the applicant argues that through the use of modern technologies, the replacement facilities would facilitate intensification in the use of the site for sports facilities as the 3G football pitch and multi-use games area [MUGA] could be used more frequently than the existing facilities. In addition, a new fit-for-purpose clubhouse is proposed which will also serve as a community facility for the local area along with its ancillary use to the sports facilities proposed (new 3G Pitch/MUGA etc). The residential component proposed to be erected on the northern end of the site is required to enable this development and provide a viable scheme.
- 6.2.3 The application site is identified as Open Space within the development plan. Policy CS1.F of the Core Strategy (2012) seeks among other things to protect the quantity and quality of open spaces from being eroded by inappropriate uses or insensitive development. Policy DM18 (Protection of Open Space) of the Harrow Development Management Policies (2013) [DMP] sets out a presumption against the release of Open Space for development and states that proposal which would have a harmful impact on Open Space would be resisted. It goes on to state that the reconfiguration of land identified as open space will be supported where;
- a) The reconfiguration is part of a comprehensive, deliverable scheme;
 - b) There would be no net loss of open space
 - c) The reconfiguration would achieve enhancement to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and
 - d) The reconfiguration would not be detrimental to an environmental function performed by the existing open space.
- 6.2.4 The proposal would result in a reconfiguration of the site with an overall net loss of open space within the site due to the introduction of housing in the north-eastern part of the site. Policy DM48 (Enhancing Outdoor Sport Facilities) states the development proposals will be supported provided that they do not conflict with other development plan policies, such as policy DM18.
- 6.2.5 The development would result in the net loss of Open Space in conflict with policy DM18 of the DMP. The support for the development proposal offered by policy

DM48, by reason of increasing the capacity and quality of the sports facilities, is predicated on the absence of conflict with policy DM18 of the DMP.

- 6.2.6 Though the development would conflict with policy DM18, it is necessary to quantify the harm arising from this conflict. The conflict arises from the provision of development in the north-eastern corner of the site (the tennis courts), rather than the reconfiguration of the layout of the remainder of the site. In terms of the qualities one would expect of Open Space, the tennis courts offer little in terms of providing openness, gardens, green spaces or natural or semi-natural environments that the development plan envisages of Open Spaces. The space has a neutral impact on the townscape. In light of these points, the tennis courts offer little in terms of the provision of Open Space. The harm arising for the loss of this space would therefore be limited. The enhancement of sports facilities on the site then, provided it could be demonstrated that the public benefits from such enhancements would outweigh the loss of the Open Space, could be supported.
- 6.2.7 The supporting documents state that the improvement of the existing facilities is needed to ensure their continued operation which can only be achieved through enabling residential development. Thus, the enhanced facilities and improved community access can be considered as justification to allow for a loss of open space, as the wider benefits can outweigh this loss. In support of this statement, the applicant has submitted a business plan to demonstrate the types of use that the sports and social club can provide for, the likely numbers of the use, the programming for the football pitch and also the use of the MUGA.

Use of the Club House

- 6.2.8 The supporting information satisfactorily demonstrates that there the sports and social club, as a structure is utilised by a wide range of differing sports and community users. As such, it appears that there is an appetite for such a facility within the borough. In terms of the proposed use, the building is able to hire out a number of elements within it, including the Main Hall, Meeting Room, and Main Bar. Whilst the proposed timetables for each of these elements show times where each of them are in use by the Club, there are also significant periods of time where each element is available to be for hire by community groups. Several tables are provided within the proposed business plan, which continue to show confirmed use of community groups that currently utilising the existing facility.

Use of the Sports Pitches

- 6.2.9 As part of the development, it is proposed to install a Multi-Use Games Area (MUGA) and a 3G football pitch.
- 6.2.10 The football pitch would be located to the south of the proposed social club, and would primarily provide an all-weather playing field for Rayners Lane FC and Broadfields FC. Currently, the playing field is a grass field, with the southern element of this having poor drainage. During the football season, it is not used to its capacity as it is often closed due to being waterlogged. From a football club point of view, this the proposed 3G pitch would enable year round football to be played, whilst being compliant with the Football Association requirements for playing surfaces. This facility would also provide for trainings and matches for

other existing teams within the club, and also externally. Outside of these programmed times, there are designated times as to when this would also be available for community hire.

6.2.11 Below table shows the amount of time that the MUGA would be made available for community use. This would effectively replace the provision provided by the existing tennis courts area (albeit at a lower quantum), and would be located adjacent to Rayners Lane and to the south of the site entrance. Whilst it is noted that the proposed MUGA would have a small area that that which is replacing (existing tarmac tennis courts), it would be a facility that would be much more useable to a wider spectrum of the community than the tarmac courts. As such, it is considered that from a quality perspective, the MUGA would be a much higher quality product that what exists on site currently. Further to the quality of the MUGA, it would also need to be of a public benefit.

6.2.12 As noted, the previously refused scheme failed to demonstrate that that scheme would provide a satisfactory public benefit to outweigh the loss of the Open Space (Tennis Courts). As such, it exacerbated Open Space deficiencies within the borough. The current scheme provides a higher quality of sports facility in terms of the MUGA. However, it must also be available to provide a public benefit. The table below demonstrates that on an average week, what times the MUGA would be available for the public (such as schools and community groups) would be able to book out the MUGA.

MUGA	9-10	10-11	11-12	12-1	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10
Monday	Available for community Use						Afterschool Club	Available for hire during summer months					
Tuesday	Available for community Use						Afterschool Club			Rayners Lane FC Vets Training			
Wed	Available for community Use						Afterschool Club			Venceremos training			
Thursday	Available for community Use						Afterschool Club			Fitness training			
Friday	Available for community Use						Afterschool Club	Available for hire during summer months					
Saturday		Venceremos training		Fitness training		Available for community Use		Available for hire during summer months					
Sunday	Available for	Vets training		Available for community Use				Available for hire during summer months					

6.2.13 It is considered that the redevelopment of the site would provide a much higher quality of community facility than what currently exists. The existing clubhouse is in a poor state of repair, and is no longer fit for purpose. The replacement of this structure would enable the continued use of it, and also enable it to be much more modern facility, enabling it to be much more useable and attractive for community members. The supporting information satisfactorily demonstrates that whilst there would be designated times where the facilities, either individually or collectively, are not available to the public, there is a generous proportion of time where they are available. In order to ensure that a set time for each element to be available to the public/community, an obligation would be entered into via a S.106 agreement.

6.2.14 It is noted that Sport England has objected to the scheme. Notwithstanding this, the consultation response is clear that there is no objection to the principle of the redevelopment of the site. Over the course of the applications, the applicant has

sought to remedy the concerns raised by Sports England. However, under the current scheme, Sport England has noted that there is concern that the facilities would be able to continue to provide a satisfactory use for the Archery Club, which currently utilise the site. This matter has been raised with the applicant, with the outcome being reported to the Planning Committee. If the Planning Committee were minded to grant permission for the development, it would be done on the proviso that the objection from Sport England was withdrawn.

Enabling Development

- 6.2.15 Due to financial implications, the Tithe Farm Sports and Social Club are unable to redevelop the site. In order to enable the redevelopment of the site, a residential element is proposed to allow the funding for this to occur. However, an enabling development must ensure that it is the minimum development required to bring forward the element of the scheme that requires the enabling. In this instance, the proposed residential element must be the least amount required to fund the delivery of the replacement Sports and Social Club, MUGA and 3GF pitch. The onus of demonstrating this is on the applicant, which is done via a Financial Viability Assessment and a Construction Cost Plan.
- 6.2.16 In support of the planning application, the applicant has submitted both a Financial Viability Assessment and a Construction Cost Plan. Together, these two documents attempt to demonstrate that the proposed residential element of the development would be the minimum necessary to bring forward the improvements to the sports and social club facilities. The Financial Viability Assessment confirms that the proposed 30 residential units is the minimum amount of residential development required to bring forward the proposal. In support of this, is a Construction Cost Plan which indicates the cost of demolishing the existing sports and social club, and also the rebuilding of it and the ancillary facilities.
- 6.2.17 Under the previously refused scheme, the cost plan submitted in support of the application was unsatisfactory in terms of the detail submitted to demonstrate the costs associated with the development. The current scheme, has provided a much more detailed cost plan to demonstrate the costs associated with the development. Both the Financial Viability Assessment and the Construction Costs Plan are commercially sensitive information, and as such is not made available for public inspection. However, each of these documents have been independently reviewed, to ensure that the assumptions made within each of the documents is correct. The submitted Financial Viability Assessment and Construction Costs Plan, when considered together, must show that the housing development is the minimum required to deliver the community/sports facility and associated elements.
- 6.2.18 Under the current scheme, the revised Financial Viability Assessment has been independently review by BNP Paribas, with the WT Partnership independently reviewing the revised Construction Costs Plan. Each of the reviews have concluded that the assumptions made within the assessments are fair and reasonable. As such, the amount of housing proposed to be erected on site (30), would be the minimum amount of development required to deliver the replacement Sports and Social Club, 3G football pitch and MUGA.

- 6.2.19 The contribution of 30 new housing units, all of which would be sold on the open market (no affordable housing provision), offers little in the way of public benefit to support the scheme, particularly as the site is not allocated with the development plan. The quality of the living accommodation and its impact on the character of the area would be considered later within the report.
- 6.2.20 Whilst it is noted that the supporting information to date demonstrates that the proposed quantum of housing is the bare minimum to enable the re-provision of the sports and social club (and associated pitches), this is based on the values attributed at this current time. As such, to enable the new facility to come forward, the Council has forgone an Affordable Housing contribution. However, it is noted that once the development is physically commenced, and the dwellings are being sold off, there may be a change in the values that each of the dwellings that is being sold at. As such, this may result in a larger surplus to the scheme that is envisaged under the current climate, and as such the assumptions made in the supporting information.
- 6.2.21 Given that the Council are forgoing an Affordable Housing contribution for the scheme based on the current market conditions, and in the event that this may change, it is considered reasonable that the Council should have the opportunity to review the scheme in the knowledge of the actual climate in which it is being sold. As such, an obligation is included within the S.106 agreement, which requires the developer to review the viability of the scheme during the sales phase. This review will enable the Council to ensure that the scheme has been robustly tested, and that the quantum of housing proposed would remain as the bare minimum of development. However, in the event that there has been an improvement in the market, and the developer exceeds the expected profit margin, then it is reasonable that the Council receive a portion of this, which would assist in alleviating the forgone Affordable Housing contribution.
- 6.2.22 Therefore, there is a robust case that can be accepted that the enhanced sports and social club and related facilities, in conjunction with the access to such facilities by the wider community, would justify the loss of the open space in this instance. It is therefore considered that the proposed development would satisfy the requirements of DM48 of the DMP (2013). In light of the above, the development would deliver adequate public benefits to outweigh an identified conflict with policy CS1.F of the Core Strategy and policy DM18 of the DMP, resulting in a loss of Open Space, but ensuring existing deficiencies of Open Space in the Borough would not be exacerbated.

Housing Supply and Density

- 6.2.23 Paragraph 48 of the NPPF reminds local planning authorities that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 6.2.24 London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's 42 home contribution to housing supply ensures that this strategic site makes an

appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Rayners Lane sub area.

- 6.2.25 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor's Housing SPG (2016).
- 6.2.26 The application site area is 1.76 hectares and it has a public transport accessibility level (PTAL) score of 3 indicating an average/poor level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. As indicated within the above Application Fact Sheet, the density would be 17 units per hectare, which is significantly lower than that suggested by the London Plan density matrix. However, this site is noted as only having a portion of it handed over to residential development, with the majority, and remainder of the site remaining as an operational Community and Sports Facility. Lastly, the quantum of housing for the site is in this instance, driven by seeking the lowest quantum of housing for the site required to enable the delivery of the Community and Sports facility.
- 6.2.27 Accordingly, as a result of the uses within the site, the figures derived in relation to the density matrix are somewhat skewed and not considered to be a reflection of the true nature of the site.

6.3 Regeneration

- 6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;
- Place; Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
 - Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
 - Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.
- 6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the borough. Currently, the site which has been set aside for the proposed dwelling, is underutilised, and makes a poor contribution to the open space for which the site is allocated. Furthermore, the community facility that is currently located on the site is of very poor quality, and as such does not enable its use or contribution to the borough to be as utilised as effectively as it could.

- 6.3.3 The proposed development allows the site to be used in a much more efficient way, whilst providing a contribution to the boroughs housing stock, would also secure the long term future of the Sports and Community facility on the site. (secured through a S.106). The rebuilding of the Sports and Community Centre, in conjunction with the associated facilities (3G sports pitch and MUGA) would enhance the accessibility of sports facilities, and also a community facility for the local area and the wider borough.
- 6.3.4 The proposed development would provide for housing, whereby providing a much more attractive area to further promote growth into the area. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Design, Character and Appearance of the Area

- 6.4.1 The National Planning Policy Framework (NPPF) was published by the Government on March 27th 2012. The NPPF does not change the law in relation to planning (as the Localism Act 2012 does), but rather sets out the Government's planning policies for England and how these are expected to be applied. It remains the case that the Council is required to make decisions in accordance with the development plan for an area, unless other material considerations indicate otherwise (S.38(6) of the Planning Act). The development plan for Harrow comprises The London Plan 2011 [LP] and the Local Development Framework [LDF].
- 6.4.2 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried through from previous national policy guidance to the National Planning Policy Framework.
- 6.4.3 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation. Development should not be harmful to amenities, should incorporate best practice for climate change, provide high quality indoor and outdoor spaces, be adaptable to different activities and land uses and meet the principles of inclusive design. Core Strategy policy CS1.B states that 'all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design'.

- 6.4.4 Policy DM1 of the DMP gives advice 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.”

Layout

- 6.4.5 The proposed residential development would be located on the north eastern corner of the plot. The housing element would continue to run along the northern boundary line, before turning the corner southward and fronting the eastern boundary. The two units previously within the back of the site, which would be accessed from the northern elevation between the two two-storey style dwellings have been removed. It is acknowledged that providing housing that would front onto Rayners Lane would be logical, and would follow the pattern of development within the area. The removal of the two units to the rear of the housing fronting have been incorporated into the units fronting Rayners Lane.
- 6.4.6 The proposed residential blocks along the northern boundary have been revised from the previously refused scheme, and now generally follow the building line set by the existing row of terrace blocks along the southern side of Rayners Lane. Importantly, the proposed flatted element of the scheme that follows the curvature of the road, now continues this building line, which it failed to do so under the previously refused scheme. The previous concerns with relation to this element have now been overcome.
- 6.4.7 The corner of a property provides a prominent view of a site, and accordingly any development should address a corner with a purposeful design rationale. Providing a strong frontage to the corner is an important urban design principle, ensuring that a development provides a sense of place and a meaningful frontage to a highly prominent part of a site and development. The proposed flatted development at this location has revised its appearance towards the corner of the site, which fronts onto Rayners Lane where it curves 90 degrees. The corner element has now been amended to provide a short elevation to face the corner. This provides a set back from the corner, which the previous scheme failed to adequately achieve. The proposed set back ensures that there is a setting for the proposed building, and would not be cramped within the streetscene at a prominent location.
- 6.4.8 Lastly, the flatted development has rationalised its design, by removing the proliferation of steps within the previous scheme. This results in a more simplistic design, with fewer, more purposeful steps within the design.
- 6.4.9 The layout of the remainder of the site follows a sensible design rationale and is largely predicated by the football pitch. The previously objected to car parking has been reduced in scale. There are eleven less car parks within this area, which has allowed soft landscaping to be introduced. The proposed soft landscaping reduces the excessive expanses of hardstanding that were unacceptable within the previously refused scheme. Parking quantum's are discussed later within this report.

Architecture

- 6.4.10 The proposed houses within the development would be two separate designs, being within a terrace style. At the western end of the site, it is proposed to provide two, two storey dwellings each with pitched roofs. The two storey dwellings would then step up into three storey dwellings. Each of the proposed housing designs are relatively simple in design and appearance, and would be relatively consistent in appearance and scale with the surrounding metro-land dwellings to the west. It is considered that the character and appearance of the proposed family dwelling are considered acceptable.
- 6.4.11 To the east of proposed housing, the flatted element would project to the corner of the site before turning 90 degrees to the south. The height and roof form would be similar to proposed three storey dwellings to the west. The flatted development has been revised from the previously refused scheme, and now provides a much more simplified design rationale. As mentioned previously, the numerous small steps have been removed from the scheme, with only minimal, purposeful steps within the elevation. This provides a more simple elevation, and has a direct correlation with the roof form. Previously, the roof form was overly fussy and contrived, with varying roof forms competing with each other. The proposed roof form now follows on from the more simple elevations. The proposed roof form is a combination of flat roof and dual pitched, which provides a much more simplistic and coherent roof form. The windows, in so far as their arrangement within the elevations are much more ordered, and assist in ensuring the elevations are less fussy. Whilst it is noted that the proposed elevations and window arrangement are much more simplistic, the elevations much also provide articulation to ensure visual interest. It is considered appropriate that the windows and doors should provide a deep reveal, which would assist in ensuring a flat uninteresting elevation is not produced. As such, it is a condition has been attached to this permission to require details of the reveals for opening within the elevations.
- 6.4.12 Lastly, the proposed scheme has incorporated internal balconies, which while providing private amenity space, also provide a much tidier elevation by removing the previously objected proliferation of projecting balconies.
- 6.4.13 The submitted information regarding the residential element has provided some commentary on the materials to be used. It is critical that high quality material are used in any development, and more so when a simple design has been proposed. Specifically, the proposed residential element would be constructed of brick, with two differing tones to be used. The use of brick is considered to be an appropriate material, and a condition has been proposed to further consider this.
- 6.4.14 Windows and doors are a highly prominent feature within any new development, and the applicant has proposed all joinery to be grey powder coated aluminium. Aluminium windows are encouraged as they provide a sleek frame within the elevation. This, in conjunction with a deep reveal within which each window/door would sit, and a high quality brick/mortar would provide a high quality finish to the development. In principle a grey slate style roof form would be acceptable, however, more detail on this would be required. A condition is attached accordingly to review details of external materials.

- 6.4.15 Overall, it is considered that the design quality would overcome the previous reason for refusal on this matter. The revised design rationale, in conjunction with high quality materials that would be secured by condition, would ensure that the proposed development would be of an acceptable quality and would meet the standards required by policy DM1 of the DMP.
- 6.4.16 The clubhouse would have a very utilitarian appearance. Given its location, however, and the provision of appropriate functions such as a pavilion, no objection is raised. Materials regarding this element have not been fully explored, and as such, it is considered appropriate that this would be secured by way of a condition.
- 6.4.17 No details are provided of the enclosure for the football pitch or the all-weather courts. However, the locations of these are considered to be acceptable, and the external appearance can be secured by way of a condition.

6.5 Landscaping

- 6.5.1 The proposed development would result in a significant proportion of the site being given over to building development or hard surfacing. The current scheme has been altered to the previously refused scheme in relation to the amount of hardstanding. Whilst it is acknowledged that there would still be a high level of hardstanding across the site, it has been reduced, most notably by reducing the amount of car parking from the previously refused scheme. The car parking has been reduced from 71 to 60 with regard to the sports and social club provision. By reducing the amount of car parking across the site, the amount of soft landscaping has been increased, allowing a better relationship between the hard and soft landscaping across the site.
- 6.5.2 The residential element retains the 21 car parking spaces proposed under the current scheme as with the previous. However, given that the two dwellings previously proposed in this area have been removed, the car parking now has a more appropriate layout. The revised layout has enabled a more meaningful contribution to the soft landscaping within this area and the overall site. The soft landscaping in this element of the site has allowed an appropriate buffer between it and the parking provision for the sports and social. However, and most importantly, it has allowed more soft landscaping to be between the parking element and the rear of the flatted development. A landscape plan for this area has been provided to demonstrate that this area would provide both a meaningful setting for the property, whilst also providing communal amenity space for the flats.
- 6.5.3 It is considered that the proposed scheme has provided a much more appropriate balance between hard and soft landscaping within the site. It is acknowledged that the sports and social club will require a higher level of hardstanding for parking purposes, it is considered that in this instance, and subject to a landscaping condition and on-going management condition, it would have an acceptable quantum and quality of soft landscaping.

- 6.5.4 As an Open Space and amenity space for the use of residents of the site, the landscaping strategy would accord with the aims and objectives of policy DM1 of the DMP (2013).

Conclusion:

- 6.5.5 It is considered that the proposed development would result in an acceptable layout within the site, with a clear yet simple design rationale. The previous concerns regarding the balance between hard and soft landscaping has now been overcome, with a reduction in dwelling footprint and also car parking, allowing for a better balance. Subject to safeguarding conditions, the proposed development would accord with policies 7.4 and 7.6 of the London Plan, policy CS1.B of the Core Strategy and policy DM1 of the DMP.

6.6 Residential Amenity

- 6.6.1 London Plan Policy 7.6 Architecture states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate.
- 6.6.2 Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 Achieving a High Standard of Development sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers. Harrow has also produced a Residential Design Guide SPD.
- 6.6.3 To the north and the east of the site is a public highway, with flatted developments located on the opposite side of the highway. The separation distance would be reasonable with the building directly to the north being commercial at ground floor. It is considered that given the location of the proposed development and the separation distance between the buildings on the opposite side of the highway, the proposed development would not result in a loss of light or outlook to these neighbouring occupiers.
- 6.6.4 Given the siting of the proposed housing development element on the corner of the site, the potential impacts of the development would be most keenly felt by No 96 Rayners Lane, which is located to the west of the site. It is proposed to erect a two-storey terrace style dwelling on the common boundary with this property. The impacts, in terms of amenities arising from the development of Plot 1 would be reasonable. The dwellings located nearest the boundary would remain at two-storey, and would respect the building line at both the front and rear. The dwellings that were previously proposed between the proposed dwellings and the car parking provision for the sports and social club have now been removed from the current scheme. Accordingly, the proposed development has overcome the reason for refusal in relation to this overlooking into the property at No. 96 Rayners Lane.
- 6.6.5 The re-siting of the clubhouse on the site would move it closer to No.79 Lucas Avenue. However, it is noted that in terms of its bulk and scale, would still retain an appropriate distance from this neighbouring property. Furthermore, the current boundary relationship is relatively bleak along this common boundary, and as such could be improved through soft landscaping. The introduction of soft landscaping

would both enhance the development from a character perspective, but would also assist in screening the Sports and Social Club from the neighbouring residential neighbours.

- 6.6.6 The proposed replacement sports and social club would have a balcony located at first floor, facing south, over the football pitch. However, it is noted that this is located between two projecting gable features. As such, it is considered that given its location between the gables, the southern orientation and the oblique angle, would not lead to an unacceptable level of overlooking to neighbouring residential occupiers. Lastly, whilst it is noted that the facility could be used for private functions, the use of the balcony in terms of its hours of use, can be restricted by way of a condition. This would assist in mitigating noise nuisance at unsociable hours. Subject to the above, it is considered that the proposed development would have an acceptable impact on neighbouring amenity.
- 6.6.7 It is noted that comments have been received regarding the floodlights at the application site. However, it is noted that the scheme does not propose an increase in the amount of floodlights at the site, nor the increase in their frequency of use.
- 6.6.8 The impacts arising from new football pitch to No.79 and 89 Lucas Avenue would be little different from the current situation and no undue impacts would therefore arise, subject to the provision of appropriate boundary treatments. Concern has been raised with regard to floodlights for the existing grassed pitch and impacts as a result of the new all-weather 3G pitch. It is noted that the current application in front of the LPA does not propose any change to the existing situation, in terms of either number of lights or frequent of use. Should a change to the existing change be proposed, this would require planning permission in its own right, and neighbouring occupiers would be required to be consulted.

It is therefore considered that subject to appropriate safeguarding conditions, the proposed development would have an acceptable impact on the amenity of neighbouring residential occupiers.

Residential Amenity of Future Occupiers

- 6.6.9 Each of the residential units on the site would have reasonable levels of internal and external space. In addition, they would have reasonable levels of outlook. The current scheme has been amended to ensure a better relationship between the car-parking provision on-site and the proposed residential accommodation, which was previously objected to. This has been achieved by consolidating the accommodation in a more traditional manner fronting Rayners Lane, with no residential accommodation to the rear. This change has allowed a more appropriate layout of the car parking provision, which allows a better relationship between this element and the residential units. A revised landscaping detail submitted with the current application provides a more appropriate buffer between the two elements, ensuring that the amenities of future occupiers would be protected in relation to any potential conflicts arising from the parking element. The development would therefore accord with policy DM1 of the DMP.

Room Size and Layout

- 6.6.10 On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy.
- 6.6.11 The national space standards came into effect on 1st October 2015 and were subsequently adopted into the London Plan through a minor alteration in March 2016. The national space standards state that a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide and to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m² and a width of at least 2.75m wide. Every other double (or twin) bedroom must have a width of at least 2.55m wide. It is further noted that the London Plan requirements for ceiling heights in marginally above that of the National Space Standards. As such, a minimum ceiling height of 2.5m for at least 75% of the gross internal area (GIA) is strongly encouraged. Therefore this application will be assessed against these standards instead of the London Plan standards, which have since been superseded. The National Space Standards are set out below.

National Space Standards					
Bedrooms	Bed spaces	Minimum GIA (sq m)			Built – in storage (sqm)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
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	

Three storey houses

- 6.6.12 The gross floor areas of each of the family houses are considered to be acceptable. All would exceed that required by the standards set out above. However, it is noted that within the three storey dwellings, that the smaller of the bedrooms labelled 'bedroom 3', is below the minimum floor area for a single room, measuring 7sqm. However, this is only a marginal shortfall (0.5sqm) and the room would have a functionable and useable floor layout. The remaining bedrooms within the third floor of the three storey units are below 10sqm and as such are considered to be single occupancy. Notwithstanding the marginal shortfall of one of the rooms, these dwellings exceed the minimum GIA, and provide functionable floor spaces, especially with regard to the communal habitable rooms. Each of these houses would provide 2.5sqm of storage space, which only marginally fails the 3.0sqm required for a dwelling of this size.

- 6.6.13 A private rear garden of a satisfactory size and layout would provide amenity space for the future occupiers of these dwellings.

Two storey houses

- 6.6.14 Each of these two storey dwellings exceed the required GIA for two-bedroom, three person dwellings set over two floors. Each of these dwellings would provide a functional and useable layout that would enable satisfactory levels of light and outlook for future occupiers. Furthermore, each of these dwellings exceed the required storage amount.
- 6.6.15 A private rear garden of a satisfactory size and layout would provide amenity space for the future occupiers of these dwellings.
- 6.6.16 It is considered that the proposed two and three storey houses would on balance, provide a satisfactory level of accommodation for future occupiers.

Flatted Development

- 6.6.17 The overall gross internal floor area for each flat is considered acceptable in terms of their respective GIA, and would also include a level of storage.
- 6.6.18 Each of the proposed flats has been provided with a quantum of private amenity space, however, it is noted that in most cases this is short of the required 5sqm. The private amenity spaces fail to meet the 5sqm by approximately 1sqm, in each of the cases. Whilst it is not encouraged to provide a reduction in the private amenity spaces, it is acknowledged that these are winter gardens, and as such provide a highly useable and private space. Furthermore, the revised plans have provided a larger area of soft landscaping between the rear of the building and the residential car parking element. A landscaping plan has been submitted regarding this area, and it has been demonstrated that this would provide a high quality communal amenity space for the occupiers of the flatted development.
- 6.6.19 It is considered that on balance, the proposed private amenity space, notwithstanding the marginal shortfalls, in conjunction with the functional and useable communal amenity space, would provide a suitable amount of amenity space for the residential element of the development.

Layout and Stacking

- 6.6.20 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'. It goes on to state that the requirements as set out within the Building Regulations should be supplemented with the careful arrangement of rooms. As such, it is considered that any noise mitigation measures should supplement good design and stacking relationship, rather than providing a substitute for it.

6.6.21 The vertical stacking between the flats is considered to be acceptable.

Refuse Storage

6.6.22 Policies DM26 of the DMP requires that bin and refuse storage must be provided “in such a way to minimise its visual impact if stored on forecourts (where such provision cannot be made in rear gardens), while providing a secure, convenient and adequate facility for occupiers and collection, which does not give rise to nuisance to neighbouring occupiers”.

6.6.23 Waste and recycling is able to be provided internally for the proposed houses, which is considered to be acceptable.

6.6.24 The proposed plans indicate that the waste and recycling facilities for the flats would be located internally, with one designated within each wing of the development. This is considered to be an appropriate solution as it would not result in further ancillary structures across the site.

6.6.25 It is considered that on balance, the proposed accommodation on the site would be acceptable, and would provide a satisfactory level of accommodation for the future occupiers.

6.7 Traffic, Parking, Access, Servicing and Sustainable Transport

6.7.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that ‘development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed’. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards. Core Strategy policy CS1.Q seeks to ‘secure enhancements to the capacity, accessibility and environmental quality of the transport network’, whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards and implementation of a Travel Plan.

6.7.2 It is proposed to provide a single access point onto Rayners Lane to the north of the site, which would provide access to the car parking provision to the rear. As a result of the proposed carparking access point, it is proposed to relocate the existing bus stop further east toward the corner in the road to accommodate the dropped kerb. The Highways Authority has specifically objected to the relocation of the bus stop, a moving it towards the bend would potentially harm the free flow and safety of the highway as a result of the proximity of the bus stop to the corner.

Residential Element

- 6.7.3 It is considered that the proposed car parking provision for the residential element would be acceptable. Since the previously refused scheme, the revised residential layout has allowed a better parking layout. This has allowed a better balance between the amount of hardstanding used for car parking and soft landscaping. As mentioned previously, this allows for an increase in the amount of meaningful soft landscaping within the car parking area. It is considered that the proposed quantum of car parking for the residential element, would be acceptable in this instance.
- 6.7.4 Outside of the carparking provision for the residential element, the parking provision should also provide for Electric parking provision. This should be provided at 20% of the spaces with a further 20% passive provision. The proposed residential development would be required to provide a minimum of 56 cycle spaces.
- 6.7.5 Each of the proposed houses would have two cycle storage spaces, which would be provided within their respective rear gardens. The proposed flats would provide 48 spaces (1 per 1bed and 2 per 2 bed with 2 additional spaces). Cycle storage for flatted for the flatted development would be located internally within the building envelope, which is encouraged as it would not lead to further ancillary structures.

Community & Sports Facility

- 6.7.6 Under the previously refused scheme, the sports facility to be provided on site was not supported with detailed information on peak parking demands, to enable a reasonable assessment of the required amount of car parking spaces that would be required for the development. That scheme resulted in an excessive level of hardstanding/car parking for the scheme with little justification for this quantum.
- 6.7.7 The current application has been revised, and provides further information on parking requirements for the sports & community facility. It is fair to conclude that the existing facility does not always average a high number of vehicle movements to and from the site. However, there is a noticeable increase on match days. To this extent, the parking spaces have been reduced to 60 spaces, down from 71. Furthermore, the revised car parking layout has made provision for coach parking, which would be mostly required on match days.
- 6.7.8 Within the parking facility for the sports and social club, 5 disabled bays have been provided, as well as motor cycle and cycle (12) provision.
- 6.7.9 The above quantum's are considered to be acceptable, and the car park would be functional and useable. A condition is considered fair and reasonable to be attached to this permission to secure this provision.

Servicing and Refuse storage

- 6.7.10 It is proposed that each of the wings of the flatted development would have a refuse and recycling facility each. Subject to this being of a sufficient size to provide enough bins, there is no objection to this location. Had the scheme

otherwise been considered acceptable, a condition could have been imposed for further information on this matter. It is therefore considered that the proposed servicing, subject to appropriate conditions, would be satisfactory and would accord with the Development Management Plan policies.

6.8 Sustainability and Climate Change

6.8.1 Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaptation to, climate change, and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, as set out below:

- 1) Be lean: use less energy
- 2) Be clean: supply energy efficiently
- 3) Be green: use renewable energy

6.8.2 Policy 5.3 seeks to ensure that future developments meet the highest standards of sustainable design and construction, whilst policies 5.9-5.15 support climate change adaptation measures.

6.8.3 The applicant has submitted an Energy Statement, which details the likely energy demands of the proposed development and proposed a strategy to increase energy efficiency.

6.8.4 The methodology for the proposed Sustainability and Energy Strategy accords with the hierarchy set out within the London Plan and demonstrates how the minimum savings in carbon emissions against Building Control targets would be attempted to be achieved on site. The submitted information demonstrates that the proposed development would fall short of the 40% requirements as set down in the London Plan. The submitted information demonstrates that the proposed measures to be put in place would achieve a reduction of 33.5% over Part L (2013), therefore falling marginally below the target standards. The proposal does not offer an alternative to failing to comply with the required 40% requirements, such as carbon off-setting to be utilized in allowable solutions across the borough.

6.8.5 Given there is only a marginal shortfall in achieving this target, it is considered that should this be secured by condition, the applicant would have the opportunity to review and achieve the required figure. As such, it is considered appropriate in this instance to attach a condition requiring the already submitted sustainability statement to be reviewed, and then resubmitted demonstrating compliance with the London Plan requirements. Subject to such a condition, the proposed development would accord with the above policies.

6.9 Flood Risk and Development

6.9.1 Part of the application site is located within the 1 – 30 and also 1 – 100 functionable flood plan. It is noted that this is located on the southern end of the existing football field. The application site is located within a Critical Drainage Area. Given the potential for the site to result in higher levels of water discharge

into the surrounding drains, could have an impact on the capacity of the surrounding water network to cope with higher than normal levels of rainfall.

- 6.9.2 The application has been supported by a Flood Risk Assessment, which has attempted to demonstrate that the scheme would not cause or exacerbate flood risk within the area. The submitted details have been reviewed by the Drainage Authority, who broadly speaking, consider that the information within the Flood Risk Assessment is acceptable. However, have recommended that a number of safeguarding conditions are attached to ensure further detailed information is received and reviewed prior to commencement of development.
- 6.9.3 Subject to such safeguarding conditions, it is considered that the proposed development would not unacceptably exacerbate any potential flood risk to the site or wider area and would accord with National Planning Policy, The London Plan policy 5.12.B/C/D, and policy DM10 of the DMP.

6.10 Biodiversity & Ecology

- 6.10.1 The application site, insofar as the sports and social club is still in use. And as such, adds little in terms of biodiversity value to the local area. The area proposed to be developed into housing is currently hardstanding, and again provides little benefit in terms of biodiversity or ecological value. It is acknowledged that the Newton Farm Ecology Park is located off the southern boundary, the application site itself would contribute little to Biodiversity/Ecological value to the site or wider area.
- 6.10.2 The application site currently has a significant amount of hardstanding across the site, with the proposed development retaining much of this. However, the proposal would provide some further areas of soft landscaping across the site. The proposed development provides an opportunity to enhance the biodiversity/ecological value of the site, by introducing more meaningful soft landscaping and also the ability to provide specific bat/bird boxes into the design of the proposed development. It is noted that little information is provided as part of the scheme to demonstrate biodiversity/ecological improvements to the site. However, it is noted that the site does lend itself to being able to provide enhancements across the site. As such, it is considered reasonable that a condition be added to require further information as to what measures would be included within the development, integral to the design of the buildings, and wider site improvements could be made.
- 6.10.3 Subject to such safeguarding conditions, it is considered that the proposed development would accord with policy DM21 of the DMP.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The contribution of 30 new housing units, all of which would be sold on the open market, offers little in the way of public benefit to support the scheme, particularly as the site is not allocated with the development plan. However, the proposed development has satisfactorily demonstrated that the proposed housing development would be the bare minimum required to deliver the replacement sports and social club, and its supporting facilities. The proposed sports and social

club are considered to be a significant community benefit for the borough, and given the public accessibility to this facility, the benefits arising from this would outweigh the loss of the poor quality open space on which the housing would sit. Furthermore, the proposed housing would be of an acceptable standard, ensuring quality living accommodation for the future occupiers.

- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for 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: PL-004.3, PL-04.1, PL-04.2, PL-04.5 (Rev A), PL-05.1, PL-05.3, PL-05.4, PL-05.5, PL-10 (Rev D), PL-11 (Rev E), MAT19563-11, MAT19563-12, MAT19563-13, RM/2915, Transport Statement (Revision D), Energy Report, Flood Risk Assessment and Surface Water Drainage Strategy (Rev B), Design & Access Statement, Planning Statement, SSL1718 (3G Pitch Design), Analysis of Community Need,

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

3 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above ground floor damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) for both the Residential and Community & Sports Facility have been submitted to, and approved in writing by, the local planning authority:

a: External appearance of the buildings

b: Refuse and cycle storage area

c: Boundary treatment

d: Ground treatment (inclusive of car park, 3G Pitch and MUGA)

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

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

4 Flues and Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

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

5 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 the approved plans.

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

6 Window Detail

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. The development shall be completed in accordance with the approved details and shall thereafter be retained.

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

7 Landscape

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

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

- 8 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, 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.

9 Flood Risk and Development

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

Reason: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

- 10 Notwithstanding the approved plans, the development hereby permitted shall not commence beyond damp proof course until details for a scheme for works for the disposal of surface water and surface water attenuation, foul water disposal and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development.

- 11 Prior to the construction of any dwellings hereby permitted, details relating to the long term maintenance and management of the on-site drainage (and inclusive of the 3G pitch) shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be retained thereafter. Such a management/maintenance document shall fall with a 'Owners Manual' to provide greater long term functionality and should include (but not limited to):

- Location of all SudS techniques on site
- Summary of how they work and how they can be damaged
- Maintenance requirements (a maintenance plan) and a maintenance record
- This will be determined by the type of SuDS but should include Inspection frequency; debris removal; vegetation management; sediment management; structural rehabilitation / repair; infiltration surface reconditioning
- Explanation of the consequences of not carrying out the specified maintenance
- Identification of areas where certain activities which might impact on the SuDS are prohibited
- An action plan for dealing with accidental spillages
- Advice on what to do if alterations are to be made to a development if service companies undertake excavations or other works which might affect the SuDS

The manual should also include brief details of the design concepts and criteria for the SuDS scheme and how the owner or operator must ensure that any works undertaken on a development do not compromise this.

Reason: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development.

- 12 The development hereby permitted shall not commence until a scheme for the protection of the piped watercourse has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a structural survey by CCTV and trial holes to assess the construction, position, condition and expected life of the culvert; proposal of an agreed method of repair or replacement if required; full details demonstrating that the new structure does not impart any load on the culvert or destabilise it in any way; details of any necessary build over or adjacent to the culvert;

details of access for future repairs, blockage clearance, maintenance and future condition surveys. The applicant can contact Harrow Drainage Section for further information regarding this matter.

Reason: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

13 Sustainability and Energy

Notwithstanding the approved documents, the development hereby permitted shall not commence until a revised Sustainability Statement demonstrating compliance with the London Plan (2016) requirement of 35% carbon reduction has been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and retained thereafter. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development a post construction assessment shall be undertaken for each phase demonstrating compliance with the approved Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the delivery of a sustainable development in accordance with PPS1 and its supplement Planning and Climate Change.

14 Communal Television Equipment

Prior to the construction of the building hereby approved on site beyond damp course level, additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

Reason: In order to prevent the proliferation of individual television reception items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

15 Site Levels

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

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

16 Secure by Design

Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes), balcony pole supports, shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

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.

17 Construction Management Plan

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

18 Accessibility

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.

19 Delivery & Service Plan

Prior to the occupation of the development hereby permitted, a full Delivery and Service Plan shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Service Plan thereby approved shall be adhered to thereafter.

Reason: To ensure that the development does not harm the safety and free flow of the public highway.

20 Travel Plan

Notwithstanding the submitted information, prior to the commencement of development beyond damp proof course, a framework travel plan, including a detailed scheme for vehicle pick up and drop off times for the development shall be submitted to, and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details from the commencement of the use on site and retained thereafter.

Reason: To safeguard the amenities of neighbouring residents and to ensure that highway safety is not prejudiced.

21 Hours of Construction

No construction / works in connection with the proposed development shall be carried out before 0800hrs or after 1800hrs on weekdays and Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenity of the neighbouring occupiers.

22 Hours of Use

The balcony element of the Sports and Social Club hereby permitted, shall not be in use after outside of the hours of 0700 and 2200 Monday to Sunday inclusive.

Reason: To protect the amenity of neighbouring residential occupiers.

23 Land Contamination

Notwithstanding the submitted Geo-Environmental Report, a further (Phase II) investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) The results of the site investigation and detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No development shall commence on site until details of the scheme of remedial action is submitted to the Council, for approval in writing, and completed on site as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 24 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect groundwater and future end users of the site, in accordance with the Environmental Impact Assessment.

25 Biodiversity

Notwithstanding the submitted information, prior to the commencement of development beyond damp proof course, a biodiversity strategy to improve the biodiversity quality of the site, shall be submitted to and approved in writing by the local planning authority. The biodiversity strategy shall be implemented in accordance with the approved details from the commencement of the use on site and retained thereafter.

Reason: To improve the biodiversity quality of the site and the wider area.

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2012)

The London Plan (2016):

Policies 3.3, 5.2, 5.12, 7.3B, 7.4B 7.6B.

Harrow Core Strategy (2012):

Core Policy CS1.B/F

Harrow Development Management Policies Local Plan (2013): DM1, DM10, DM18, DM44, DM48

Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide (2010)

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

Harrow Supplementary Planning Document: Planning Obligations 2013

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

3 Mayor CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £66,150.00 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 £66,150.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 1890m²

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

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

4 Harrow 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;

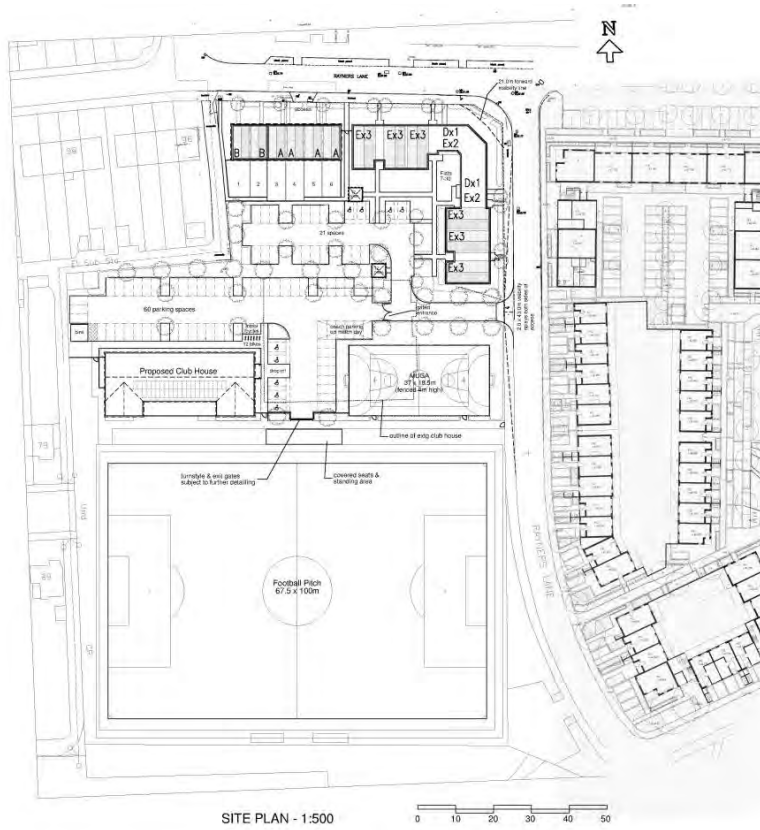
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £207,900.00

Plan Nos: PL-004.3, PL-04.1, PL-04.2 (Rev A), PL-04.5 (Rev A), PL-05.1, PL-05.3, PL-05.4, PL-05.5, PL-10 (Rev D), PL-11 (Rev E), MAT19563-11, MAT19563-12, MAT19563-13, RM/2915, Transport Statement (Revision D), Energy Report, Flood Risk Assessment and Surface Water Drainage Strategy (Rev B), Design & Access Statement, Planning Statement, SSL1718 (3G Pitch Design), Analysis of Community Need.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS











APPENDIX 4: PLANS AND ELEVATIONS



MATERIALS SCHEDULE

Roofs to be finished with 'grey' slate profile concrete interlocking roof tiles with ridge tiles to match.

Parapet capping, coloured grey to match joinery.

External walls to be in masonry with contrasting facing brick as noted, all laid in natural mortar.

Brick 'A' to be plain buff facing brick.

Brick 'B' to be multi buff facing brick.

Balconies to be pre-fabricated in galvanneal mild steel for erection on site. Finish: dark grey.

Joinery all to be in UPVC coloured grey.



MATERIALS SCHEDULE

Roofs to be finished with 'grey' slate profile concrete interlocking roof tiles with ridge tiles to match.

Roof verges, ridges & valleys all to be 'dry fit' systems.

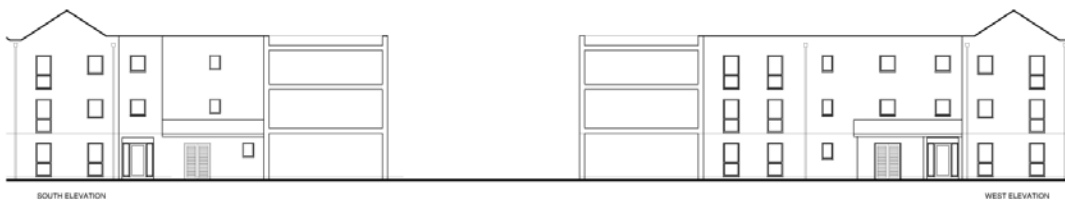
Parapet capping, coloured 'grey' to match joinery.

External walls to be in masonry with contrasting facing brick as noted, all laid in natural mortar.

Brick 'A' to be plain buff facing brick.

Brick 'B' to be multi buff facing brick.

Balconies to be pre-fabricated in galvanneal mild steel for erection on site.





GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLAN

MATERIALS SCHEDULE

- Roofs to be finished with grey slate profile concrete interlocking roof tiles with ridge tiles to match.
- Roof verges, ridges & valleys all to be dry fix system.
- Parapet capping, coloured grey to match joinery.
- External walls to be in masonry with contrasting facing brick as noted, all laid in natural mortar.
- Brick A to be plain buff facing brick.
- Brick B to be multi buff facing brick.
- Balconies to be pre-fabricated in galvanneal mild steel for erection on site.



TYPE A - 4 BEDROOM @ 111 sq.m
PLOTS 4 & 8



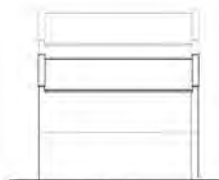
EAST ELEVATION



NORTH ELEVATION



TYPE B - 3 BEDROOM @ 77 sq.m
PLOTS 1 & 2



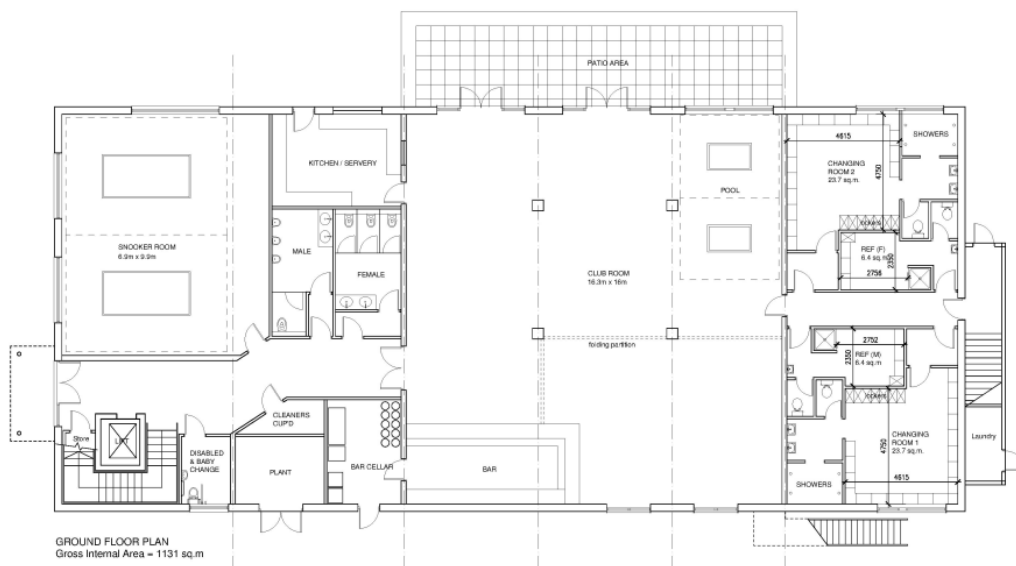
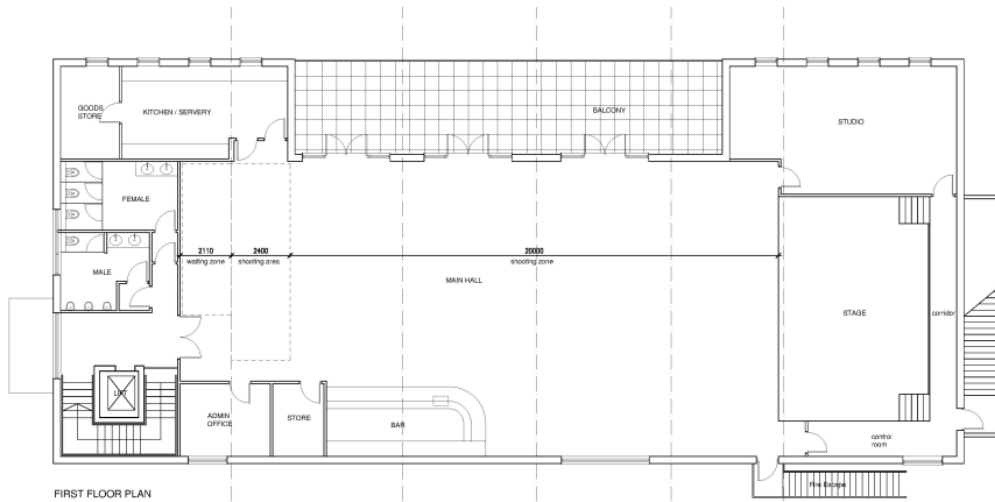
WEST ELEVATION



SOUTH ELEVATION

MATERIALS SCHEDULE

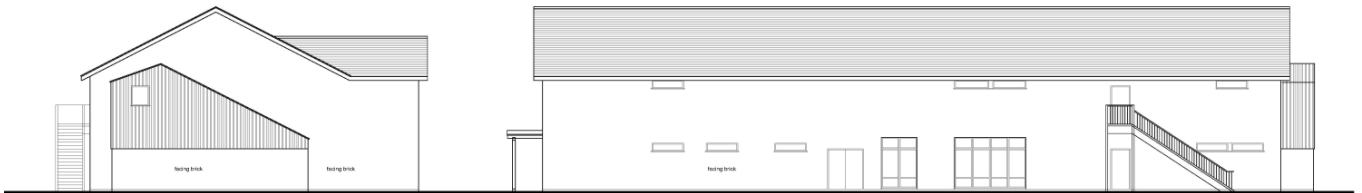
- Roofs to be finished with grey slate profile concrete interlocking roof tiles with ridge tiles to match.
- Roof verges, ridges & valleys all to be dry fix system.
- Parapet capping, coloured grey to match joinery.
- External walls to be in masonry with contrasting facing brick as noted, all laid in natural mortar.
- Brick A to be plain buff facing brick.
- Brick B to be multi buff facing brick.
- Balconies to be pre-fabricated in galvanneal mild steel for erection on site.





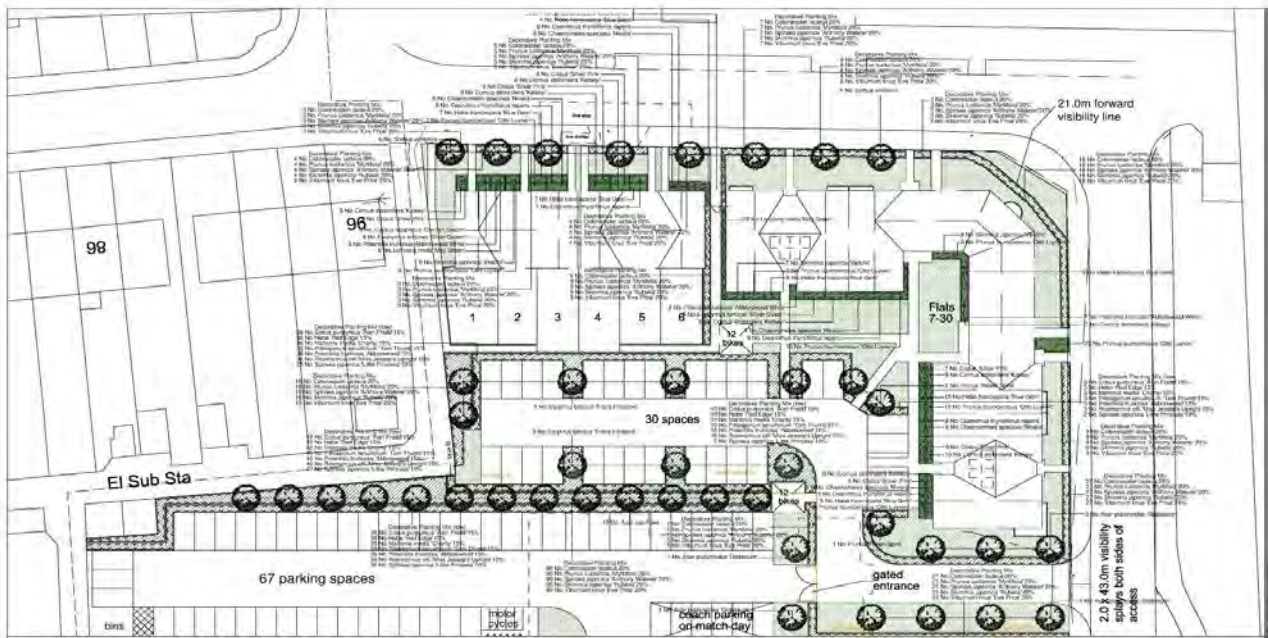
FRONT ELEVATION

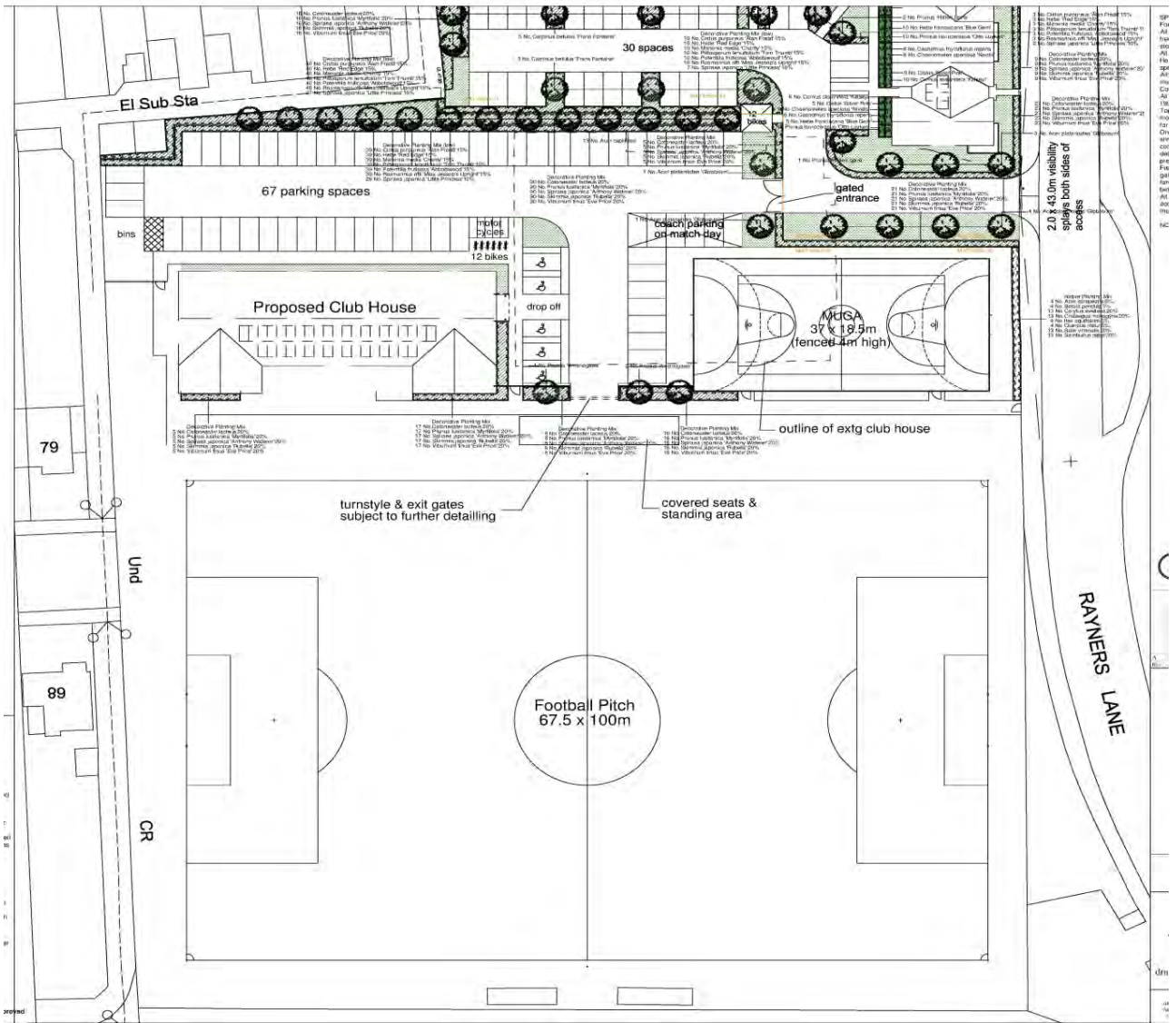
SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION





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