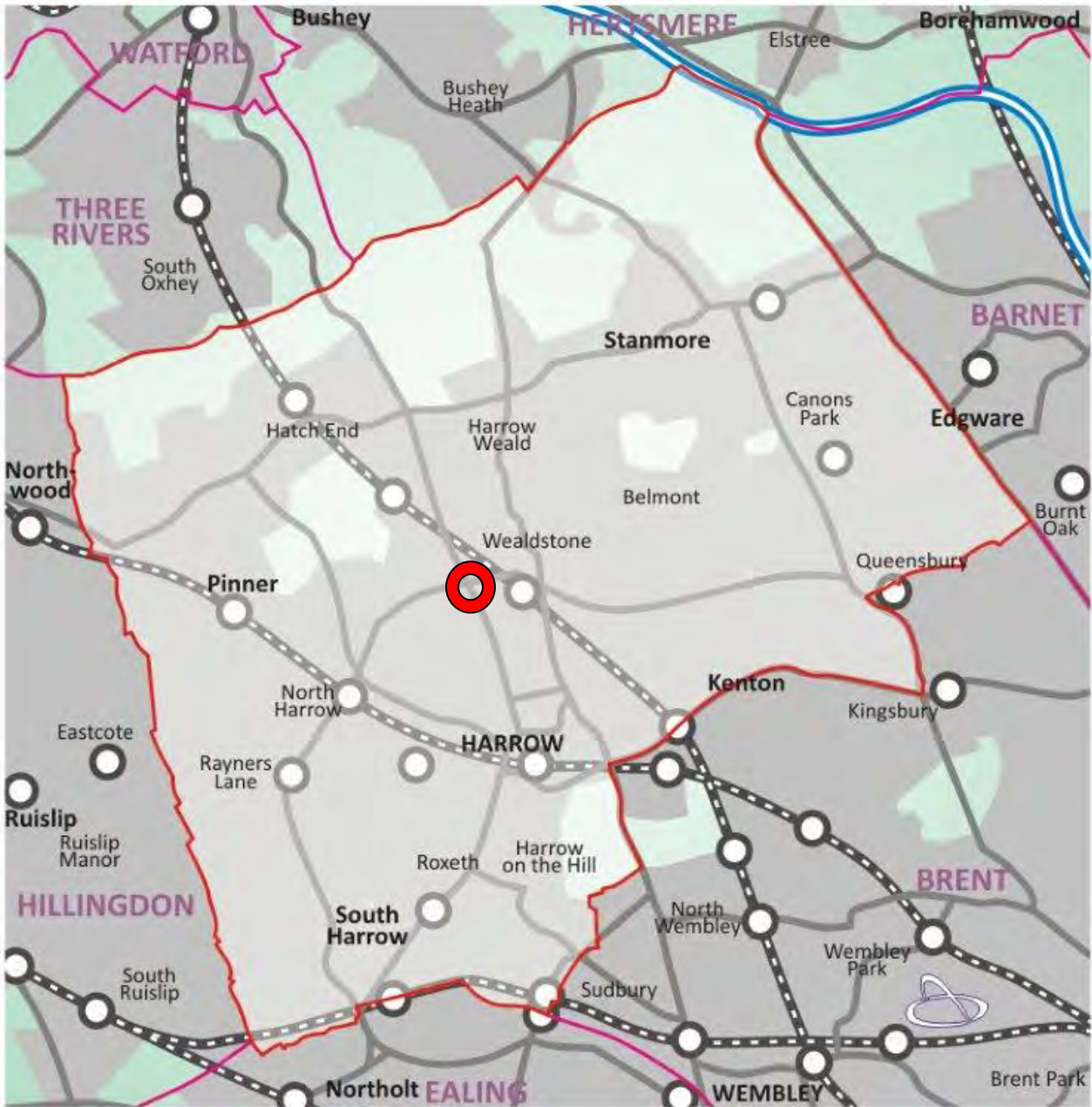


 = application site



Land Rear of 209 Harrow View, Harrow	P/2516/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th November 2016

Application Number: P/2516.16
Validate Date: 13th June 2016
Location: Land Rear of 209 Harrow View, Harrow
Ward: Marlborough
Postcode: HA1 4SS
Applicant: Mrs R Alahmad
Agent: Stuart Cunliffe
Case Officer: Nabeel Kasmani
Expiry Date: 18th November 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.

Redevelopment to provide seven two storey dwellings with habitable roofspace parking bin / cycle storage and landscaping

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The redevelopment of the site would provide a quality residential development that would enhance the urban environment. The housing development would be appropriate within the urban environment in terms of material presence and design and makes a positive contribution to the local area, in terms of quality and character. The proposed redevelopment of the site would result in a modern, simple design that responds positively to the local context, and would provide appropriate living conditions which would be accessible for all future occupiers of the development. The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers.

The decision to GRANT planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation

INFORMATION

This application is reported to Planning Committee as the number of proposed residential units falls outside of the threshold (two units) set by category 1(b) of the Council's Scheme of Delegation for determination

Statutory Return Type:	(E)13 Minor Dwellings
Council Interest:	n/a
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£18,575
Local CIL requirement:	£98,450

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	Land Rear of 209 Harrow View, Harrow, HA1 4SS
Applicant	Mrs R Alahmad
Ward	Marlborough
Local Plan allocation	n/a
Conservation Area	n/a
Listed Building	n/a
Setting of Listed Building	n/a
Building of Local Interest	n/a
Tree Preservation Order	n/a
Other	

Housing		
Density	Proposed Density hr/ha	159hr/ha
	Proposed Density u/ph	31u/ph
	PTAL	3
	London Plan Density Range	45-120
Dwelling Mix	Studio (no. / %)	n/a
	1 bed (no. / %)	n/a
	2 bed (no. / %)	n/a
	3 bed (no. / %)	3 / 43%
	4 bed (no. / %)	4 / 57%
	Overall % of Affordable Housing	n/a
	Social Rent (no. / %)	n/a
	Intermediate (no. / %)	n/a
	Private (no. / %)	100%
	Commuted Sum	n/a
	Comply with London Housing SPG?	Complies
	Comply with M4 ⁽²⁾ of Building Regulations?	Secured by Condition

Transportation		
Car parking	No. Existing Car Parking spaces	1 (off-street parking space of no. 209)
	No. Proposed Car Parking spaces	7
	Proposed Parking Ratio	1 space per dwellinghouse
Cycle Parking	No. Existing Cycle Parking spaces	n/a
	No. Proposed Cycle Parking spaces	14
	Cycle Parking Ratio	2 per dwellinghouse
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	1000m
	Bus Routes	H9, H10, H14
Parking Controls	Controlled Parking Zone?	n/a
	CPZ Hours	n/a
	Other on-street controls	Single Yellow Line on Harrow View (8am – 6.30pm)
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Existing refuse bins for no. 209

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site consists of no. 209 Harrow view and the parcel of land located to the rear of nos. 193 – 207 (odd) Harrow View, 1 – 7 View Close and 190 – 206 (even) Headstone Drive.
- 1.2 No. 209 Harrow View is a 2-storey end of terrace dwellinghouse and is previously unextended. The forecourt is entirely hard surfaced and features a full width crossover. The attached mid-terrace property no. 207 features a single storey rear extension.
- 1.3 The parcel of land is entirely hard surfaced but has been neglected over time. This has seen the proliferation of weeds and vegetation/shrubbery on the site.
- 1.4 The northern boundary of the application site adjoins the service road that serves the ground floor commercial units of Headstone Parade. The east of the application site is occupied by the 6th Harrow Scout Group, and a single storey building is sited adjacent to the eastern boundary of the site.
- 1.5 The eastern/northern boundary of the application site also adjoins a large detached building that is occupied by Dorman and Co (Bayliffs). The southern boundary of the site backs onto the rear gardens of the 2-storey semi-detached dwellings on View Close. The western boundary of the site abuts the rear gardens of the 2-storey terraced dwellings that front Harrow View.

2.0 PROPOSED DETAILS

- 2.1 It is proposed to demolish no. 209 Harrow View and to construct seven new dwellinghouses within the existing vacant parcel of land.
- 2.2 The proposed dwellinghouses would be sited within two terrace blocks. The eastern block would feature four dwellinghouses and the western block would feature three dwellinghouses. A separation distance of 1.5m would be provided between the two blocks. The proposed dwellinghouses would be sited parallel to those within View Close and would feature rear gardens that would abut the shared boundary with those neighbouring dwellings
- 2.3 The proposed terraced dwellinghouses would be two storeys in height and would feature a mansard roof profile, providing habitable accommodation within the roof. Each of the dwellinghouses would feature a small private front garden in addition to a designated soft landscaping area beyond this. The proposed dwellinghouses would be sited 7m to 28m away from the northern boundaries (due to the staggered boundary line), 4m away from the eastern boundary, 12.3m away from the southern boundary and 3.9m away from the western boundary.

- 2.4 The proposed dwellinghouses would be a mixture of three and four bedroom units. They would each feature a living/dining area, kitchen and w/c on the ground floor with bedrooms on the first and second floors. The mid-terraced dwellings would be slightly shallower in depth than the end of terraced dwellings.
- 2.5 Access to the site would be provided through the gap provided by the demolition of no. 209 Harrow View. The proposed development would have a secure, gated entrance, that would be set-back 15m from the highway (Harrow View).
- 2.6 A total of seven parking spaces would be provided within the development and would be located towards the north of the application site. Designated cycle storage would be located to the south of the single storey building occupied by the Bailiffs. One disabled parking space would be provided with 20% active electric charging points.

3.0 HISTORY

- 3.1 P/1265/12: Construction of 7 x 2 storey buildings for storage and office use (class B8/class B1); photovoltaic panels on roof; new vehicle access from Walton Road; provision of 12 parking spaces landscaping refuse and cycle storage
Granted: 28-09-2012

- 3.2 P/2819/12: Construction of 11 x 2 storey buildings for storage and office use (class B8/class B1); photovoltaic panels on roof; new vehicle access from Walton road; provision of 18 parking spaces landscaping refuse and cycle storage
Refused: 13-02-2013

1. *The proposed intensification of the use of the service road to the rear of Headstone Drive to provide access to the site, by reason of its substandard access with Walton Road, its narrow and variable width, would not provide an adequate access to the site by vehicles and pedestrians, would result in potentially hazardous vehicular movements occurring at the junction of Walton Road and along its length, to the detriment of the safety of pedestrian and vehicular traffic in the locality, contrary to policies 6.3.A/B/C and 7.3.B of The London Plan 2011 and saved policies D4 and EM22 of the Harrow Unitary Development Plan 2004*
2. *The proposed development, by significantly increasing the number of vehicles entering and exiting the service road to the rear of Headstone Drive adjacent to the neighbouring residential properties and by changing the vehicular use profile of the road from private motor vehicles to commercial vehicles, would result in an increase in levels of noise, disturbance and activity and could potentially inhibit the use of service road for residential enjoyment, to the detriment of the amenity of the neighbouring residential properties at No.1 Walton Road and along Headstone Drive, contrary to policy 6.3.A/B/C of The London Plan 2011 and saved policy EM22 of the Harrow Unitary Development Plan 2004*

Dismissed on Appeal: 20-11-2013 (ref. App/M5450/A/13/2193887)

4.0 **CONSULTATION**

4.1 The Site Notice was erected on 1st August 2016, which expired on 22nd August 2016.

4.2 The application was advertised as a general notification

4.3 A total of 41 consultation letters were sent regarding this application. The first public consultation period expired on 4th July 2016. The second public consultation period, following alterations to the design of the proposed dwellinghouses, expired on 4th October 2016.

4.4 **Adjoining Properties**

Number of Letters Sent	41
Number of Responses Received	2
Number in Support	0
Number of Objections	3
Number of other Representations (neither objecting or supporting)	n/a

4.5 2 Objections were received from neighbouring residents.
0 Objections were received from Residents Associations

4.6 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
4 View Close	<ul style="list-style-type: none">• scale/proportions/layout of dwellinghouses are out of character with area• proposal would be overdevelopment of site• proposal does not mitigate risk of flooding to properties on view close• rear garden would be overlooked• Transport assessment is weak; proposal would result in off-street parking pressure• New dwellings would not be affordable	<p>The impact of the proposal on the character of the area is detailed in section 6.4. The impact of the residential amenity impacts of the scheme are discussed in section 6.6. The parking and drainage assessments are considered in sections 6.7 and 6.8 respectively.</p> <p>The application does not meet the threshold</p>

		of 11 units or more to require an affordable housing provision.
2 View Close	<ul style="list-style-type: none"> • object to three storey dwellings • new development would exacerbate flooding issues 	The objection is noted. Section 6.8 details the impact of the proposal on flood risk

4.7 Statutory and Non Statutory Consultation

4.8 The following consultations have been undertaken:

LBH Highways
 LBH Drainage
 LBH Landscape Officer
 LBH Waste Management Policy Officer
 LBH Design
 Designing Out Crime Officer

4.9 External Consultation

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

Consultee	Summary of contents	Officer Comments
Designing Out Crime	An entrance gate should be provided for the development. Additional recommendations include details for doors, windows, fencing, lighting, refuse, car parking and external access	An entrance gate has been provided during the course of the application. The additional recommendations are noted and are to be secured by condition

4.11 Internal Consultation

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

Consultee	Summary of contents	Officer Comments
LBH Highways	There are local proposals to enhance public transport and pedestrian/cycle facilities coming forward as part of the redevelopment of the former Kodak site. These will contribute to improving opportunities to utilise sustainable modes of transport for residents of this	The comments are acknowledged and the suggested conditions/informatives have been added

	<p>proposed development too.</p> <p>The proposed car parking is within the maximum levels allowed by London Plan standards and the introduction of 7 new properties is unlikely to result in a noticeable increase in parking on the surrounding streets. Car ownership levels in Marlborough ward are amongst the lowest in Harrow.</p> <p>The proposed access road may require a revised vehicle crossover. A construction method statement should be secured by condition and an informative requesting that the applicant liaise with Highway Network Management to assess the suitability of the existing crossover should be sought. The submitted transport statement is comprehensive, and its findings satisfactory.</p> <p>In highway terms, the residual effects of this proposal are not considered to have a severe highways impact, therefore we have no objection.</p>	
LBH Drainage	No Objection, subject to conditions	Noted
LBH Landscaping Officer	No Objection, subject to conditions	Noted
LBH Design	No Objection	Noted
LBH Waste Management Policy Officer	No Comment	

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
- Layout, Design, Character and Appearance of Area
- Residential Amenity
- Traffic, Parking, Access and Servicing
- Flood Risk and Development
- Sustainability and Climate Change Mitigation
- Statement of Community Involvement

6.2 Principle of Development

6.2.1 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.'

Loss of Existing Dwellinghouse (no. 209 Harrow View)

6.2.2 The loss of residential accommodation would in most instances result in a principle objection to the scheme as there is a presumption against the loss of residential units as stated within Policy 3.14 of The London Plan (2016). However, it is noted that the loss of no. 209 Harrow View would facilitate access to the application site and would open up the site for development, providing seven new terraced three and four bedroom dwellinghouses. In this regard, the loss of no. 209 Harrow View would be offset by the provision of new residential accommodation. It is therefore considered that in this instance, such a loss would be acceptable.

Provision of new Residential Accommodation

- 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
- 6.2.4 The application site is not an identified site within the Sites Allocation Local Plan (2013), but is a previously-developed site. This site can be considered to be a windfall site for the provision of new housing insofar as it is not an identified site, but the provision of housing on this site would contribute to the strategic vision of Policy 3.3 of The London Plan (2016) which recognises the need for more homes throughout Greater London and Policy CS1 of the Harrow Core Strategy (2012) with regards to the provision of additional housing within the borough.
- 6.2.5 The proposed residential use would be consistent with surrounding land use. The use of the land for residential uses could therefore be supported in principle and would make a contribution to the housing stock in the borough. For these reasons it is considered that the principle of the use of this site for the provision of housing is acceptable, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

- 6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;
- Place; Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
 - Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
 - Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.
- 6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the borough. Currently, the site is underutilised. The proposed development allows the site to be used in a much more efficient way. The proposal would however provide additional housing within the borough, the construction of which, would provide some short-term employment within the area. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Layout, Design, Character and Appearance of Area

- 6.4.1 The NPPF advises at paragraph 58 that planning policies and decisions should aim to ensure that developments 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.
- 6.4.2 Policies 7.4B and 7.6B of The London Plan set out the design principles that all boroughs should seek to ensure for all development proposals. 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’. 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’.
- 6.4.3 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; extensions should respect their host building.’
- 6.4.4 Policy DM1 (A) of the DMP states that: “All development and change of use 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”. It goes on to say that: “The assessment of the design and layout of proposals will have regard to:
- a: the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;
 - b: the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;
 - c: the context provided by neighbouring buildings and the local character and pattern of development;
 - d: the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;
 - e: the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;”
- 6.4.5 The vacant land that constitutes the application site is located behind the two storey terraced and semi-detached dwellings fronting Headstone Drive, View Close and Harrow View along the respective northern, southern and western boundaries and the single storey buildings of the scouts hall and bailiffs to the eastern boundary. The surrounding area is predominantly characterised by residential dwellinghouses although the north-east features single storey buildings that are not in residential use.

- 6.4.6 The pattern of development of the immediate area is largely residential with semi-detached and terraced two-storey dwellinghouses. The properties generally feature modestly sized rear gardens providing private amenity space with outbuildings sited towards the bottom of the rear gardens. The dwellinghouses feature a small private front garden/forecourt, many of which have been entirely hard-surfaced to enable off-street parking for the occupants. Many of the properties have been extended through single storey additions or rear dormers, although these are generally proportionate to the form of the host properties.
- 6.4.7 As a result of the existing neighbourhood parade at the junction between Headstone Road and Harrow View which features commercial uses on the ground floors, in addition to the single storey outbuildings that are occupied by the scout hall and bailiffs, the northern and eastern parts of the site do have a slightly different form with large single storey detached buildings that are occupied by the adjoining bailiffs and scouts group, and the large single storey extensions to the commercial units.
- 6.4.8 The vacant land where the new proposed residential dwellings are proposed is not visible from the streetscene and is a backland site. It is acknowledged that the immediate residential character is one of terraced or semi-detached dwellings dominated by hipped roof profiles. However, given the site context, being a backland site but also abutting single storey buildings and service roads to the north and eastern boundaries, it is considered that the site circumstances allow for a slightly different interpretation of the predominant residential form that is witnessed within the immediate locality.
- 6.4.9 In this regard, it is considered that the proposed terraced typology of the proposed dwellinghouses in a block of two would be consistent with adjoining streets. Furthermore, the proposed terraced dwellings would feature a conventional proportions and forms, whereby the dwellings would be slightly deeper than they would be wide. Additionally, the proposed terraced dwellinghouses would differ from the neighbouring residential properties through a mansard roof profile and by means of the mid-terrace dwellings being slightly recessed from the front elevations of the attached end of terraced units. Officers consider that this design approach to be an acceptable response to the surrounding architectural styles in the area.
- 6.4.10 The proposed terraced dwellings would be sited towards the middle of the vacant land with a distance of 12.3m between the rear elevations of the proposed terraced dwellinghouses and the shared boundaries with the adjoining dwellinghouses along View Close to the south. The proposed eastern flank wall would be of the four unit terrace block would be located 4m away from the shared boundary with the scouts group. A distance of 3.9m would be provided between the proposed western flank wall of the three unit terrace block to the adjoining rear gardens along Harrow View. There would be a gap between the two blocks and the area to the front of the dwellinghouses would be open in nature. Given the proposed typology of dwellinghouses, in conjunction with their siting and layout within the site, officers consider that the scheme would be acceptable with regards to its impact on the character and appearance of the surrounding area.

- 6.4.11 The proposed terraced dwellinghouses would feature a mansard roof profile which would differ from the existing hipped roof profiles of the neighbouring properties. One of the core principles of the NPPF is to always seek to secure high quality design. The proposed dwellinghouses would be of a massing and form that would reflect the proportions of the neighbouring residential properties and in visual terms, the proposed mansard roof profile would not overly dominate the overall design and appearance of the terraced dwellinghouses when viewed within the context of the site as a whole. Rather, the design of the roof profile would place greater emphasis on the two-storey built form.
- 6.4.12 The simplicity of the design and detailing of the proposed dwellinghouses would correlate with the unassuming architecture and style found on the neighbouring properties. The proposed ridge height of the mansard roof profile would only be 200mm higher than the ridge height of the neighbouring dwellinghouses which would not be readily discernible, particularly when viewed in the context of the modest proportions of the proposed dwellinghouses. A number of neighbouring properties feature box dormers within the rear roofslopes. For this reason, officers consider that the introduction of habitable roof accommodation would be commensurate with the surrounding built form and in conjunction with the site context would not have an adverse impact on the character and appearance of the locality.
- 6.4.13 Policy DM2 of the Harrow Council Development Management Policies (2013), whilst promoting safe and secure proposals, specifies that gated developments will be resisted. This is reinforced in Paragraph 4.24 of the Supplementary Planning Document Residential Design Guide (2010). In this instance the proposed development would be located on a backland site that is located to the rear commercial area which is not overlooked and is considered by the designing out crime officer as a crime generator. The site would not contribute readily to the openness and accessibility of the area and gates at the front boundary would assist towards a safe and secure environment for occupiers. It is therefore considered that the proposed front gate would be justified in these particular circumstances.
- 6.4.14 The proposed plans note that the proposed development would primarily be constructed of brick, which would be a suitable material when considered in relation to the existing built environment. Some contrast would be provided through zinc cladding of the mansard roof. A relatively simple materials palette is proposed as part of the development. This, in conjunction with high quality materials that have a robust appearance would ensure a high quality design within the site. In principle the materials proposed would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials
- 6.4.15 The existing site is entirely hard-surfaced although its neglected state has resulted in the proliferation of overgrown-weeds and other non-planted vegetation. The proposed development would provide approximately 750m² of soft landscaping within the site, inclusive of the rear gardens to the residential

dwellings. The Council's Landscape Officer has no objections to the proposal, subject to further details to be provided by condition. On this basis, officers consider that the proposed development would accord with Policy DM22 of the Harrow Development Management Policies (2013).

- 6.4.16 The proposal shows that designated bin storage capacity would be provided in the way of bulk bins that would be located within a designated refuse store abutting the western boundary. The waste would be collected on site. Given the limited number of dwellinghouses within the site and as the bins would be easily accessible for all units, officers consider that the proposed refuse storage arrangement would be accessible.
- 6.4.17 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant 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 and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals

6.5 Housing Supply, Mix and Density

- 6.5.1 The London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's 6 (net) home contribution to housing supply ensures that this underutilised 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.
- 6.5.2 Policy 3.4 of The London Plan 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).
- 6.5.3 The application site area is 0.22 hectares and it has a public transport accessibility level (PTAL) score of 3 indicating an average level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The proposal, taken as a whole, equates to a density of 31 units per hectare¹ and of 159 habitable rooms per hectare². The densities fall below the overall matrix ranges for urban setting sites with a PTAL 3, being between 45-120 units per hectare and

¹ Calculated as: 7 dwellings divided by 0.22ha x 1ha.

² Calculated as: (5x7) habitable rooms divided by 0.22ha x 1ha.

200-450 habitable rooms per hectare. However, as noted above, the matrix is only the starting point for considering the density of development proposals.

6.5.4 The following is a breakdown of the proposed housing mix across the scheme

Housing Mix		
Unit Size	No. of Units (Total)	% of All Units
3 Bed (five person)	3	43%
4 Bed (six person)	4	57%
Totals:	7	100%

6.5.5 Overall, it is considered that the proposed development would provide a satisfactory density and mix of residential accommodation within the site. The proposed mix of three and four bedroom dwellinghouses would provide an increased stock of family housing within the borough and would therefore comply with policies and guidance listed above.

6.6 Residential Amenity

Impact on Neighbouring Occupiers

6.6.1 Policy 7.6 of the London Plan (2016) states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate. Core Strategy Policy CS1B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 requires all development to achieve a high standard of privacy and amenity, and sets out a number of criteria for the consideration of the same. The Council's Residential Design Guide supplementary planning document is also relevant.

6.6.2 The proposed dwellinghouses would be sited parallel to the neighbouring dwellinghouses along View Close and would be located centrally within the existing site. The proposed dwellinghouses would have a maximum height of approximately 8.5m. In relation to the distance between the adjoining dwellinghouses, the rear elevation of the proposed dwellinghouses would be sited 12m away from the adjoining southern boundary and approximately 32m from the rear elevations of the dwellings along View Close. With respect to this separation distance in conjunction with the physical screening that is afforded by the siting of outbuildings/trees adjacent to the shared boundary with the application site, officers consider that the proposed dwellinghouses would not have an undue overbearing or overshadowing impacts upon the adjoining neighbouring properties along View Close.

6.6.3 The proposed built form would be sited closer to the adjoining western boundary at a distance of 3.9m. However, as the rear garden of the respective neighbouring properties along Harrow View abut the site, the proposed western flank wall of the end of terrace dwelling would be located approximately 25m away from the rear elevation of the neighbouring properties

at no. 195-197 Harrow View. Again, in view of this separation distance, it is considered that the proposed development would not have an unduly harmful impact on the residential amenities of those adjoining occupiers by reason of overshadowing, loss of light or loss of outlook.

- 6.6.4 It is acknowledged that objections have been received from the neighbouring occupiers at View Close regarding the height of the proposed dwellings in conjunction with habitable accommodation within the roofspace, that would result in a loss of privacy and overlooking. The proposed rear elevation of the dwellinghouses would be sited 12m away from the boundary and a further 32m from the rear elevation of the adjoining properties along View Close. The proposed separation distances between the rear elevations of the proposed dwellinghouses and those on View Close would be commensurate with the separation distances between neighbouring properties within the locality, and indeed far greater than others dwellings set within a similar urban context. Furthermore, the proposed windows on the second floor within the rear elevation would serve a study/bedroom and a bathroom. As such, it is likely that the degree of overlooking would be mitigated by the absence of a balcony. The overlooking relationship would correspond to that which would exist at first-floor level given that it would only be an additional storey in height. As such, rear elevations of the adjoining properties along View Close would have a similar passive overlooking relationship with the rear garden and patio areas of the proposed development. Under these circumstances, officers consider that the proposed habitable accommodation in the loft space would not have a detrimental impact on the privacy amenities of the adjoining occupiers along View Close or Harrow View.
- 6.6.5 The single storey outbuildings that are occupied by the bailiffs to the north/east of the site features brick elevations that face the application site and is an indication that the building is used predominantly for storage purposes. The proposed parking bays and cycle storage would be located adjacent to the single storey building. However, given the relatively small scale of the development and the limited parking available, it is considered that the adjacent use would not have a harmful impact on the functioning of the adjoining use. High level windows serve the scout hall building located to the east of the application site. However, given the temporary nature of the use of the building, the separation distance and the window openings to the east of that existing building, officers consider that the proposed built form would not have a detrimental impact on the functioning of that adjacent building.
- 6.6.6 The proposed demolition of no. 209 would mean that the existing mid-terrace dwelling, no. 207, would become an end of terrace and would abut the access into the site. It is considered that the level of activity associated with movements into and out of the site would be limited as the development would be gated and limited to seven new dwellinghouses. As such, it is considered that the proposal would not give rise to unduly harmful noise and disturbances for the occupiers of no. 207.

Amenity of Future Occupiers

- 6.6.7 Policy 3.5 of the London Plan (2016) sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The Mayor's Housing SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below. Core Strategy Policy CS1K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.
- 6.6.8 The Mayor's Housing SPG calls for entrances to be visible from the public realm and clearly defined. Given the backland nature of the application site and its proximity to commercial uses to the north adjacent to the access road, a gated entrance has been provided for the development. From an amenity perspective, it is considered that the proposed entrance gate would safeguard the future residents of the development on the advice of the designing out crime officer. Within the site itself, it is considered that the orientation of the proposed dwellinghouses over the forecourt would provide natural surveillance and the small front gardens to each of the residential dwellings would provide a defensible space.
- 6.6.9 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people's 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. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance (2016).
- 6.6.10 The proposed 3 bed houses would have a gross internal floor area of 125m² while the proposed 4 bedroom houses would be slightly larger with a gross internal floor area of 130m². A review of the proposed floorplans demonstrates both unit types would meet or exceed the minimum GIA standards set out in the London Plan and would have layouts that would make reasonable provision for the accommodation of furniture/storage and flexibility in the arrangement of bedroom furniture. The SPG also seeks adequate space and services to work from home, a point echoed at paragraph 7.23 of the Development Management Policies Local Plan document. An indicative furniture layout is set out on the application drawings and this demonstrates that all of the flats would have space for a table/desk. As such, each flat would have space flexible for dining and home study/work activities.

- 6.6.11 The main living/dining area of the proposed residential dwellings would be served by large doors and would be south-facing. The dwellings would be dual aspect and each floor would have a minimum floor to ceiling height of 2.5m. For these reasons, it is considered that the proposed development would provide a satisfactory level of accommodation for future occupiers.
- 6.6.12 The Mayor's Housing SPG (2016) also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 Achieving a High Standard of Development which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout. The submitted floorplans show that the bedrooms on the first and second floors would be adjacent to the hallway or bathroom of the attached dwelling. However, it is considered that compliance with the Building Regulations would provide acoustic mitigation.
- 6.6.13 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy. Each of the residential dwellings would benefit from a large rear garden that would have an approximate area of 75m². Officers consider this to be acceptable in the context of the housing typology proposed.
- 6.6.14 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. 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'. While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require homes to meet Building regulation M4(2) - 'accessible and adaptable dwellings'. 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

6.7 Traffic, Parking, Access and Servicing

- 6.7.1 6.6.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan Policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 of the London Plan (2015) relate to the provision of cycle and pedestrian friendly environments, whilst

Policy 6.13 relates to parking standards.

- 6.7.2 6.6.2 The proposal would make provision of seven designated parking bays within the development which would equate to one parking bay per dwelling. Secure cycle storage would be provided with two cycle spaces allocated per dwellinghouse. Given that the application site has a PTAL of 3 and consists of three and four bedroom family dwellinghouses, it is considered that the proposed parking provision of one bay per residential unit would fall within the parameters as set out in the London Plan. The Council's Highways Officer has raised no objection to the proposal as the residual effects of the proposal are considered to not have a severe highways impact.

6.8 Flood Risk and Development

- 6.8.1 The site is not located within a flood zone. However, is located within a Critical Drainage Area and given the potential for the site to result in higher levels of water discharge into the surrounding drains, could have an impact on the capacity of the surrounding water network to cope with higher than normal levels of rainfall.

- 6.8.2 The Drainage Authority has reviewed the proposal and does not raise any objection to it. However, the proposed development would be required to submit further information in relation to connections from the site to Thames Water Connections within the public realm. Furthermore, details in relation to Floodwater Disposal, Surface Water Disposal and Storm Water Attenuation would need to be provided. However, the Drainage Authority consider that subject to safeguarding conditions requiring this information prior to commencement, the scheme would be broadly acceptable and would not result in flood risk within the area.

- 6.8.3 Subject to safeguarding conditions the development would accord with National Planning Policy, The London Plan policy 5.12.B/C/D, and policy DM10 of the Development Management Policies (2013)

6.9 Sustainability and Climate Change Mitigation

- 6.9.1 Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaptation to, climate change, and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, the 'lean, clean, green' approach to sustainability, which is expanded in London Plan policies 5.3, 5.7, 5.9, 5.10 and 5.11.

- 6.9.2 An energy assessment has been submitted with the application which advises that Carbon Dioxide emissions are to be reduced by 37.2% for the end of terraced units and 35.5% for the mid-terraced units. This would be achieved through energy efficiency measures, using improved building fabric, increasing the efficiency of building services and the installation of a renewable energy source. While the conclusions of the energy assessment are on the basis that Photovoltaic panels would be provided, these are not shown on the submitted

plans. However, as the proposed mansard roofs would feature a large flat roofed element, it is considered that there is scope for the PV panels to be provided. A condition is therefore included requiring the submission of revised elevation and floorplans to ensure the siting of the PV panels on the roof would not have an unduly harmful impact on the character and appearance of the locality.

6.10 Statement of Community Involvement

- 6.10.1 The applicant has submitted information relating to pre-application discussions with local residents and a formal public consultation. The involvement included the distribution of flyers and a presentation meeting with neighbours and interested parties. The applicant has sought to encourage public consultation in respect the proposal in line with the guidance set out in the NPPF and the Localism Act.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The demolition of no. 209 Harrow View to facilitate access to the vacant parcel of land at the rear, and the construction of seven new residential units is considered acceptable. The proposed housing development would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers.
- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: P-HV-01, P-HV-02, P-HV-03 – Rev C, P-HV-04 – Rev C, P-HV-05 – Rev B, P-HV-06 – Rev B, P-HV-07 – Rev B, P-HV-08 – Rev B, P-HV-09 – Rev B, P-HV-10 – Rev B, P-HV-11 – Rev A, P-HV-13, Refuse & Cycle Stand Detail, Design and Access Statement (dated 4 July 2016), Transport Statement (dated April 2016), Statement of Community Involvement (dated October 2016), Phase II Arboricultural Impact Assessment (dated 11/04/2016), Energy Assessment (dated 17th May 2016 ref:02), Proposed Landscaping Plan (dated 22 April 2016), Drainage Assessment (dated May 2016)

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

3 Materials 1

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

a: All external appearance of the building

b: Boundary treatment

c: Ground treatment

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

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

4 Landscape and Levels

Notwithstanding the details shown on the approved plans, the construction of the replacement dwellinghouses hereby permitted shall not be commenced until there has been submitted to, and approved in writing, by the local planning authority, a scheme of hard and soft landscaping. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities. The development shall be carried out in

accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

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

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Development Management Policies Local Plan 2013.

- 6 All hardsurfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding, in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

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

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, in accordance with policies DM1 and DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

- 8 Flood Risk and Development

The dwellinghouses hereby permitted shall not be occupied 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 development shall be carried out in accordance with these approved details and

shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

- 9 The development of the dwellinghouses hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

- 10 The development of the dwellinghouses hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

11 Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouse hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot, the openness of the site and availability of amenity space; and to safeguard the amenity of neighbouring residents, in accordance with policy DM1 of the Development Management Policies Local Plan (2013).

12 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.

13 Secure by Design

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

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

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime in accordance with Policy DM2 of the Harrow Development Management Policies (2013).

14 Transport and Highways

The development of the dwellinghouses hereby permitted shall not be commenced until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include, but shall not be limited to:

- 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

The demolition and construction of the building on site shall be carried out in accordance with the approved Method Statement.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network, in accordance with policies DM1 and DM43 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

15 Sustainability

The development hereby approved shall not commence until revised floorplan and elevation drawings are submitted showing the location and appearance of the proposed Photovoltaic Panels as proposed within the submitted Energy Assessment.

REASON: To safeguard the appearance and character of the surrounding area and ensure a high standard of residential quality, in accordance with policy 7.4.B

of The London Plan (2016) and Policy DM1 of the Harrow Development Management Policies (2013). Details are required prior to commencement to ensure a satisfactory form of development.

- 16 Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall be carried out in accordance with the proposals for emissions savings that are documented in the approved Energy Assessment.

REASON: To ensure that the development makes appropriate provision for the minimisation of carbon dioxide emissions in accordance with Policy 5.2 of the London Plan (2016) and policy DM12 of the Harrow Development Management Policies (2013).

17 Refuse

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

REASON: To safeguard the appearance and character of the surrounding area and ensure a high standard of residential quality, in accordance with policy 7.4.B of The London Plan (2016) and Policy DM1 and DM45 of the Harrow Development Management Policies (2013).

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016):

- 3.1 Ensuring Equal Life Chances for All
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 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
- 7.5 Public Realm
- 7.6 Architecture

Harrow Core Strategy (2012)

CS1 Overarching Policy

CS2 Harrow and Wealdstone

Development Management Policies (2013)

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM10 On Site Water Management and Surface Water Attenuation

DM12 Sustainable Design and Layout

DM13 Renewable Energy Technology

DM22 Trees and Landscaping

DM24 Housing Mix

DM27 Amenity Space

DM42 Parking Standards

DM45 Waste Management

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2 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.

3 Considerate Contractor Code of Practice

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

4 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

5 Compliance with Planning Conditions

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

6 Mayor CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £18,575.00 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008. Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £18,575.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 530m2 You are advised to visit the planningportal website where you can download the appropriate document templates.
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

7 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: £98,450.00

8 Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

9 Highways

The applicant is advised to liaise with the Highway Network Management team to assess the suitability of the existing crossover.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Existing access road



Area to the rear of ground floor commercial units – adjoining site to north





View from entrance towards properties at View Close



Rear elevations of adjoining properties along Harrow View



Existing single storey building used by Bailiffs



View towards entrance – neighbouring dwellings along Headstone Drive



View towards north of site with scout building to east



Adjoining scouts hall

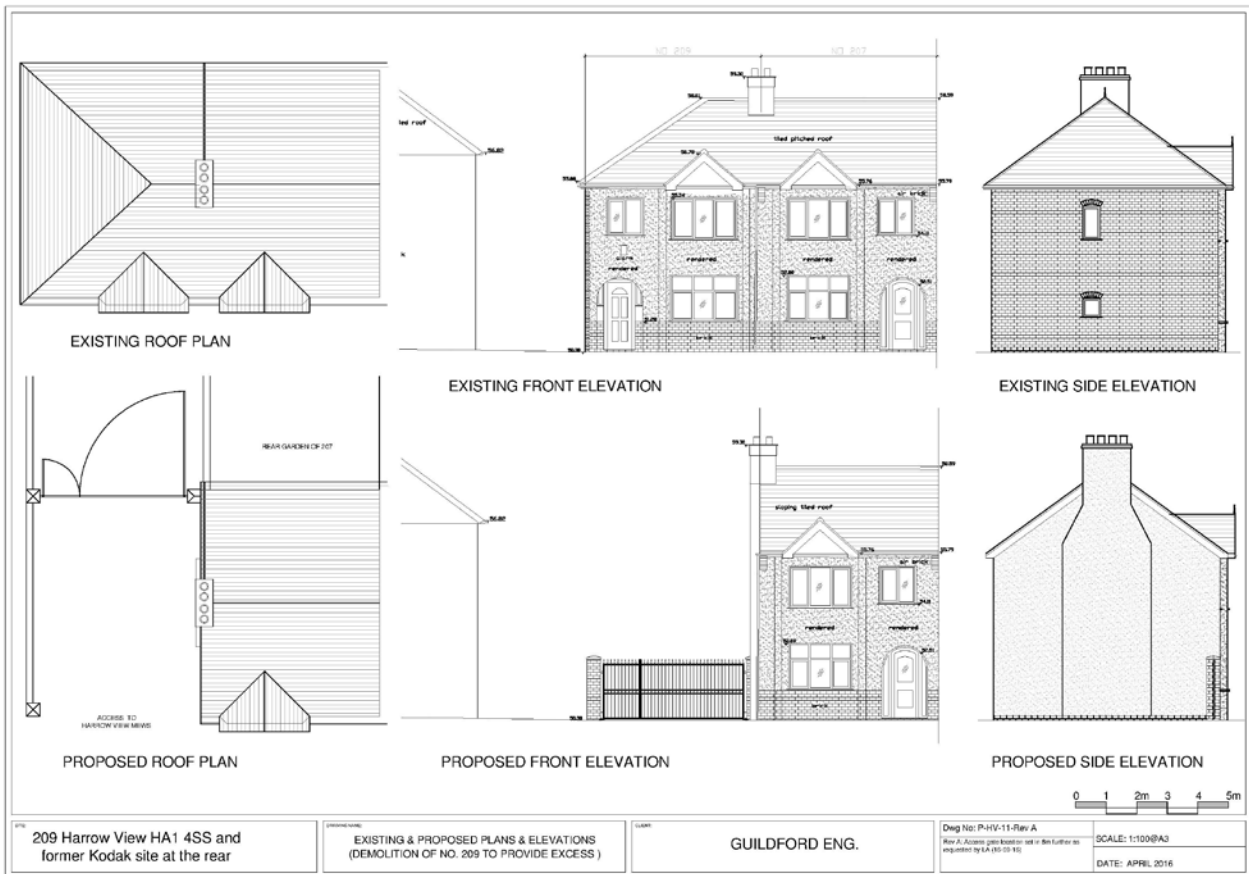


APPENDIX 4: PLANS AND ELEVATIONS









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