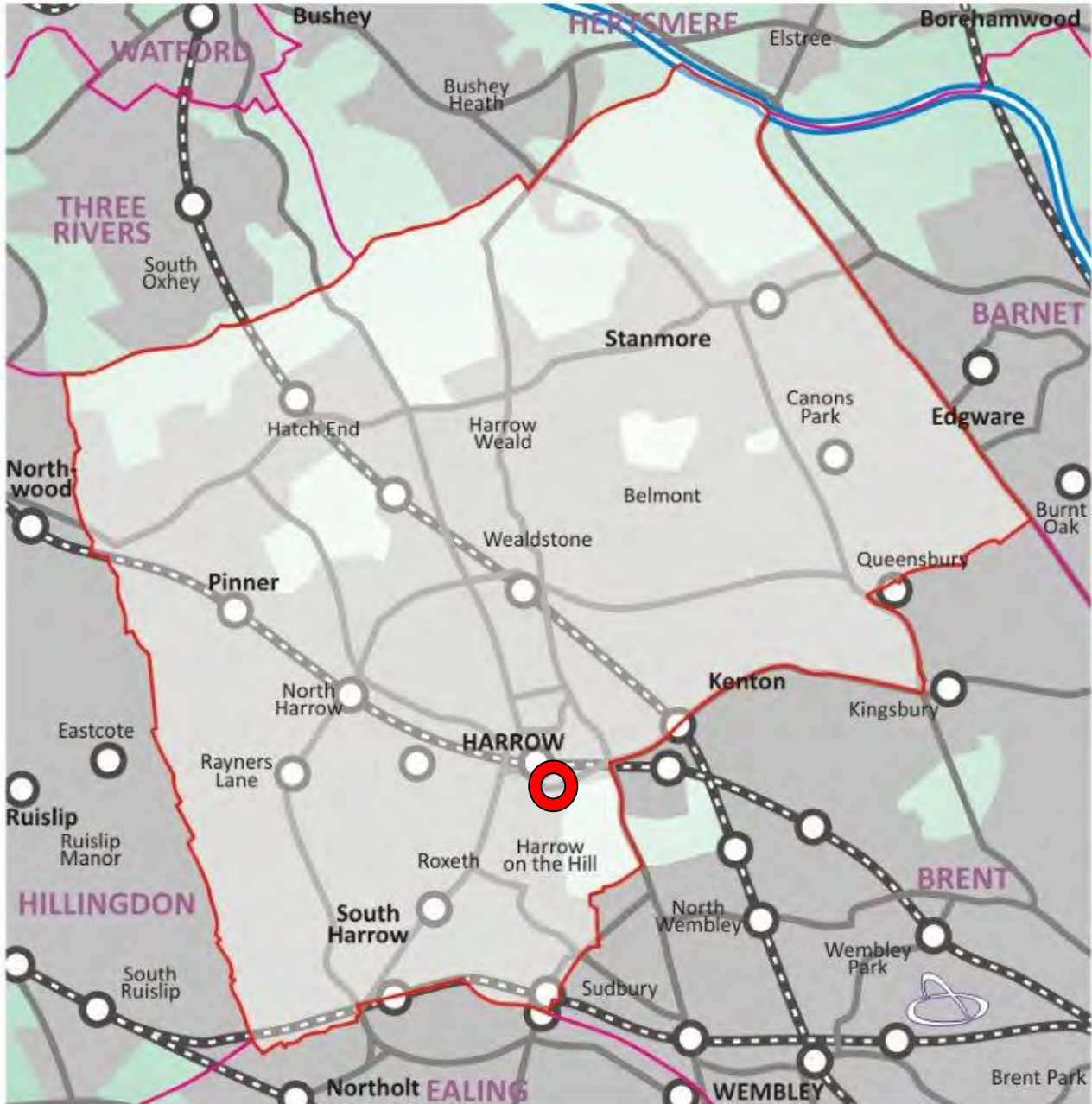
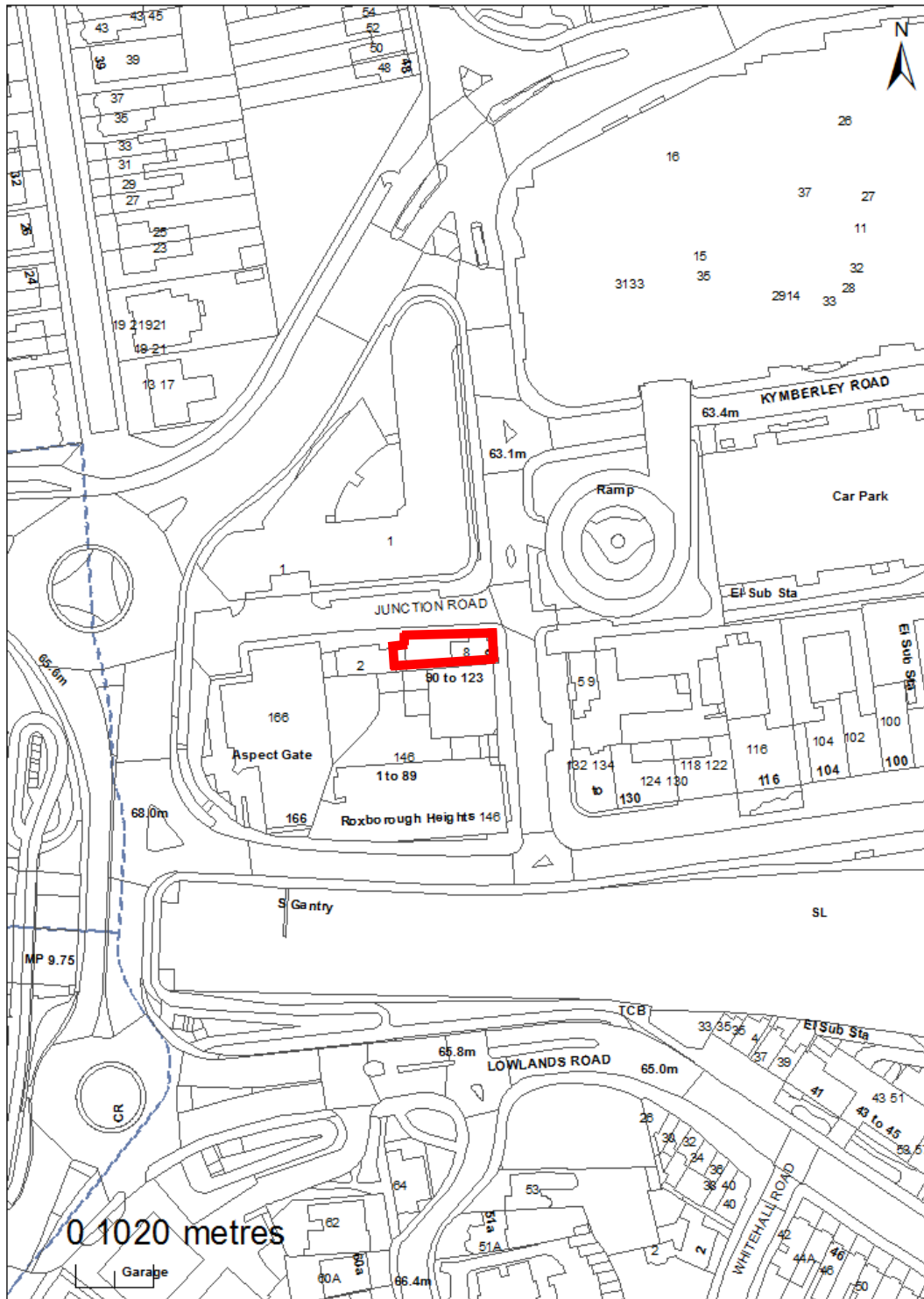


 = application site



<b>8 Headstone Road, Harrow</b>	<b>P/3644/16</b>
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**8 Headstone Road, Harrow** **P/3644/16**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

19<sup>th</sup> October 2016

**Application Number:** P/3644/16  
**Validate Date:** 28/07/16  
**Location:** Kelly House, 8 Headstone Road, Harrow  
**Ward:** Greenhill  
**Postcode:** HA1 1PD  
**Applicant:** K1 Headstone Limited  
**Agent:** Collins & Coward  
**Case Officer:** Justine Mahanga  
**Expiry Date:** 13/10/16

### 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 additional three storeys to create six flats with parking and bin / cycle storage; external alterations

### 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 authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement (or appropriate other enabling powers) 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:
  - i. Prior to occupation of the development, notify all prospective owners, residents, occupiers or tenants of the housing units of the development that they will not be eligible for a resident parking permit of visitors parking permit to park a motor vehicle where a CPZ has been implemented, unless they hold a disabled person's badge.
  - ii. Planning permission monitoring fee of £500;
  - iii. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;
  - iv. Local Goods and Services; and,
  - v. Local Labour clause.

## REASON FOR THE RECOMMENDATIONS

The proposed scheme for 6 residential units would contribute to a strategically important part of the housing stock of the borough, in accordance with paragraph 3.55 of the London Plan (2016). The proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

For these reasons, 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.

## RECOMMENDATION B

That if the Section 106 Agreement is not completed by 19<sup>th</sup> 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:

The proposed redevelopment of the site, in the absence of a legal agreement for the restriction of resident parking permits, would fail to comply with the requirements of Policies DM26 and DM42 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway.

## INFORMATION

This application is reported to Planning Committee as it would provide in excess of 6 residential units. The application is therefore referred to the Planning Committee as it does fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type:	Minor Dwellings
Council Interest:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£15,925.00
Local CIL requirement:	£50,050.00

Plan List: 0467/302 Rev E; 0467/102 Rev G; P/01 Rev D; 150404 (street elevation – front existing); 1504040 (street elevation – side existing); 150404 (street elevation – rear existing).

## 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
- National 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	Kelly House, 8 Headstone Road, Harrow, HA1 1PD
Applicant	K1 Headstone Limited
Ward	Greenhill
Local Plan allocation	Harrow Town Centre West
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	No

Housing		
Density	Proposed Density hr/ha	710
	Proposed Density u/ph	284
	PTAL	6a
	London Plan Density Range	215-405 u/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed ( no. / %)	3 (50%)
	2 bed ( no. / %)	3 (50%)
	3 bed ( no. / %)	0
	4 bed ( no. / %)	0
	Comply with London Housing SPG?	Yes
	Comply with M4 <sup>(2)</sup> of Building Regulations?	To be secured by condition.

Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	2
	Proposed Parking Ratio	0.08
Cycle Parking	No. Existing Cycle Parking spaces	22
	No. Proposed Cycle Parking spaces	28
	Cycle Parking Ratio	1.24
Public Transport	PTAL Rating	6a
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Refuse storage to be provided externally, adjacent to the rear building elevation.

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site is a 630sqm plot located on the corner of Headstone Road and Junction Road. The site includes a 7.8m frontage to Headstone Road and a 23.3m frontage to Junction Road.
- 1.2 The site is occupied by Kelly House, a four storey commercial building constructed of red brick and a lead mansard roof. Projecting rendered bay windows are located at first floor along the Junction Road and Headstone Road frontage.
- 1.3 The property benefits from prior approval (P/2212/15) to convert the commercial floor space into 19 self-contained units (Class C3). The conversion of these floors has commenced.
- 1.4 Ground floor parking (2 spaces) and cycle storage is provided within an undercroft area at the western end of the building, accessed via Junction Road.
- 1.5 The site and surrounding area are located within the sub-area of Harrow Town Centre West and as such, includes a mix of commercial and residential uses.
- 1.6 Bradstowe House, an 11 storey mixed-use building is located to the north of the application site, on the opposite side of Junction Road. The southern boundary adjoins Roxborough Heights, a part 9 / part 10 storey mixed-use commercial / residential building. The rear boundary adjoins no. 2 Junction Road, a two-storey place of worship (Class D1).
- 1.7 The application site is not listed or located within a conservation area.

### **2.0 PROPOSED DETAILS**

- 2.1 The applicant proposes to construct a three-storey extension atop of the existing building to provide 6 self-contained flats.
- 2.2 The proposed extension would extend vertically from the Junction Road and Headstone Road building elevations in cladding to match the lower levels.
- 2.3 The proposal also intends to replace the mansard style roof and clad the existing building to match the extension.
- 2.4 Each of the proposed floors would include an identical layout, consisting of a one-bedroom (2 person) unit at the eastern end of the building and a two-bedroom (3 person) unit at the western end. Each flat would include private amenity space in the form of a roof terrace.
- 2.5 The main pedestrian access to the building would be taken via Headstone Road. A central stairwell and lift would provide access from the ground floor.
- 2.6 Vehicular access to the site would be taken from Junction Road. 28 cycle spaces and 2 wheelchair accessible parking spaces would be provided within an undercroft at the western end of the site.

2.7 The applicant has indicated that the proposed materials would include aluminium window frames and cladding.

### **3.0 HISTORY**

3.1 P/0896/15

Prior approval: Change of use from office to 10 self-contained flats (Class C3).  
Granted: 13/04/2015

3.2 P/2212/15

Conversion of offices (class b1a) to 19 self-contained flats (class c3) (prior approval of transport & highways impacts of the development and of contamination risks and flooding on the site).  
Granted: 08/07/2015

3.3 P/4188/15

Re- cladding and external alterations to the building  
Granted: 18/11/2015.

3.4 P/0354/16

Construction of additional three storeys to create six flats with parking and bin / cycle storage; external alterations  
Refused: 06/04/16

#### Reasons for Refusal:

*1. The proposed extension by reason of its combined unsympathetic and ill-conceived architectural design rationale and massing would give rise to a form of development which would be overly stark and dominant, to the detriment of the character and appearance of the streetscene and the visual amenities of the area, contrary to policies 7.4B and 7.6.B of The London Plan (2015), Core Policy CS.1B of the Harrow Core Strategy, policies AAP1 and AAP4 of the Harrow and Wealdstone Area Action Plan (2013).*

*2. The proposal fails to demonstrate that the residential units (Use Class C3) at fourth, fifth and sixth floors would be a compatible use with the existing office use (use class B1) to the detriment of future occupiers of the residential units and the continuing functioning of the established commercial use. The proposal therefore fails to accord with policy DM1 of the Harrow Development Management Policies Local Plan (2013).*

3.5 P/3044/16

Details pursuant to condition 3 (materials) of planning permission p/4188/15 dated 18.11.2015 For re-cladding and external alterations to the building  
Refused: 25/08/16

#### Reason for Refusal:

*1. An insufficient level of detail has been provided to adequately address condition 3. As detailed within the wording of the condition, samples of the proposed materials should be provided with the application.*



## 4.0 CONSULTATION

4.1 A total of 129 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 16-09-16.

### 4.2 Adjoining Properties

Number of Letters Sent	129
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

### 4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken:

LBH Landscape Officer  
LBH Highways  
LBH Drainage  
Thames Water Authority

### 4.5 External Consultation

4.6 No external consultation responses were received.

### 4.7 Internal Consultation

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

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	No objections, subject to conditions restricting residents parking permits and the submission of a construction management plan.	These comments have been acknowledged. The conditions have been attached as requested. A Legal agreement will restrict parking permits.
LBH Drainage	No objections subject to standard conditions relating to foul water disposal.	Condition attached as requested.

## **5.0**      **POLICIES**

- 5.1      Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2      ‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.3      The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.4      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 and Appearance  
Residential Amenity  
Standard of Proposed Accommodation  
Accessibility  
Traffic, Parking, Servicing and Drainage

### **6.2**      **Principle of Development**

- 6.2.1      The Core Strategy (2012) sets out Harrow’s spatial strategy for managing development and growth in the Borough over the plan period from 2009 to 2026. The strategy provides a positive plan for ensuring that the Borough’s housing, employment, infrastructure and other needs are met over the plan period in a way that contributes to achieving sustainable development.
- 6.2.2      Policy CS1A of Harrow’s Core Strategy 2012 [CS] undertakes to manage growth in accordance with the spatial strategy. The spatial strategy directs residential and other development to the Harrow & Wealdstone Intensification Area, town centres and, in suburban areas, to strategic previously developed sites.
- 6.2.3      The application site is located within the Harrow and Wealdstone Intensification Area and the Harrow Metropolitan Town Centre as set out in the Harrow Core Strategy (2012) and The London Plan (2016). The application site falls within the sub area of Harrow Town Centre West as set out in the AAP. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy.

6.2.4 Accordingly, the proposal to introduce residential units at the site is considered acceptable in principle, this is subject to compliance with the Area Action Plan, relevant development plan policies and supplementary planning guidance which requires all development to respond positively to the local and historic context, seeks to provide a high quality residential development, protect the amenity of surrounding occupiers and neighbouring employment uses.

### 6.3 Regeneration

6.3.1 Given the location of the site within the Town Centre, the high PTAL level and the scale and intensity of surrounding development, the site is currently considered to be underutilised. The proposed development allows the site to be used in a more efficient way that would also result in the creation of temporary jobs, arising from the construction process.

6.3.2 The proposed development would provide for housing within the heart of Harrow that would constitute an increase in housing stock within the Borough in terms of unit numbers. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

### 6.4 Character and Appearance of the Area

6.4.1 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.

6.4.2 The London Plan (2016) 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 6 home contribution to housing supply ensures that this 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 Harrow & Wealdstone sub area, as well as modestly exceeding the housing capacity figure attributed to the site in the Harrow & Wealdstone Rea Action Plan (2013).

6.4.3 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).

6.4.4 The application site area is 0.021 hectares and has public transport accessibility (PTAL) of 6a indicating an excellent level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have a central setting. The proposal equates to a density of 284 units per hectare and 710 habitable rooms per hectare. These densities fall within the overall matrix ranges for central setting sites with a PTAL of 6, between 650-1100 habitable rooms per hectare.

- 6.4.5 The proposed development would provide 3 x two-bedroom units and 3 x one-bedroom units. This unit mix is considered to be acceptable given the town centre location of the site.
- 6.5 Character and Appearance of the Area
- 6.5.1 National Planning Policy Framework (2012) advises at paragraph 58 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.
- 6.5.2 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.
- 6.5.3 Core Policy CS1.B specifies 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; extensions should respect their host building.’
- 6.5.4 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.”
- 6.5.5 The established character of development directly surrounding the application site is noted as being mixed in character, without any significant commonality of design or massing. Specifically, the southern boundary of the site adjoins a 9 storey 1960’s building, characterised by a flat roof and ribbon windows. Opposite the application site on Junction Road is Bradstow House, a recently constructed 11 storey mixed-use development that follows a more contemporary design approach.
- 6.5.6 The proposed development seeks permission to extend the existing building by way of a three storey extension. The proposal would increase the maximum height of the building from 11.0m to 18.6m. Policy AAP6(B) requires that building heights within the heart of Harrow are of a scale consistent with the sites surroundings, including nearby sites. As aforementioned, the surrounding area includes maximum building heights ranging from 8-11 storeys. Accordingly, in this context, the principle of extending the application site to provide a 7 storey building would be consistent with the character and appearance of the street scene and surrounding development.

- 6.5.7 Notwithstanding this, due to the corner location of the site, which includes a 23m frontage to Junction Road, the application site has a prominent siting within the streetscene. At present, the four-storey scale of the building results in a relatively 'quiet' impact on the streetscene. In this context, any proposal to alter the existing building or redevelop the site to construct a building with a greater prominence, must achieve a high standard of design and layout which addresses both elevation.
- 6.5.8 Whilst it is noted that planning permission P/4188/15 granted approval for the recladding of the existing building, the continuation of this cladding strategy within a three storey extension to the property was considered to be unacceptable within P/0354/16. Specifically, the increased height of the proposal was considered to significantly amplify the presence of the building within the townscape. The proposed design rationale, which lacked horizontal emphasis and sufficient visual articulation, was not considered to take account of the final intended scale or provide a significant enhancement in terms of architectural quality. For this reason, planning permission was refused.
- 6.5.9 Following pre-application discussions, an amended proposal has been developed which includes a revised cladding rationale and alterations to the pattern of fenestration.
- 6.5.10 The proposed arrangement of the cladding panels is considered to provide an element of verticality to the building and in doing so, reduces the prominence and perceived depth of the building within the Junction Road streetscene. The addition of the cladding panels to the existing building and first floor projecting bay elements and removal of the existing mansard roof is considered to provide a simple yet coherent face to the building which sits comfortably within its surroundings.
- 6.5.11 As demonstrated on the proposal plans, a dark grey cladding panel would ensure a simple and sleek finish to the proposed building. Notwithstanding the proposed shading shown on this drawing, it is noted that the annotations indicate Trespa 'Meteon' mid grey coloured panels would be utilised (Trespa ref: A21.5.1). This material was refused within P/3044/16. Specifically, given the scale of the building and the length of the elevation along Junction Road, the proposed light coloured cladding panels would accentuate the depth of the building, resulting in a prominent presence within the Junction Road streetscene. Accordingly, while a form of cladding panel is considered appropriate for the proposed development, a condition would require the submission and approval of a dark grey cladding panels prior to works commencing on site.
- 6.5.12 The amended fenestration and solid to void ratio is also considered to be appropriate for the character and scale of the building and provides a sufficient level of articulation to the façades. The amended fenestration rationale adequately ensures that there is coherence in the design and appearance between the existing building and proposed extension.

- 6.5.13 While concerns were previously raised in terms of the appearance of the ground floor within the streetscene and the lack of coherence between this level and the upper floors, the amended proposal has overcome this concern. Specifically, the use of mesh panels is considered to be a high quality contemporary design approach to screen the parking area within the street. The existing brickwork columns at ground floor would be rendered in a dark colour to match the proposed cladding. The main door has also been replaced to respond to the revised design rationale of the building.
- 6.5.14 Although the proposed design rationale is considered to be appropriate for the proposed development, given the fairly simplistic approach, a high standard of detailing and materials is required. Specifically, an aluminum window with a sufficient depth to the reveals is recommended. It is noted that a section drawing detailing a reveal of 10cm has been received and notes the use of aluminum framed windows which is welcomed. The LPA would still require a sample to ensure the detail, finish and colour would be appropriate. The use of slanted balcony railings could add visual interest, while shielding the amenity space from public view. In this respect, conditions will require the approval of materials and window detailing.
- 6.5.15 Accordingly, subject to the conditions mentioned above, it is considered that the external appearance and design of the building are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, Policy DM1 of the Council's Development Management Policies Local Plan, Policies AAP1, AAP4 and AAP6 of the Harrow and Wealdstone Area Action Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which requires a high standard of design and layout in all development proposals.

## 6.6 Residential Amenity

- 6.6.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.6.2 There are no specific policies within the AAP which deal with safeguarding residential amenity but eludes that development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".
- 6.6.3 The proposed development would introduce 6 residential units to the existing building. It is likely that up to a maximum of 15 people would occupy the 6 flats. Given the mixed character of the surrounding area, the location of the site within the town centre and the scale of the proposal, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed extension.

- 6.6.4 To the north of the application property adjoins a part 9 / part 10 storey building (Roxborough Heights). This property includes a commercial use at the ground floor with residential above. The proposed development would extend 700mm beyond the established rear elevation of this property and would then step out a further 3.0m adjacent to Junction Road (3.5m from the common boundary with Roxborough Heights). Given this relationship, the proposal meets the 45 degree splay, in accordance with paragraph 4.68 of the SPD. Accordingly, given the acceptable relationship between these properties there would be no unacceptable loss of amenity to this adjoining neighbour in terms of outlook, light or sense of enclosure.
- 6.6.5 To the rear (east) the property directly adjoins a two-storey place of worship (Class D1), located at no. 2 Junction Road. Given the use of this premises, no undue loss of amenity would result.
- 6.6.6 The proposal would retain a 12.0m distance from Bradstowe House to the north and 19.0m to the rear elevation of Aspect Gate, to the west. Given the separation provided, no undue loss of light would occur to the upper floor residential occupiers of these developments. Although this separation would also reduce the potential for overlooking, it is considered that in built up areas within a Town Centre location, some level of mutual overlooking would exist given the compact nature of the urban built form. Furthermore, given the acceptable design and appearance of the proposal, no undue loss of outlook would occur.
- 6.6.7 Accordingly, it is considered that the proposed development would not unacceptably harm the amenities of surrounding occupiers through a loss of light, privacy, overlooking or perception of overlooking to and would therefore would accord with the aims and objectives of policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Plan (2013), and the adopted SPD: Residential Design Guide (2010).

## 6.7 Standard of Proposed Accommodation

- 6.7.1 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet peoples needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. This is supported by policy DM1 of the DMP and policy AAP13 of the AAP. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance 2012.

6.7.2 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. The national standards came into effect on 1st October and therefore this application has been considered against the national standards instead of the current London Plan standards. Furthermore, the imposition of any conditions requiring compliance with specific policy standards relating to new housing would need to be considered against the national standards.

6.7.3 Therefore from October 2015, policy 3.2 (c) requires that table 3.3 to be substituted with Table 1 of the nationally described space standards, which is set out in the table below. Policy 3.8 (c) of the London Plan relating to Housing Choice, from the 1 October should be interpreted as 90% of homes should meeting building regulations M4 (2) – ‘accessible and adopted dwellings’. Policy 3.8 (d) will require 10% of new housing to meeting building regulations M4 93) – ‘wheelchair user dwellings’.

Bedrooms	Bed spaces	Minimum GIA (sq m)			Built – in storage (sq m)
		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	

Proposed Flats	Gross Internal floor Area
Fourth floor flat A (two bed, 3 person)	74.5sqm (60sqm)
Fourth floor flat B (one bed, 2 person)	50sqm (50sqm)
Fifth floor flat A (two bed, 3 person)	68sqm (61sqm)
Fifth floor flat B (one bed, 2 person)	50sqm (50sqm)
Sixth floor flat A (two bed, 3 person)	68sqm (61sqm)
Sixth floor flat B (one bed, 2 person)	50sqm (50sqm)

6.7.4 As demonstrated within the above table, the proposed flats meet or exceed the minimum floorspace standards as required by national housing standards. Each flat has also been provided with sufficient internal storage.



- 6.7.5 It is noted that the bedrooms (GIA: 11.12sqm) of proposed flats B on the fifth and sixth floor do not meet the minimum space standards of 11.5sqm for a double bedroom. However, given the bedroom only marginally falls short of the requirement and also considering the acceptable layout, outlook and availability of natural light to these units, this is not considered to result in a poor standard of accommodation to the future occupiers of these flats.
- 6.7.6 On balance, the layout and outlook of the units is considered to be appropriate and would provide adequately lit units. Each flat would be afforded dual aspect. No issues arise in regards to the horizontal or vertical stacking of the units.
- 6.7.7 Each unit would include private amenity space in the form of a roof terrace. In accordance with the requirements of the London Plan, each terrace would include a minimum floorspace of 5sqm.
- 6.7.8 Given the lower levels are in the process of converting into residential units in accordance with prior approval ref: P/2212/15, there would be no conflict between the existing use and proposed extension.
- 6.7.9 It is therefore considered that on balance, the proposed accommodation would be satisfactory and as such would comply with policy 3.5 of The London Plan 2016, standard 5.4.1 of the Housing SPG (2016), policies DM1 and DM26 of the Harrow DMP (2013).
- 6.8 Accessibility
- 6.8.1 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.
- 6.8.2 Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes. Supplementary Planning Document Accessible Homes 2010 (SPD) outlines the necessary criteria for a 'Lifetime Home'.
- 6.8.3 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.
- 6.8.4 Although the applicant has not provided any information regarding compliance with the requirements of part M 'accessible and adaptable dwellings', the proposal plans indicate that level access would be provided to the property via Headstone Road. A lift would then provide access to the upper floors. Furthermore, each flat would be of a good size and functional layout.
- 6.8.5 Notwithstanding this, a condition of approval will be attached to ensure that the proposed development meets regulation M4 (2) of the building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

## 6.9 Parking, Cycle Provision and Refuse Arrangements

- 6.9.1 Policy AAP19 of the AAP seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility.
- 6.9.2 The application site is located within an area with a PTAL (Public transport Accessibility Level) of 6a, which is considered to be an excellent level of accessibility to public transport nodes and community facilities. It is considered that a number of users will utilise the very good public transport links to the site. Accordingly, while the proposal would not introduce any additional parking spaces at the site, this is considered acceptable. Notwithstanding this, the proposal includes 2 wheelchair accessible parking spaces in accordance with the requirements of prior approval consent P/2212/15.
- 6.9.3 While this parking provision is considered acceptable, in order to ensure the proposal would not result in additional pressure on the surrounding permit restricted parking spaces, the Council are seeking to permit restrict the development under section 16 of the Local Government Act 1976. A head of terms has been attached in this respect.
- 6.9.4 In accordance with informative 1 of prior approval consent P/2212/15, 22 cycle parking spaces are required to serve the approved flats. In addition to this, in accordance with London Plan requirements, an additional 9 spaces are required to serve the proposed extension. Accordingly, a total of 31 spaces are required at the property. The applicant has indicated that the required amount of cycle parking spaces (31) would be provided within the undercroft parking area and to the rear of the building.
- 6.9.5 The proposed refuse and recycling storage located at the rear of the building is considered acceptable in terms of storage capacity and location.
- 6.9.6 Accordingly, the proposed development would not unacceptably harm the safety and free flow of the highway, in accordance with policies DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

## 7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed scheme for 6 residential units would contribute to a strategically important part of the housing stock of the borough, in accordance with paragraph 3.55 of the London Plan (2016). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.2 For these reasons, 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: Location plan; A010115/S01; 0467/302 Rev E; 0467/102 Rev G; P/01 Rev D; 150404 (street elevation – front existing); 1504040 (street elevation – side existing); 150404 (street elevation – rear existing); 150404 (window detail).

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 have been submitted, provided at the application site, and approved in writing by, the local planning authority:

- a: External materials, including the proposed cladding and render
- b: Window / door detailing for the entire building
- c: Balcony / railing details

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

Reason: To safeguard the appearance of the locality.

#### 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 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.

## 7 Permitted Development

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

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

## 8 Foul Water Disposal

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained. To ensure that the necessary construction and design criteria for the development proposals follow approved conditions. The applicant should contact Thames Water Utilities Limited and Harrow Drainage Section at the earliest opportunity.

Reason: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

## 9 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.

## 10 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.

## Informatives

### 1 Policies

The following national, regional and local planning policies and guidance are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016):

Policies 3.3, 3.4, 3.5, 3.8, 5.2, 6.9, 7.1, 7.3, 7.4 and 7.6

Harrow Core Strategy (2012):

Core Policy CS1.A/B/H/I/J/K/T

Harrow and Wealdstone Area Action Plan (2013)

AAP1, AAP2, AAP4, AAP8, AAP9, AAP13, AAP16, AAP17, AAP18, AAP19, AAP20

Harrow Development Management Policies Local Plan (2013) DM1, DM2, DM12, DM23, DM42

Supplementary Planning Document: Residential Design Guide (2010)

Mayors Housing SPG (2016)

Technical Housing Standards- nationally described space standards (2015)

### 2 Pre-application engagement

Pre-application was undertaken.

### 3 Mayoral CIL

Please be advised that this application attracts a liability payment of £17,150.00 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 upon the grant of planning permission will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £17,150.00 for the application, based on the levy rate for Harrow of £35/sqm and the residential floor area of 490sqm.

#### 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: £53,900.00

#### 5 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.

#### 6 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](mailto:communities@twoten.com)

## 7 Street Numbering

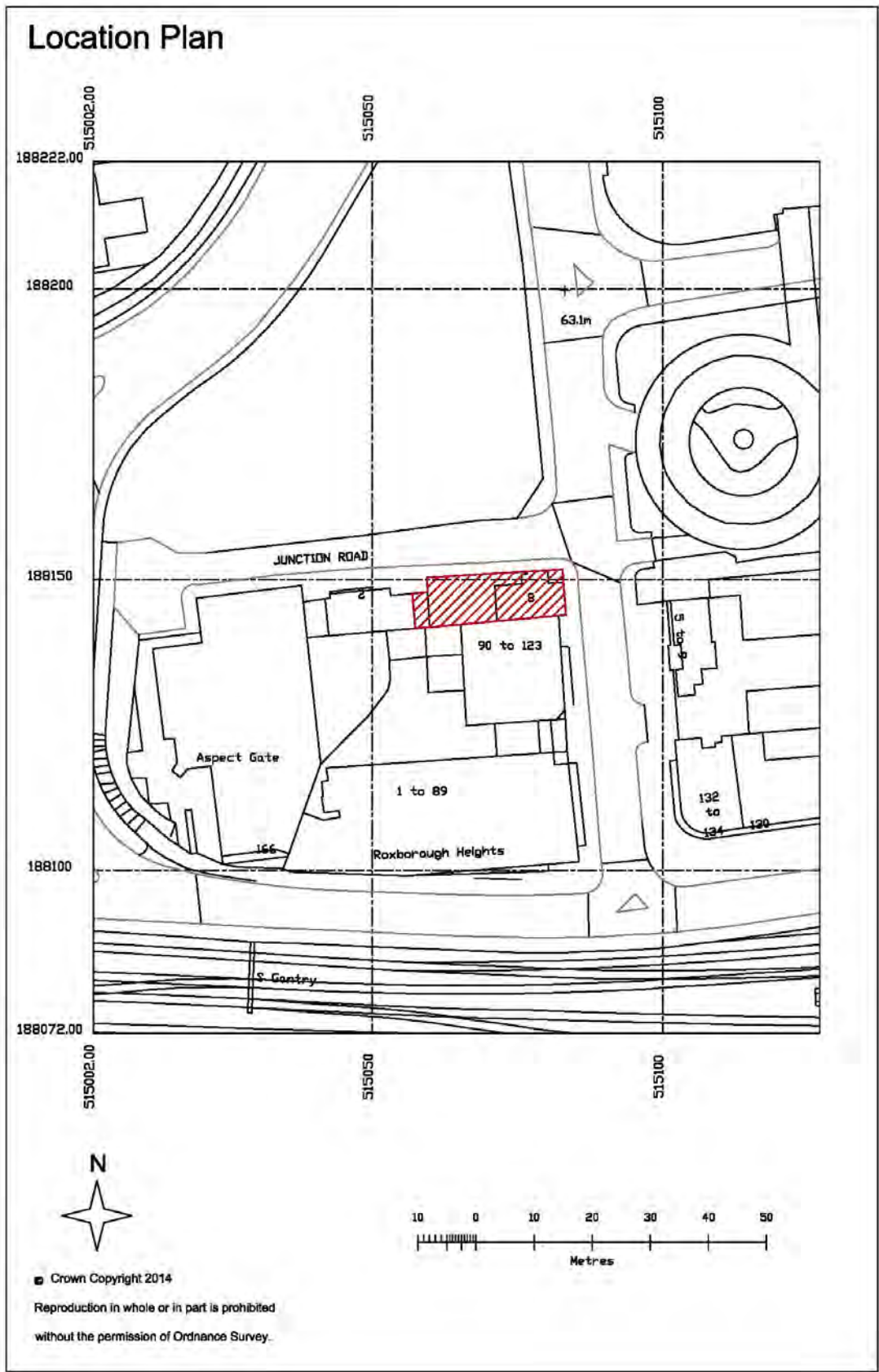
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.

[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

# APPENDIX 2: SITE PLAN





**APPENDIX 3: SITE PHOTOGRAPHS**



The application property, as seen from Headstone Road



The application property, as seen from Junction Road



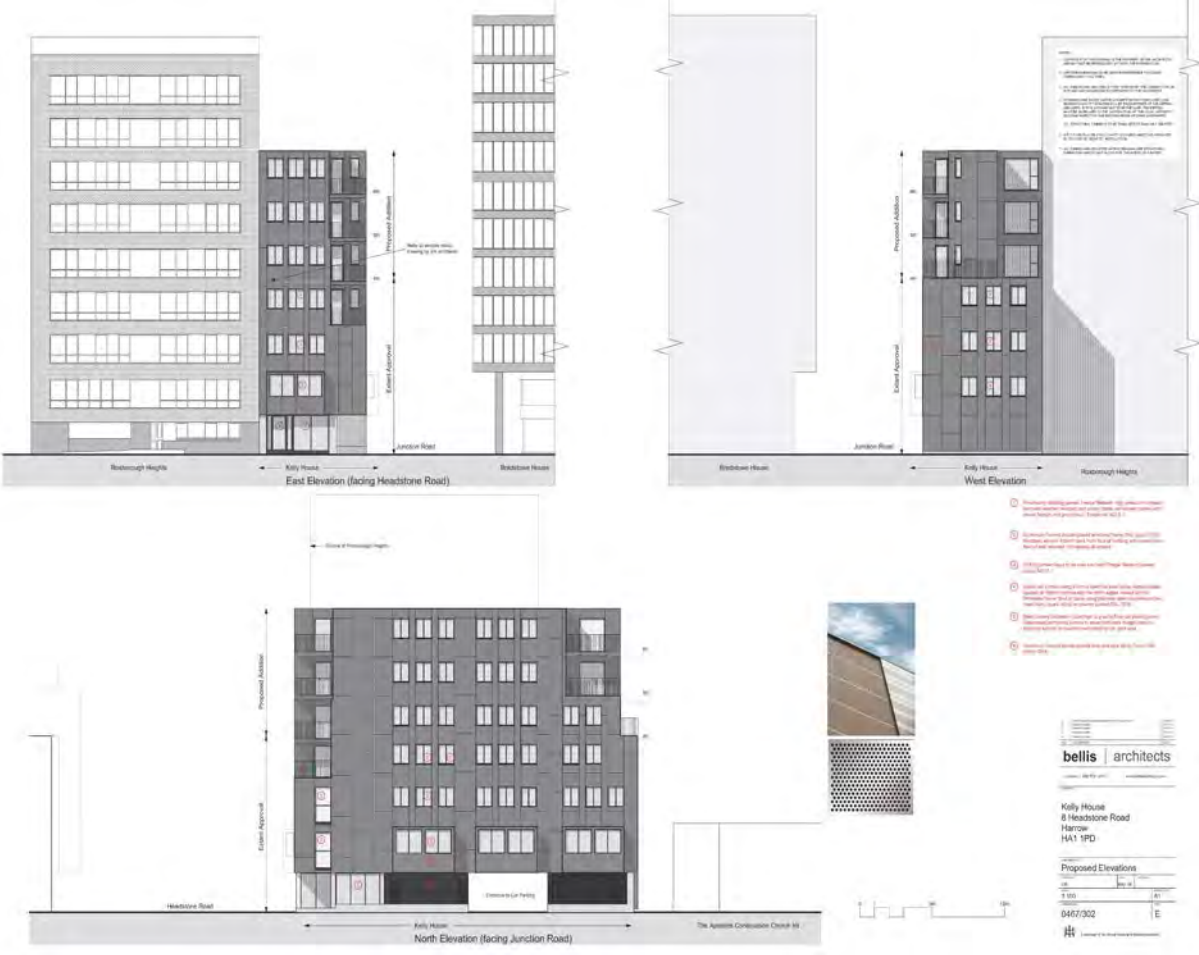
The application property and the adjoining neighbour to the south (Roxborough Heights)



The rear elevation of the application site and Roxborough Heights

# APPENDIX 4: PLANS AND ELEVATIONS





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