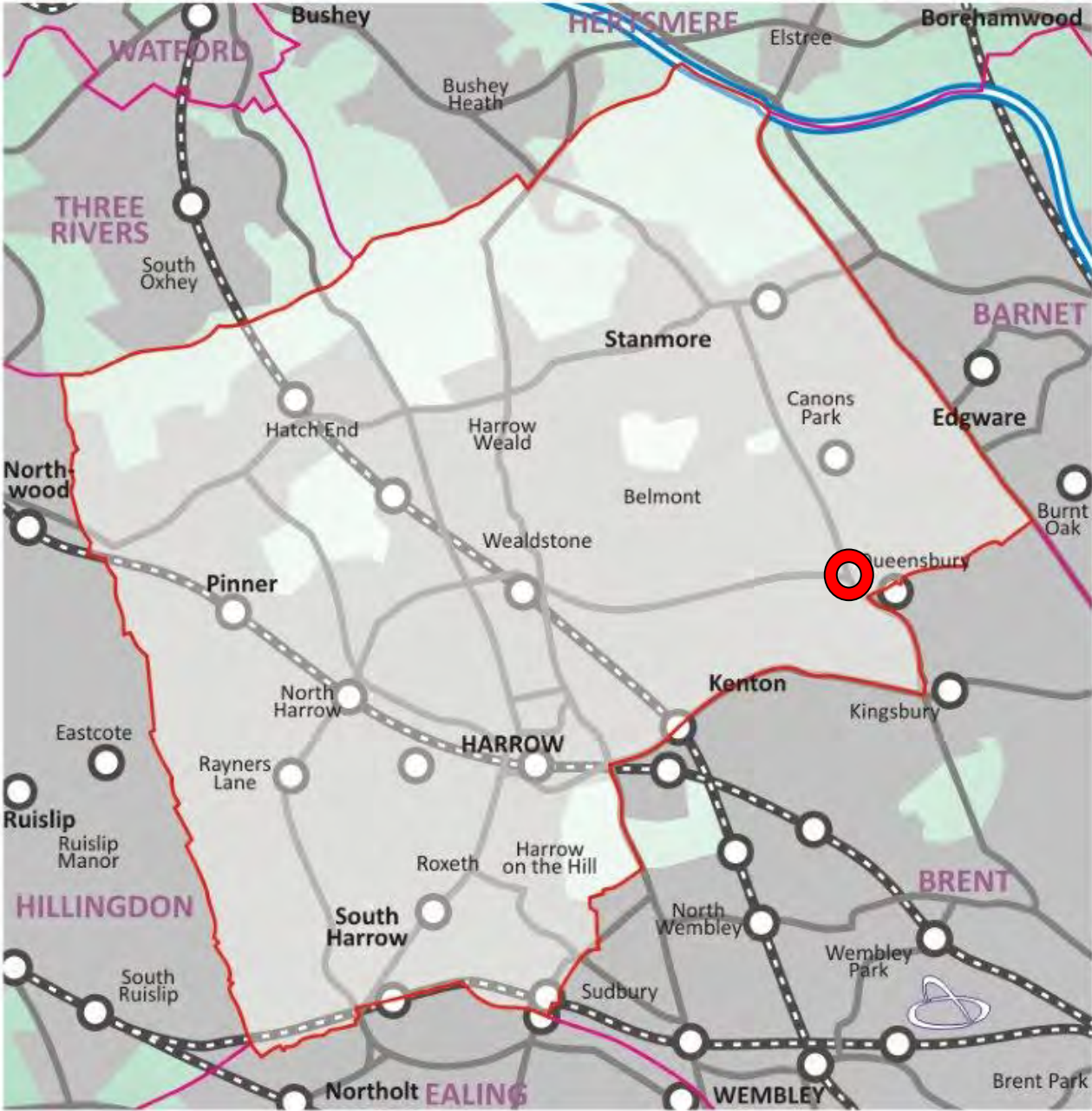
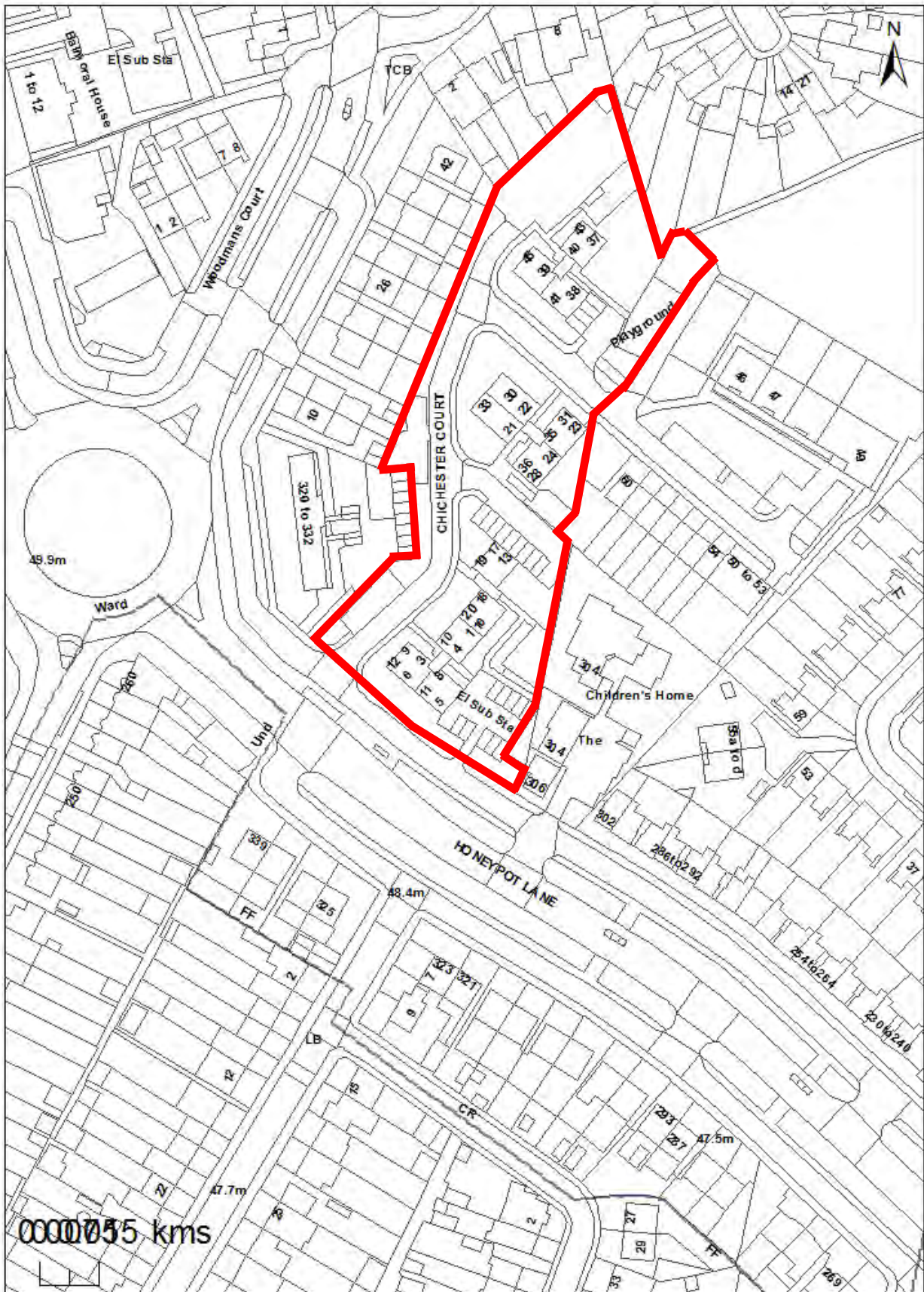


 = application site



Chichester Court, Stanmore	P/2957/16
-----------------------------------	------------------



© Crown copyright and database rights 2012 Ordnance Survey 100019206
 DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)
 Cities Revealed® aerial photography copyright The GeoInformation® Group, 2010



Chichester Court, Stanmore **P/2957/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th September 2016

Application Number: P/2957/16
Validate Date: 15/07/2016
Location: Chichester Court, Stanmore
Ward: QUEENSBURY
Postcode: HA7 1DX
Applicant: Harrow Council
Agent: Stephen Taylor Architects
Case Officer: CATRIONA COOKE
Expiry Date: 11/10/2016

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.

Construction of two & three storey buildings to provide 20 additional dwellinghouses & 6 flats; amendments to parking layout and access; landscaping; refuse & cycle storage

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

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

INFORMATION

This application is reported to Planning Committee as the number of residential units falls outside of the threshold (two units) set by category 1(d) of the Council's Scheme of Delegation for determination, and as the site is Council owned land.

Statutory Return Type:	Major Development
Council Interest:	Council Owned
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£72,870
Local CIL requirement:	£229,020

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	1 Chichester Court, Stanmore, HA7 1DX
Applicant	Mr R Kanabar, L B Harrow
Ward	Queensbury
Local Plan allocation	Existing Council Housing Estate
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	None
Other	No

Housing		
Density	Proposed Density hr/ha	174 hr/ha (not incl. existing dwellings)
	Proposed Density u/ph	96 u/ha
	PTAL	2
	London Plan Density Range	200–450 hr/ha
Dwelling Mix	Studio (no. / %)	0 – 0%
	1 bed (no. / %)	2 – 10%
	2 bed (no. / %)	16 – 55%
	3 bed (no. / %)	6 – 28%
	4 bed (no. / %)	2 - 7%
	Overall % of Affordable Housing	100%
	Affordable Social Rent (no. / %)	100%
	Intermediate (no. / %)	0%
	Private (no. / %)	0%
	Commuted Sum	
	Comply with London Housing SPG?	Yes
	Comply with M4 ⁽²⁾ of Building Regulations?	Yes

Transportation		
Car Parking	No. Existing Car Parking Spaces	53 off street and 33 on street
	No. Proposed Car Parking Spaces	77 off street and 13 on street
	Proposed Parking Ratio	n/a

Cycle Parking	No. Existing Cycle Parking Spaces	unknown
	No. Proposed Cycle Parking Spaces	55
	Cycle Parking Ratio	1.9:1
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	912m
	Bus Routes	79, 114, 324
Parking Controls	Controlled Parking Zone?	no
	CPZ Hours	-
	Previous CPZ Consultation (if not in a CPZ)	October 2013
	Other on-street controls	Double yellow lines at junctions
Parking Stress	Area/street of parking stress survey	Area surrounding development site
	Dates/times of parking stress survey	24/2/16 and 25/2/16
	Summary of results of survey	74% and 77% parking stress
Refuse/ Recycling Collection	Summary of proposed refuse/recycling strategy	Council waste team to collect from various bin stores across site. Residents are responsible for transfer to bin stores.

Sustainability / Energy	
BREEAM Rating	
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	Photovoltaic solar panels (total system size of 1.9kWp per property)

PART 2: Assessment

1.0 Site Description

- 1.1 Chichester Court is a Council owned estate, comprising three blocks of flats spatially arranged across a site area of 0.77 hectares.
- 1.2 Site 1 relates to garages and storage area adjacent to flats 2 – 12 Chichester Court and plot of land adjacent to 320-332 Honeypot Lane.
- 1.3 Site 2 relates to plot of land between blocks 13-19 and 23-36 Chichester Court and land adjacent to the garages to the rear of a privately owned block of flats 320-332 Honeypot Lane.

- 1.4 Site 3 relates to garages to the south eastern elevation of 38-45 Chichester Court and land to the rear adjoined by allotments and the rear gardens of properties in Woodstock Close.
- 1.5 Site 4 relates to land to rear and west of 37-40 Chichester Court
- 1.6 The site is bounded to the north and west by residential properties in Taunton Way and Holly Avenue.

2.0 Proposed Details

- 2.1 Site 1: Demolition of existing garages and storage area and construction of:
- two storey two bedroom three person dwellinghouses
 - two three storey four bedroom six person dwellinghouses
 - Construction of a detached three storey five person dwellinghouses on the eastern side of the road
- 2.2 Site 2:
- Three storey infill extension between blocks 13-19 and 23-36 Chichester Court to create six flats
 - detached three storey three bedroom five person dwellinghouse and two two storey two bedroom three person dwellinghouses on the eastern side of the road.
- 2.3 Sites 3 & 4: Demolition of existing garages and storage areas and construction of:
- Four three storey, three bedroom, 5 person dwellinghouses on the eastern elevation of the existing block
 - Three storey two bedroom three person dwellinghouse with refuse/recycling and cycle storage on the ground floor on the western elevation of the existing block
 - two two storey, two bedroom three person dwellinghouses on the north elevation of the existing block
 - Pair of semi-detached two bedroom, three person dwellinghouses to the north west.
 - Terrace of four two storey, three person dwellinghouses to the north east.
 - A public space and a play area are provided to the north and east of the site.
- 2.4 Relocation of access road.

3.0 History

- 3.1 N/A

4.0 Consultation

4.1 A Site Notice was erected on 19/08/2016 expiring on 9/09/2016.

4.2 Press Notice was advertised in the Harrow Times on the 21/07/2016, expiring on 11/08/2016.

4.3 The application was advertised as a major application.

4.4 A total of 136 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 05/08/2016.

4.5 Adjoining Properties

Number of Letters Sent	136
Number of Responses Received	3
Number in Support	0
Number of Objections	4
Number of other Representations (neither objecting or supporting)	0

4.6 3 objections were received from an 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
Mr Shiyani 8 Holly Avenue	Objects to the application due to:	
Mrs Punja 6 Holly Avenue	<ul style="list-style-type: none">• New build only 5m from back garden wall of my property and Nos. 4 and 6 Holly Avenue• With fencing from substation parallel to our back fences will create an alley which will invite rubbish tipping and gathering of unpleasant people. Also our rear fences will be more vulnerable for	See 6.6.12 of this report

	<p>someone to climb over</p> <ul style="list-style-type: none"> • Rear window of these 2 units will look into my back garden. My kitchen window would be only 16m from the new build, my bedroom window will only be 20m. 	
<p>A Barud 43 Chichester Court</p>	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> • Privacy the proposal is less than 10m to main bedroom and living roof windows. • Car parking is already near the capacity in Chichester Court, the new proposal has no sufficient solution • Storage will be removed, no replacement provided • 80% of green area will be removed • No plan for proposed length of work and how it will effect children and sick senior citizens and steps to minimise the dust and noise. 	<p>See 6.6.12 of report</p> <p>See 6.7 of this report</p> <p>Revised drawings show a reallocation of storage adjoining a refuse store in sites 3&4.</p> <p>Grass verges will be removed to enable the widening of the road, there is sufficient communal space provided within the scheme.</p> <p>Not a material planning consideration.</p>

<p>Mr Terry 19 Chichester Court</p>	<p>Objects to the application due to:</p> <p>Overdevelopment of an already busy communal estate. In particular too many Type E and Type D individual houses in the area will add to the chaos, in particular siting these units along the road in front of blocks 13-20 where access to estate is already narrow</p> <p>Loss of grass verge and green spaces around the site to accommodate parking</p> <p>Insufficient parking</p> <p>Concern that construction of a new block between 13-20 and 21-36 Chichester Court will dramatically reduce light levels reaching the TPO trees behind it, having a significant impact on their long-term survival.</p>	<p>See section 6.4 of this report</p> <p>Grass verges will be removed to enable the widening of the road, there is sufficient communal space provided within the scheme.</p> <p>See 6.7 of this report</p> <p>See 6.6.12 of this report</p>
---	---	---

4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

LBH Highways
 LBH Economic Development
 LBH Tree Officer
 LBH Regeneration
 LBH Landscape Architects
 LBH Waste Officer

Environment Agency
 Designing Out Crime Officer, Metropolitan Police Service
 Thames Water Authority

4.10 External Consultation

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

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

4.12 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	This project will involve major highway work should it be granted permission. The likely financial cost is unknown as further investigation would be required.	Noted
LBH Drainage	No objection subject to conditions	
LBH Economic Development	As a major application, Economic Development will be seeking construction employment opportunities on site. This will be secured through (i) a training and employment plan that will be	Given that this is a Council application no legal agreement can be included.

	<p>(ii) agreed between the council and the developer prior to start on site and a financial contribution towards the management and delivery of the construction training programme based on the construction value of the development. This is calculated using the formula: £3,500 per £1,000,000 build cost.</p>	
--	---	--

5.0 **POLICIES**

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

6.0 **APPRAISAL**

6.1 The main issues are;

Principle of the Development
Regeneration
Character of the Area

Residential Amenity and Accessibility
Traffic, Parking and Drainage
Affordable Housing

6.2 Principle of Development

- 6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 should be taken as a whole. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural well being. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 6.2.2 Paragraph 12 of the NPPF states that: ‘This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.’
- 6.2.3 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here. The proposed development would not result in development on garden land and would therefore not conflict with Core Strategy policies CS1A and CS1B.
- 6.2.4 Policy 3.8 of The London Plan (2016) also encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS(I) states that ‘New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities’.
- 6.2.5 The site is not allocated for development but represents ‘a previously developed’ site. The redevelopment of the site and the provision of new dwellings on the site are considered to represent a ‘windfall development’ as outlined in the Core Strategy. The use of the land for residential uses could therefore be supported in principle and would make an important contribution to the housing stock in the borough, including affordable housing, particularly having regard to the increased housing target identified within the London Plan (2016).
- 6.2.6 The principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

- 6.3.1 The proposal would redevelop a “windfall site” that would to provide additional Council Housing Stock and create local jobs during the construction.
- 6.3.2 The proposal is in accordance with the Council’s Regeneration policies.

6.4 Character of the Area

- 6.4.1 The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.
- 6.4.1 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.
- 6.4.2 Core Policy CS(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.'
- 6.4.3 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.

Site 1

- 6.4.4 The proposed four pitched roof dwellinghouses to the south east of the site would step up in pairs from two storey to three storey where they adjoin flats 2-12 Chichester Court. The proposed dwellinghouses would respect the established building line of this frontage and are considered acceptable with respect to scale.
- 6.4.5 A further three storey detached dwellinghouse is proposed to the south west of the entrance to Chichester Court. It is considered that this dwellinghouse would mark the entrance to Chichester Court and create a 'gateway' to the estate.

Site 2

- 6.4.6 The proposed three storey pitched roof link extension between blocks 13-19 and 23-36 Chichester Court would be clearly subordinate to the existing four storey blocks and would form angled frontage to Chichester Court. The extension would not be visually prominent when viewed from the surrounding roads due to their location within a back land, almost enclosed piece of land within the existing housing estate. The proposed detached house and semi-detached houses opposite would sit well within the plot with the detached house mirroring the proposed detached house in site 1.

Sites 3 and 4

- 6.4.7 Sites 3 and 4 propose a terrace of 4 three storey properties adjoining the existing block to the rear of the site and a terrace of 4 two storey properties and two pairs of semi-detached properties to the rear of the site. Given their location to the rear of the site they would not be readily visible in the public domain. These properties would form a muse like development and are considered an acceptable form of development
- 6.4.8 Overall, officers consider that the scale, mass articulation and use of materials and uniform design for the proposed development would ensure an acceptable appearance in the street scene and a satisfactory transition with the existing estate.

6.5 Residential Amenity

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

Amenity impacts in relation to scale, massing and siting

- 6.5.3 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. London Plan Policy 3.4 A seeks to optimise housing output from development, by applying the sustainable residential quality density matrix at Table 3.2 of the Plan, and Policy 3.8 B sets out a number of housing choice considerations including the contribution of the private rented sector in addressing housing needs and increasing housing delivery. Policy CS1 (I) of the Core Strategy seeks a mix of housing in new residential development. Policy DM 24 A of the Development Management Policies Local Plan undertakes to determine the appropriate housing mix of proposals having regard inter alia to the location of the site, the character of its surroundings and the need to optimise housing output on previously-developed land.
- 6.5.4 The proposal's 26 dwellings on this 'windfall' previously developed site would make a welcome contribution to the Borough's housing supply over the plan period to 2026 and the delivery of new homes within the Core Strategy's Kingsbury & Queensbury sub area.

6.5.5 The housing mix of the proposal overall is as follows:

Dwelling Type	Number	Proportion
One Bedroom flats:	2	7.7%
Two Bedroom flats:	4	15.4%
One Bedroom Houses:	1	3.8%
Two Bedroom Houses:	11	42.4%
Three Bedroom Houses:	6	23%
Four Bedroom Houses:	2	7.7%
Totals:	26	100%

6.5.6 Given the above it is considered that the proposed housing mix of affordable housing would be acceptable

Amenity of future occupiers

6.5.7 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by

- a. the location and dwelling mix;
- b. the likely needs of future occupiers of the development;
- c. the character and pattern of existing development in the area;
- d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
- e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping).”

6.6.8 All of the residential units will have access to their own private amenity space which is considered to be appropriate in size and form for each of the proposed properties and would accord within the minimum standards set out in the Mayoral Housing SPG (2012).

6.6.7 Table 3.3 of the adopted London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan (2016) specifies that these are minimum sizes and should be exceeded where possible.

6.6.8 In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan (2011) also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts. In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan (2016), and when considering what is an appropriate standard of

accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (May 2016).

6.6.9 The room sizes of the dwellinghouses are shown in the table below, along with the minimum floor areas for rooms as recommended by the Housing SPG (2016).

	Gross Internal Floor Area	Bedroom	Storage
Mayor of London Housing SPG (2016)	1 bedroom, 2 person (50 sqm)	Double 11.5sqm Single 7.5sqm	2 sqm 1.5 sqm
	2 bedroom, 2 person (79sqm)		
	2 bedroom, 3 person (70sqm)		
	3 bedroom , 5 person (86sqm)		
	4 bedroom, 6 person (99 sqm)		

6.6.10 With reference to the above table. All proposed dwellings comply with the minimum Gross Internal Floorspace of the Housing SPG (2016) and are therefore considered acceptable.

Amenity of Neighbouring Occupiers

6.6.11 Paragraph 61 of the NPPF states inter alia that planning decisions should address the integration of new development into the built environment. London Plan Policy 7.6 B states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings in relation inter alia to privacy and overshadowing. Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 C & D of the Development Management Policies Local Plan require development to achieve a high standard of design and layout and set out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers to this end. The Council has also produced a Residential Design Guide SPD.

Privacy, Outlook Visual Impact, Loss of Light

- 6.6.12 It is noted that objections have been received from neighbouring properties in Holly Avenue regarding the proposed terraced properties within sites 3 and 4 causing visual impact and loss of privacy. However it is considered that given that these properties are sited in excess of 30m from the proposed development there would be no undue impact with regard to outlook and visual impact. The pair of type D houses in the north eastern corner of site 4 would have rear facing windows at first floor level which would offer views of the rear gardens of these properties. However given the separation distance it is not considered that there would be unreasonable in this suburban location.
- 6.6.13 Further objections have been received regarding the impacts of the proposed infill extension to form six flats in site 2 on loss of light to the existing flats. This element of the proposal would not interrupt a 45° line drawn from the nearest corner of the existing flats and therefore it is considered that there is no undue impact with regard to loss of light.
- 6.6.16 Overall it is considered that the proposed development given the distance from neighbouring residential properties both within the estate and the surrounding residential streets there would be no undue impact on residential amenities of neighbouring properties.

Refuse

- 6.6.13 A total of five refuse stores will be provided for the proposed development and existing estate containing a total of 12 x 1280l blue bins and 12 x 1100l waste bins. The overall supply of bins is considered acceptable, however there is concern with the location of the proposed store within site 2. A condition is recommended for a refuse strategy to be submitted prior to occupation of the development.
- 6.6.14 In summary, officers consider that the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.7 Traffic, Parking and Drainage

- 6.7.1 The proposal would make provision for an addition 31 parking spaces. The proposal would formalise the current layout which is an improvement on the current situation. The Highways Authority have raised no objection on parking grounds.
- 6.7.2 To accommodate the proposed development the Chichester Court will be re routed. The new road would be 5.5m in width which is considered acceptable and would ensure free flow of traffic through the development. The Highways Authority have raised no objection to the relocation of the road but have requested an agreement that the cost of the construction works be met by the applicant.

However, given that this is a Council application there is no provision for a legal agreement within the Council.

Drainage

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

6.8 Affordable Housing

- 6.8 The proposal are to create 20 additional residential units. Therefore under the Council's adopted policies there is a requirement that affordable housing is provided for any proposals for 10 units or above.
- 6.9 The applicants are the Council's own Housing Department and it is proposed that the units are affordable (100%). This cannot be captured as a S.106 requirement as the Council is unable to enter into S106 agreements with ourselves. However, in order to comply with the policy requirements it is proposed that a suitable condition is included with any approval. At the time of drafting this report that condition has not been finalised. However it will be presented to members by way of an addendum at your committee.

7.0 CONCLUSION AND REASONS FOR APPROVAL

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

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 260_10_010_P.1F; 260_10_100_P.1C; 260_10_101_P.1C; 260_10_102_P.1C; 260_10_103_P.1C; 260_10_104_P.1C; 260_10_105_P.1C; 260_10_106_P.1C; 260_10_107_P.1C; 260_10_108_P.1C; 260_10_109_P.1C; 260_10_110_P.1C; 260_10_111_P.1C; 260_10_120_P.1; 260_10_300_P.1C; 260_10_301_P.1C; 260_10_302_P.1C; 260_10_303_P.1B; 260_10_304_P.1B; 260_10_305_P.1B; 260_10_306_P.1B; 260_10_307_P.1C; 260_10_308_P.1C; 260_10_309_P.1B; 260_10_310_P.1A; 260_10_311_P.1B; 260_10_312_P.1B; 260_10_313_P.1B; 260_10_314_P.1B; 260_10_400_P.1B; 260_10_401_P.1A; 260_10_403_P.1B; 260_10_403_P.1B; 260_10_404_P.1B; 260_10_405_P.1A; 260_10_406_P.1B; 260_10_407_P.1B; 260_10_408_P.1B; Daylight And Sunlight Report; Habitat Survey; Energy Strategy; Design and Access Statement; Transport Report

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

3 Drainage 1

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

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

4 Drainage 2

The development hereby permitted shall not commence until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning

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

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

6 Landscaping 1

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

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

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

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

7 Landscape 2

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first use of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 5 development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

8 Construction Logistics Plan

The development hereby approved shall not be commence until a Construction Logistics Plan has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the Plan so agreed, or any amendment or variation to it as may be agreed in writing by the local planning authority.

Reason: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM 1 B & C of the Harrow Development Management Policies Local Plan (2013), and to ensure that the development does not adversely affect the free flow and safety of traffic on the transport network, in accordance with Policy 6.3 A & C of the London Plan (2015). To ensure that measures are agreed and in place to manage the amenity and transport impacts during the construction phase of the development, this condition is a **PRE-COMMENCEMENT** condition.

9 Materials

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

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

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

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

10 Refuse

The development hereby approved shall not progress beyond damp proof course level until details of the means of enclosure of the bin store have been submitted to, and agreed in writing by, the local planning authority. The details shall include the appearance of the means of enclosure and measures to mitigate the potential impacts of noise and odour associated with the use of the bin store. The development shall be carried out in accordance with the details so agreed and shall thereafter be retained.

Reason: To ensure that means of enclosure of the bin store achieve a high standard of design and layout, having regard to the character and appearance of the area, and that the development achieves a high standard of amenity for neighbouring occupiers of the site and future occupiers of the development, in accordance with Policy DM 1 A & B and C & D of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016)

3.3 – Increasing Housing Supply

3.5 – Quality and Design of Housing Developments

3.8 – Housing Choice

5.2 – Minimising Carbon Dioxide Emissions

5.3 – Sustainable Design and Construction

5.12 – Flood Risk Management

5.13 – Sustainable Drainage

6.3 – Assessing Effects of Development on Transport Capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.3 – Designing Out Crime

7.4 – Local Character

7.6 – Architecture

7.21 – Trees and Woodlands

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

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

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

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Access for All (2006)

Supplementary Planning Document – Residential Design Guide (2010)

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

2 Considerate Contractor Code of Practice

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

3 Party Wall Act

PARTY WALL ACT:

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

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

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

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

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

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 Pre-application Engagement

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended). This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £25,025 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £25,025 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 714.6sqm
You are advised to visit the planning portal website where you can download the appropriate document templates.
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

7 Local CIL

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

Residential (Use Class C3) - £110 per sqm;
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm
All other uses - Nil.

The Harrow CIL Liability for this development is: £78,650.

8 Thames Water

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

underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

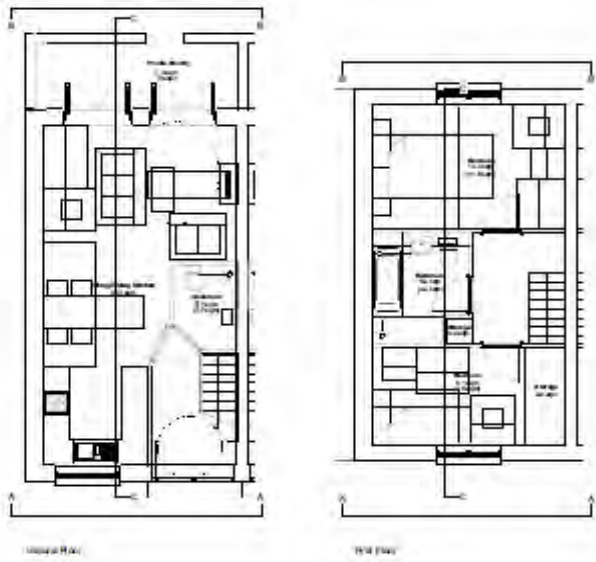






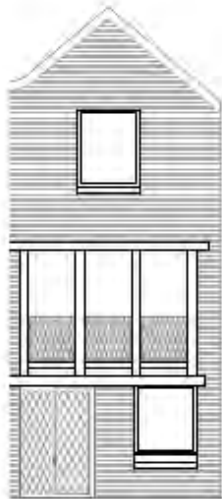


APPENDIX 4: PLANS AND ELEVATIONS

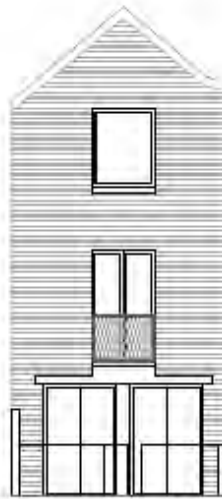


Type D 2b3p

<p><small>NOTES:</small></p> <p>1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2016.</p> <p>2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS.</p> <p>3. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING.</p> <p>4. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT PAID TO THE ARCHITECT.</p>	<p>Rev. No. Description</p> <p>001 Initial Design</p> <p>002 Final Design</p>	<p>Project No.</p> <p>260_10_400</p> <p>Project Name</p> <p>Proposed Type D</p>	<p>Scale</p> <p>P.1B</p>	<p>Date</p> <p>01/09/2016</p> <p>Drawn by</p> <p>ST</p> <p>Checked by</p> <p>ST</p> <p>Scale</p> <p>1:100</p> <p>Project No.</p> <p>260_10_400</p> <p>Project Name</p> <p>Proposed Type D</p>	<p>STEPHEN TAYLOR ARCHITECTS 66 CHARLOTTE ROAD LONDON EC2A 3PE 020 7729 1672</p>
--	---	---	---------------------------------	---	--



Front Elevation

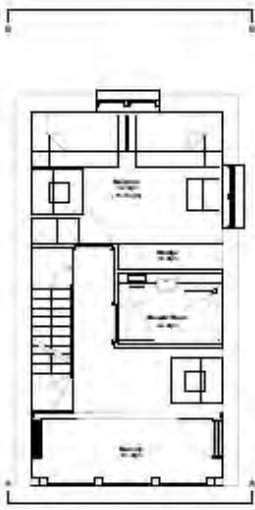


Side Elevation



Ground Floor

Type E 3b5p



1st Floor



2nd Floor

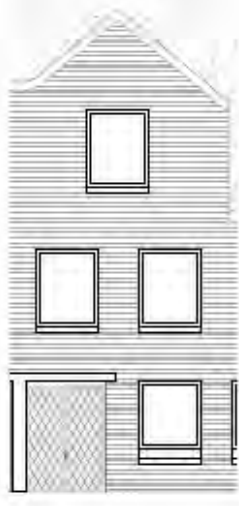
NOTES:
 1. All work to be done in accordance with the Building Regulations and the relevant parts of the Building Regulations.
 2. The proposed work is to be done in accordance with the Building Regulations and the relevant parts of the Building Regulations.
 3. The proposed work is to be done in accordance with the Building Regulations and the relevant parts of the Building Regulations.
 4. The proposed work is to be done in accordance with the Building Regulations and the relevant parts of the Building Regulations.

Ref: 260_10_403
 Date: 10/10/16
 1/10/16 10/10/16

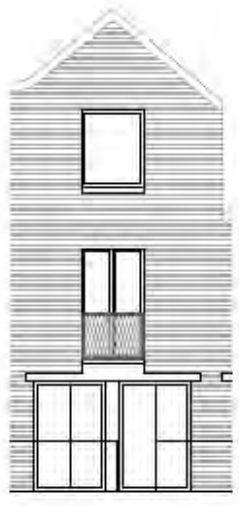
260_10_403
 Proposed Type E

P.1C
 Date: 10/10/16
 Date: 10/10/16
 Date: 10/10/16

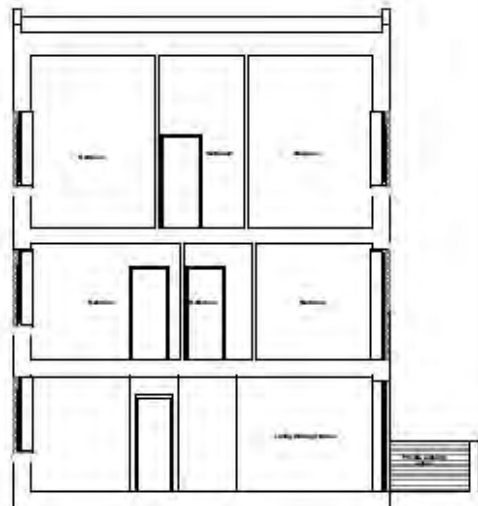
STEPHEN TAYLOR
 ARCHITECTS
 66 CHARLOTTE ROAD
 LONDON EC2A 3PE
 020 7729 1672



Elevation A



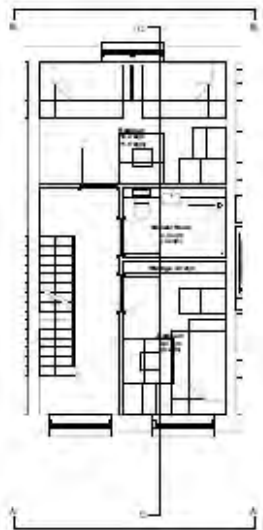
Elevation B



Elevation C



First Floor



Second Floor



Third Floor

Type F 4b5p

<p><small>NOTES:</small></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2010.</p> <p>2. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.</p> <p>3. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.</p>	<p><small>DATE:</small></p> <p>2010 10 04</p> <p>Proposed Type F</p>	<p><small>PROJECT:</small></p> <p>260_10_404</p> <p>P.1B</p>	<p><small>ARCHITECT:</small></p> <p>STEPHEN TAYLOR ARCHITECTS</p> <p>66 CHARLOTTE ROAD</p> <p>LONDON EC2A 3PE</p> <p>020 7729 1672</p>
--	---	---	---

Ground Floor
Type W1 1b2p

First Floor
Type H1 2b3p

Second Floor

260_10_406 P.1B
Proposed Type W1&H1

STEPHEN TAYLOR ARCHITECTS
66 CHARLOTTE ROAD
LONDON EC2A 3PE
020 7729 1672

Ground Floor
Type W2 1b2p

First Floor
Type H2 2b3p

Second Floor

260_10_407 P.1B
Proposed Type W2&H2

STEPHEN TAYLOR ARCHITECTS
66 CHARLOTTE ROAD
LONDON EC2A 3PE
020 7729 1672

This page has been left intentionally blank.