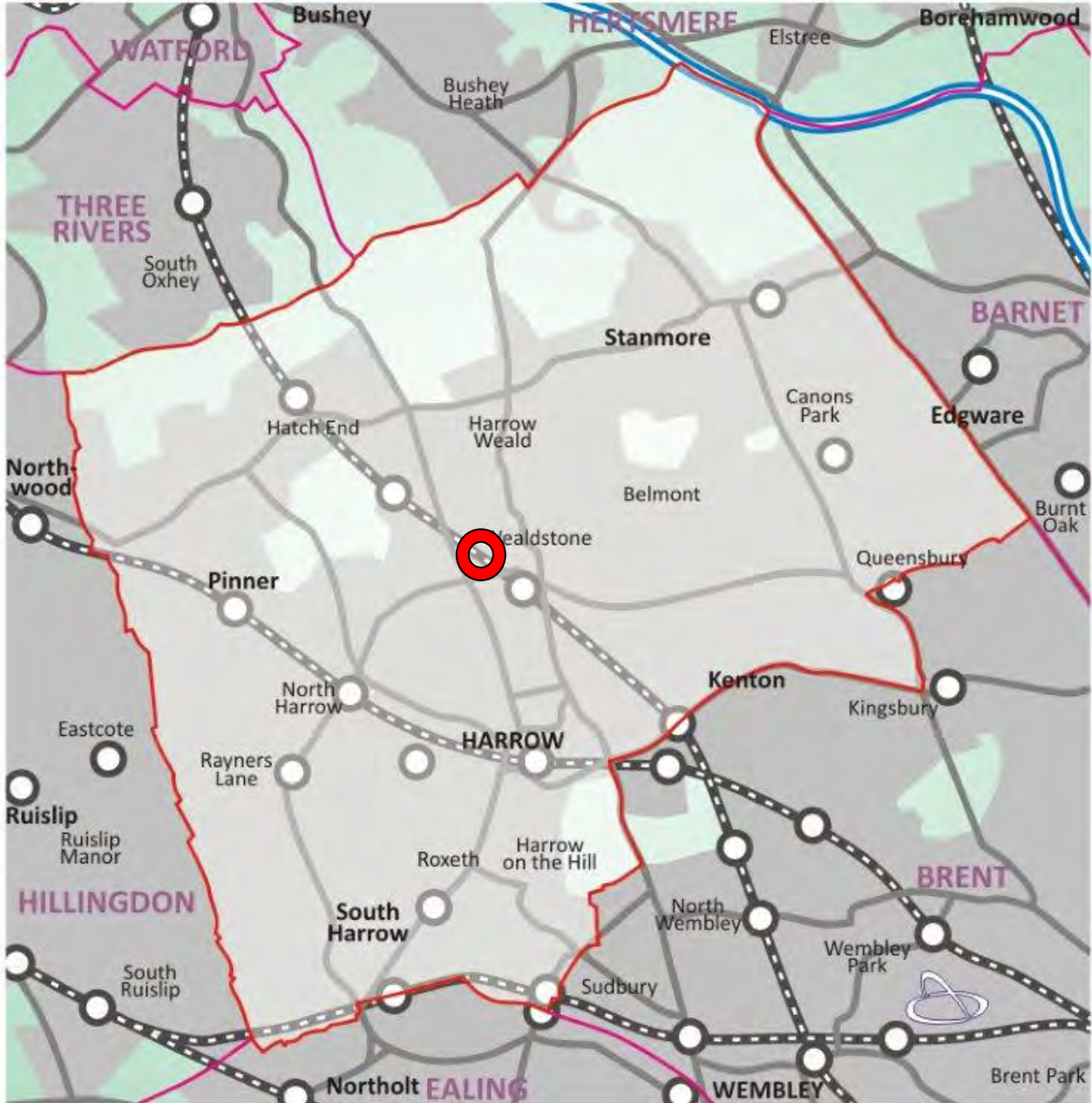
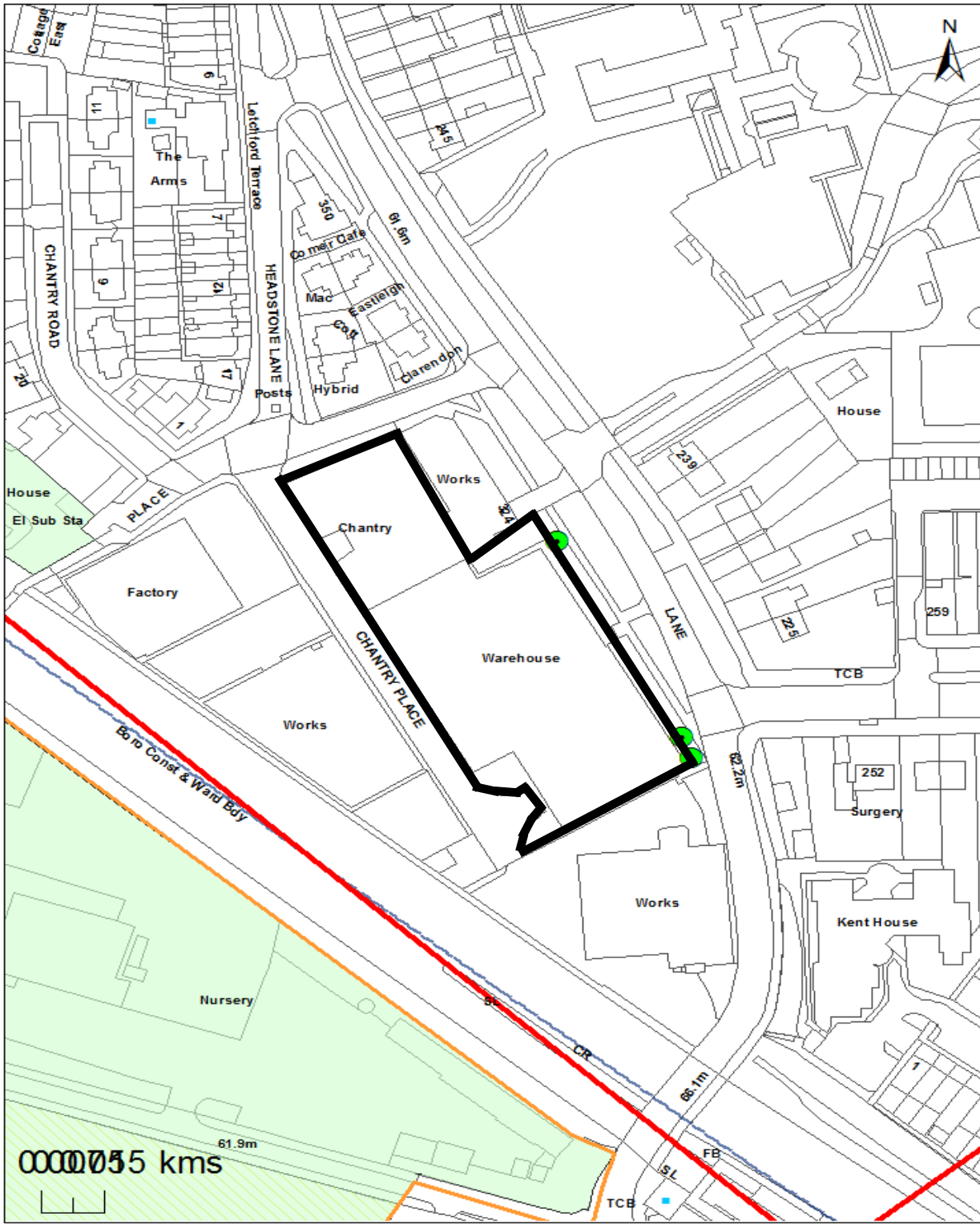


 = application site



<b>Unit 3 Chantry Place, Harrow</b>	<b>P/4611/16</b>
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<b>Unit 3 Chantry Place, Harrow</b>	<b>P/4611/16</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

14<sup>th</sup> DECEMBER 2016

**Application Number:** P/4611/16  
**Validate Date:** 13/10/2016  
**Location:** UNIT 3, CHANTRY PLACE, HARROW  
**Ward:** HATCH END  
**Postcode:** HA3 6NY  
**Applicant:** SHURGARD UK LTD  
**Agent:** MS MAIREAD MURPHY, RPS CGMS  
**Case Officer:** DAVID BUCKLEY  
**Expiry Date:** 23/11/2016

### PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

The proposal is for an extension to the existing building to provide additional floorspace (Class B8). External alterations are proposed to the façade of the existing building. A new parking area with associated gates and railings is also proposed. Landscaping works are proposed to the northern boundary of the site.

### RECOMMENDATION A

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 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 and other enabling legislation 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) Tree Protection Measures*

*ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;*

*iii) Planning Administration Fee: Payment of £1,500*

## **RECOMMENDATION B**

That if, by 20<sup>th</sup> February 2017, or such extended period as may be authorised, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to REFUSE planning permission for the appropriate reason.

1. The proposed development, in the absence of a Planning Obligation to secure necessary agreements and commitments in relation to the development, would fail to mitigate the impact of the development upon infrastructure and the wider area, contrary to the National Planning Policy Framework, National Planning Policy Framework, Policies 7.21 of the London Plan (2016), Policies CS 1 F of the Harrow Core Strategy (2012) and Policies DM 22, DM23 and DM 50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document.

## **REASON FOR THE RECOMMENDATIONS**

The proposed development would provide additional B8 storage space within the application site, which would be an appropriate use that would not unduly impact on the amenities of the residential occupiers of the adjoining, or nearby properties or nearby protected trees and would not result in harm in terms of flood risk, or traffic and highways related harm, subject to the attached conditions and Section 106 agreement. The proposed development would therefore accord Policy CS1 of the Harrow Core Strategy 2012, Policies 7.21, 7.4 and 7.6 of the London Plan (2016), policies, DM1, DM9, DM22, DM23, DM42 and DM43 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATION**

This application is reported to Planning Committee as the development would be over 400 sqm in area and the site is over 0.1 hectare in area, and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	(15). Minor General Industry
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£28,805 (based on a £35 contribution per square metre of additional floorspace)
Local CIL requirement:	£90,530 (based on a £110 contribution per square metre of additional floorspace)

## **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	Unit 3, Shurgard, Chantry Place, Harrow, HA3 6NY
Applicant	Shurgard UK Ltd
Ward	Headstone
Local Plan allocation	Industrial and Business Use Area
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	3 x TPO street trees immediately adjacent to site
Other	Site is located within Strategic Flood Risk Assessment (SFRA) Flood Zone 3a and 3b.

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	B8 Industrial Use/Shurgard Ltd
	Existing Use Class(es) sq m	3,020 sqm
Proposed Use(s)	Proposed Use / Operator	B8 Industrial Use
	Proposed Use Class(es) sq m	3,843 sqm
Employment	Existing number of jobs	2
	Proposed number of jobs	3

Transportation		
Car parking	No. Existing Car Parking spaces	35
	No. Proposed Car Parking spaces	7 Total (loss of existing 28 spaces)
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	12
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	500m to Headstone Lane Station
	Bus Routes	182, H12, H14, H18, H19

Parking Controls	Controlled Parking Zone?	Harrow Zone 'Z' CPZ
	CPZ Hours	10am to 3pm Mon to Fri
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	Parking restricted by single yellow line Mon-Sat north of site. Chantry Place, private road management, to west of site.
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As existing

<b>Sustainability / Energy</b>	
BREEAM Rating	Not disclosed
Development complies with Part L 2013?	Not disclosed
Renewable Energy Source / %	Not disclosed

## **PART 2: ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The site is currently in use as a self-storage unit and is located in a designated industrial and business use area. The site is bounded by Chantry Place to the north and west and Headstone Lane to the east. Beyond Chantry Place to the north are houses that face east and west on to Headstone Lane.
- 1.2 There is currently a large existing storage unit on the site. Immediately to the east of the application site is a smaller storage unit that is under different ownership.
- 1.3 The northern part of the site is an open car parking space in use by the self-storage unit that is the subject of the proposal which provides space for 35 cars.
- 1.4 The section of the site where the new proposal would be located is largely within Strategic Flood Risk Assessment Zone 3a and 3b. The site is designated as an Industrial and Business Use Area.
- 1.5 There are a number of street trees to the east of the site adjacent to Headstone Lane, which is in Council ownership, with some under highways ownership. Three of these trees are protected by Tree Preservation Orders (TPO's).

### **2.0 PROPOSAL**

- 2.1 The proposal is to extend the existing self-storage warehouse northwards in the location of the existing car parking space and changes to the façades on the existing elevations.
- 2.2 The extension would measure 28m in width and 36m in depth, with a gross floor area of approximately 823 sqm. The flat roof would have height 6.7m with a small section on the western side to a height of 7.50m. The use would be for an extension to the storage area with a staff room and an entrance to the shop.
- 2.3 The entrance to the extension would be at the north-western corner along Chantry Place, which is the same side as the existing entrance. 4 car parking spaces would be included which would be located on the western side immediately adjacent to the entrance. A fence similar to the existing would on the boundary on the Chantry Place side with a car gate and a pedestrian gate.
- 2.4 On the northern elevation facing houses along Chantry Place, the finish would be a white and grey checked finish. The building would be set back slightly from the boundary edge with a proposed soft landscape zone shown on the submitted plan.
- 2.5 The alterations to Existing Storage Unit would comprise:
- East Elevation (A): Changes to the façade along Headstone Place on the eastern side, including replacement of existing doors and windows with dummy roll shutters.



- South Elevation (B): Alterations to entrance doors and a new canopy structure on the southern elevation.
- West Elevation (D): New folding door and changes to the façade materials.

### 3.0 **RELEVANT PLANNING HISTORY**

3.1 N/A

### 4.0 **CONSULTATION**

4.1 A total of 36 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 25th November 2016.

#### 4.2 Adjoining Properties

Number of Letters Sent	36
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.3 No objections were received from adjoining residents

#### 4.4 Statutory and Non Statutory Consultation

The following consultations have been undertaken:

LBH Highways  
 LBH Design  
 LBH Engineering Drainage Section  
 LBH Highways Tree Officer  
 LBH Planning Tree Officer

#### 4.5 Internal Consultation

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 objection to the proposed scheme. Proposed scheme is acceptable, in terms of highways impact and parking and provision. Although the scheme does not fully meet the cycle parking requirements, due to the nature of the	Comments noted- See Section 6.6 below for further details.

	<p>scheme, i.e., self-storage unit, considered that the proposed level of cycle parking is sufficient.</p> <p>A construction logistics plan should be secured by condition.</p>	
LBH Design	No objection to the proposed scheme. However, does not favour the pattern of materials on the northern elevation and requests a condition to be attached requiring materials.	Comments noted- See Section 6.4 below for further details.
LBH Engineering Drainage Section	No objection to the proposed scheme. The submitted Flood Risk Assessment is acceptable. A detailed design required and suggested conditions related to surface water disposal and attenuation and provide a list of flood mitigation measures.	Comments noted- See Section 6.7 below for further details.
Planning Tree Officer	The protection measures outlined are acceptable - photographic confirmation should be sent showing tree protection hoarding / barriers in place prior to commencement of works.	Comments noted- See Section 6.8 below for further details.
Highways Tree Officer	<p>The proposed tree protection plan is acceptable as long as it is installed prior to major works commencing and kept in place until works are completed. The report mentions that tree 3, a false Acacia, should be removed. It is not clear if this will be done by the development tree Contractors or if the Council is meant to arrange it.</p> <p>Works to trees 1, 2 and 5 which are 2 x Alders and a Raywood Ash are subject to approval from Rebecca Farrar, Tree Protection Officer as they are covered by TPO 918: Chantry Place (No. 1) headstone north. Again, it is not clear if the development contractor will undertake the work or if the Council is meant to arrange it. Response also adds that Highways Tree Officer is willing to visit the site as and when require to inspect tree protection and any tree works.</p>	Comments noted- See Section 6.8 below for further details.

#### 4.6 External Consultation

No external consultations were required in this instance.

### 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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

### 6.0 ASSESSMENT

6.1 The main issues are;

Principle of the Development  
Regeneration  
Character and Appearance  
Residential Amenity and Accessibility  
Traffic and Parking, Construction  
Drainage and Flood Risk  
Trees and Development  
Sustainability  
S106

#### 6.2 Principle of Development

6.2.1 The relevant policy in this regard is Development Management Policy DM31 which relates to industrial and business use land. This policy states that renewal or intensification of existing industrial business floorspace will be supported where it complies with other relevant policy considerations.

6.2.2 The other main relevant policy considerations in this location are character and appearance of the area, neighbouring amenity, highways considerations, flood risk issues and trees and development. Therefore the proposal is acceptable in principle, provided it complies with policy in relation to the considerations listed above.

### 6.3 Regeneration

6.3.1 The proposal is to extend an existing industrial unit, this would comply with policy DM31 as stated above, resulting in a renewal and intensification of an existing industrial business floor space and so would be considered acceptable in the context of regeneration. One new employment post would be provided on the site which would be a positive result of the development.

### 6.4 Character and Appearance

6.4.1 The character and appearance of the proposed development must be in accordance with policies 7.4 and 7.6 of the London Plan and policy DM1 of the Development Management Policies Local Plan 2013. This requires a high standard of design and layout and expects development to respect its context.

6.4.2 The Council's Design Officer has commented that the proposal would overall be acceptable and has requested that a condition should be attached, requiring submission of materials prior to commencement, to determine issues such as the pattern and palette of colour to be used. The proposed design of the extension would be in keeping with the industrial nature of the site and would be acceptable in terms of character and appearance. The reduction of bright colours facing residential neighbours to the north is welcomed. The alterations to the existing building including the additional doors and new façade would be acceptable.

6.4.3 The proposed plans and elevations have shown a new landscaping area within the site on the northern boundary which is proposed to mitigate the visual impact of the new development. This landscaping, although within a relatively small area would help to improve the character of the area. Details of the proposed landscaping have not been submitted and so as per the consultation response of the Council's Landscape Architect, a condition has been attached requiring details to be submitted and further condition has been attached relating to implementation of the approved conditions.

6.4.4 Further improvement works to the strip of land immediately to the north of the application site were discussed at pre-application stage. However, this area of land is not Council-owned and appears to belong to a third party. Therefore, works to this land could not be considered within the scope of this planning application. However, due to the industrial nature of the site and the acceptable scale and design of the proposed extension, subject to a condition related to proposed materials, it is considered that the scheme would have an acceptable impact on the character and appearance of the area without the need for improvement works to this external strip of land.

## 6.5 Amenity of Neighbouring Occupiers

- 6.5.1 Policy DM1 of the DMP 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”.
- 6.5.2 There are neighbouring houses immediately opposite the site on Chantry Place and one of these houses does have a main window facing the site at ground floor level. The extension would be set back 1m from the front boundary on the eastern side which increases to 2.60m on the northern side, as the site boundary is slanted on this side. The extended building would be a minimum of 18m from the nearest neighbouring dwellinghouses on Chantry Place. With the height of the building facing these at less than 7m, the proposed extension would comply with the vertical 45 degree code within the adopted Residential Design Guide SPD in relation to these neighbouring houses and it is not considered that there would be a harmful impact in terms of loss of light and outlook in accordance with policy DM1.
- 6.5.3 A landscaping plan has been submitted to help reduce visual impact of the proposal and a condition will be attached requiring further details related to this. Other neighbouring houses are a sufficient distance from the site. Furthermore, the site is designated as an Industrial and Business Use Area and so this type of development would be considered characteristic of this area. There are no habitable rooms as such in the extension and so there is not a concern related to overlooking to neighbouring occupiers.
- 6.5.4. The Design and Access Statement states that the external lighting will be time switched to be extinguished during dark hours. The will be required to apply separately for the advertisement and lighting under advertisement consent and so this permission does not relate to these elements.

## 6.6 Traffic, Parking and Construction

- 6.6.1 Policy DM42 states: “Proposals that would result in inappropriate on-site parking provision, having regard to the criteria in this policy, and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists, will be resisted.” Policy DM43 states that proposals that fail to satisfactorily mitigate the transport impact of development will be resisted.
- 6.6.2 The proposal would present a much larger area than at present and would reduce the existing parking space on site and would be likely to lead to increased vehicle movements.
- 6.6.3 The applicant has submitted a full transport statement. The Highways Authority response has raised no objection to the proposal and stated that the scheme is acceptable, in terms of highways impact and parking and provision. Although the scheme does not fully meet the cycle parking requirements, due to the nature of the scheme, i.e., self-storage unit, considered that the proposed level of cycle parking is sufficient.

6.6.4 The London Borough of Harrow Highways response has also stated that a construction logistics plan should be secured by condition. A condition has been attached to address this.

6.6.5 Overall it is considered that the proposal has met the requirements of policies DM42 and DM43 and would be acceptable in terms of traffic and parking. Subject to the condition on the construction logistics plan, the scheme is considered acceptable in terms of construction issues.

## 6.7 Drainage and Flood Risk

6.7.1 The site is located within Flood Zone 3a & 3b within the Harrow Strategic Flood Risk Assessment (SFRA) Flood Maps. Given the site is developed and there would be no change of use, the sequential test is not required to be met. The proposal is required to satisfy the exception test as set out in the NPPF and policy DM9 of the Harrow Development Management Policies Local Plan (2013).

6.7.2 The applicant has submitted a Flood Risk Assessment. The Engineering Drainage Section response has indicated that the submitted documents are sufficient to meet the requirements of the exception test. The response has also included several conditions related to surface water attention and disposal to full satisfying drainage requirements. Subject to these conditions it is considered that the proposal would meet the requirements of DM9 and be acceptable in terms of drainage and flood risk.

## 6.8 Trees and Development

6.8.1 Policy DM22 of the Harrow Development Management Policies Local Plan (2013) states that the removal of trees subject to Tree Preservation Orders or assessed as having significant amenity value will only be considered acceptable where there are public benefits which outweigh the loss. Policy DM23 states that the Council will require by legal agreement where necessary maintenance of street trees and grass verges.

6.8.2 There are a number of street trees to the east of the site adjacent to Headstone Lane, which are under Council ownership, with some under highways ownership. Three of these trees are protected by Tree Preservation Orders (TPO's). The applicant has submitted a detailed arboricultural report with a plan indicating protection measures for the street trees including the TPO trees. The Councils' Arboricultural Officer and the Highways Authority's Arboricultural Officer have both indicated that the measures proposed are acceptable to protect these trees provide that they are implemented fully and retained through the construction process. However, as these are not within the application site, a planning condition would not be enforceable and so in this case a Section 106 legal agreement will be entered into to enforce this and this planning permission will be subject to the finalisation of this legal agreement. The applicant will be required to undertake the works recommended within the submitted arboricultural report, not the Council and this will be made clear in the legal agreement.

6.8.3 It should also be noted that the applicant may need to seek a licence separately for access through Highways land or Council owned land. This is not a requirement of planning permission and so will not be addressed further in this report.

6.8.4 The applicant has also shown landscaping to the area to the north of the site, outside the site boundary. This was suggested by officers to the applicant at pre-application stage to assist in overcoming the visual impact of the proposal. However, this land is not in Council ownership and there is landscaping within the application site which has been added as a condition to this planning permission and due to other mitigating circumstances described earlier in this report, this additional landscaping is not considered essential in order to render the scheme acceptable.

#### 6.9 Section 106 Agreement

6.9.1 As mentioned in Section 6.8, a Section 106 agreement is considered necessary to protected Council owned (including TPO) trees outside the site boundary. The draft Heads of Terms are indicated at the beginnings of this report.

### **7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposed development would provide additional B8 storage space within the application site, which would be an appropriate use that would not unduly impact on the amenities of the residential occupiers of the adjoining, or nearby properties or nearby protected trees and would not result in harm in terms of flood risk, subject to the attached conditions and Section 106 agreement. The proposed development would therefore accord Policy CS1 of the Harrow Core Strategy 2012, Policies 7.4 and 7.6 of the London Plan (2016) and policies DM1, DM9, DM22 and DM31 of the Harrow Development Management Policies Local Plan (2013).

## **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 Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Transport Statement September 2016 1647/GK; Flood Risk Assessment HLEF43424/001R; Arboricultural Impact Assessment JSL2649\_771A; 15086GA-10-001 A; 15086GA-10-002 A; 15086GA-10-003 A; 15086GA-20-002 E; 15086GA-20-003 F; 15086GA-20-006 G; 15086GA-20-007 F; 15086GA-20-009 G; 15086GA-20-010 E; 15086GA-20-012; Design and Access Statement Revision E, September 2016.

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

#### 3 Materials

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

- a) Facing materials;
- b) Windows and doors;
- c) Rainwater goods.
- d) The boundary treatment

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 Construction Logistics Statement

No development shall take place, including any works of demolition, until a Construction Logistics 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 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 highway safety and the amenities of the existing occupiers of the properties adjacent to the site. This is required as a pre-commencement condition as it would not be possible to ensure that suitable measures would be put in place after works had commenced.

## 5 Waste and Surface Water Disposal, Surface Water Attenuation

The development hereby permitted, notwithstanding the approved Flood Risk Assessment shall not be commenced until details of the following have been submitted to, and approved in writing by, the local planning authority:

- i. works for the disposal of sewage
- ii. works for the disposal of surface water
- iii. surface water attenuation and storage works

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

Reason: To ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk. This is required as a pre-commencement condition as it would not be possible to ensure that suitable measures would be put in place after works had commenced.

## 6 Flood Mitigation Measures

The development hereby permitted, notwithstanding the approved Flood Risk Assessment shall not be commenced until details of flood mitigation measures minimising water entry whilst maintaining structural integrity and using materials and construction techniques to facilitate drying and cleaning have been submitted to, and approved in writing by, the local planning authority.

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

Reason: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk. This is required as a pre-commencement condition as it would not be possible to ensure that suitable measures would be put in place after works had commenced.

## 7 Landscaping- Details

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in

the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development. This is required as a pre-commencement condition as it would not be possible to ensure that suitable measures would be put in place after works had commenced.

## 8 Landscaping-Implementation

All planting, seeding or turfing comprised in the approved details of landscaping as per the condition above shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 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.

## Informatives

### 1 Policies

The following policies are relevant to this decision:

#### **National Planning Policy Framework (2012)**

#### **The London Plan (2016)**

6.9 Cycling

6.13 Parking

7.2 An Inclusive Environment

7.21 Trees and Woodlands

7.3 Designing Out Crime

7.4 Local Character

7.6 Architecture

#### **Harrow Core Strategy (2012)**

CS1.B Local Character

CS1.K Lifetime Homes

#### **Harrow Development Management Policies Local Plan (2013)**

DM1 Achieving a High Standard of Development

DM9 Managing Flood Risk

DM10 On Site Water Management and Surface Water Attenuation  
DM22 Trees and Landscaping  
DM23 Streetside Greenness and Forecourt Greenery  
DM31 Supporting Economic Activity and Economic Development  
DM42 Parking Standards  
DM43 Transport Assessment and Travel Plan

2 INFORMATIVE

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

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

3 INFORMATIVE:

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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4 INFORMATIVE:

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service.

5 INFORMATIVE

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £28,805 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 £28,805 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 823 sqm.

You are advised to visit the [planningportal](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) website where you can download the appropriate document templates.

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

6 INFORMATIVE

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: (£90,530)

7 INFORMATIVE

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

8 INFORMATIVE

The applicant is advised that this permission does not cover the proposed advertisements and proposed external lights to the new extension and additional advertisement consent will be required in order for these elements to be acceptable.

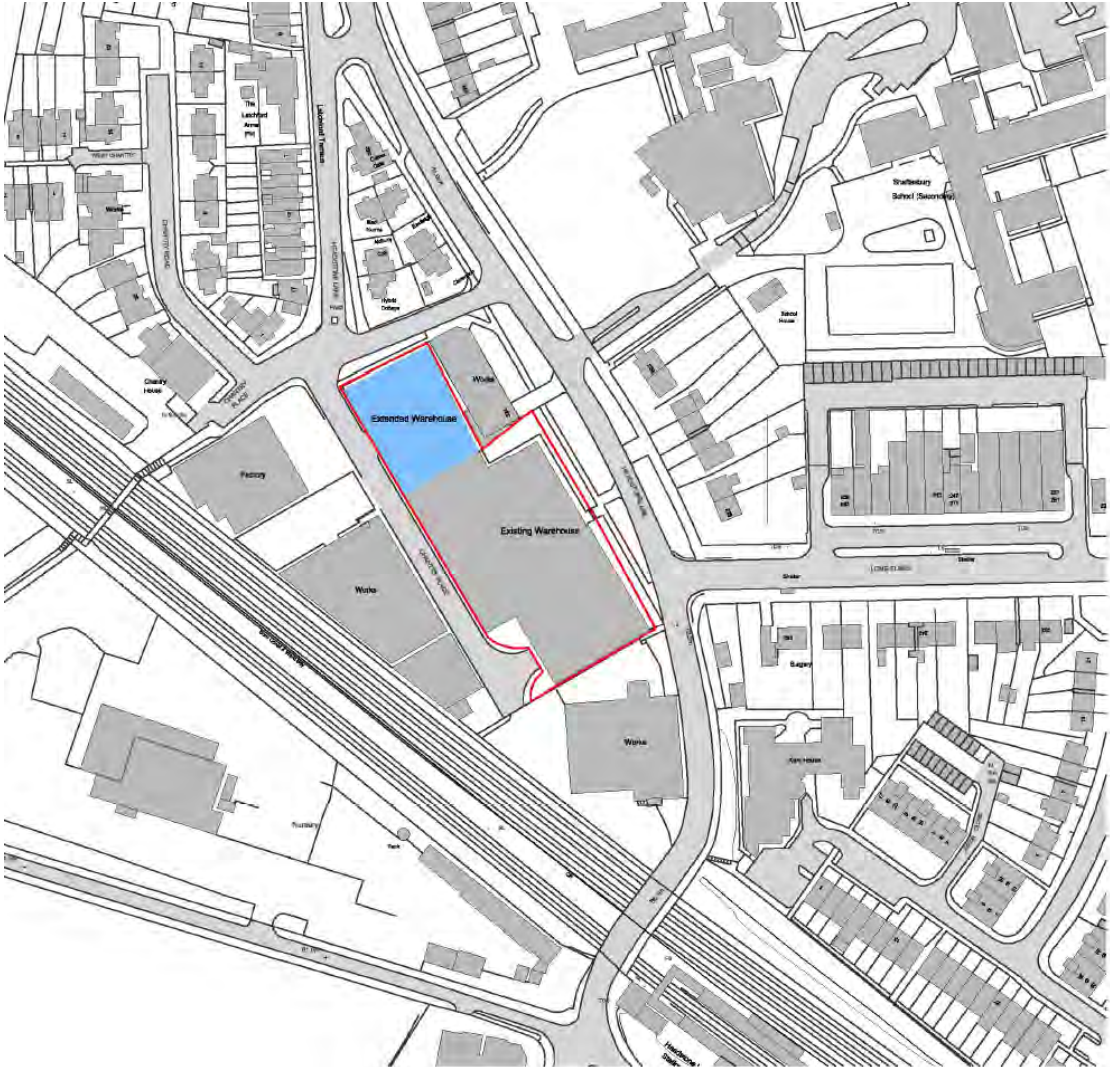
9 INFORMATIVE

In relation to waste water disposal the applicant should contact Thames Water Utilities Limited and Harrow Drainage Section at the earliest opportunity for further information.

In relation to surface water disposal the applicant should contact Harrow Drainage Section at the earliest opportunity.

In relation to surface water attenuation, for allowable discharge rates the applicant should contact Harrow Drainage Section at the earliest opportunity. In relation to flood mitigation measures, examples of suitable building materials, foundations, floor, walls, fittings and services can be found in CLG 2007 'Improving the Flood Performance of New Buildings' publication.

**APPENDIX 2: SITE PLAN**



## APPENDIX 3: PHOTOGRAPHS



Application site circled in red, area of extension shown in smaller circle



North-west corner of site where extension will be located, on right of picture

**APPENDIX 4: PLANS AND ELEVATIONS**





**NOTES**

All notes and dimensions to be checked on site prior to construction. Contractors to refer dimensions to drawings. Do not scale drawings from this drawing. The drawing is not to be printed.

REV	NO.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	04/12/15
2	2	REVISED TO REFLECT COMMENTS	04/12/15
3	3	REVISED TO REFLECT COMMENTS	04/12/15
4	4	REVISED TO REFLECT COMMENTS	04/12/15
5	5	REVISED TO REFLECT COMMENTS	04/12/15
6	6	REVISED TO REFLECT COMMENTS	04/12/15
7	7	REVISED TO REFLECT COMMENTS	04/12/15
8	8	REVISED TO REFLECT COMMENTS	04/12/15
9	9	REVISED TO REFLECT COMMENTS	04/12/15
10	10	REVISED TO REFLECT COMMENTS	04/12/15



ELEVATION - A  
NORTH ELEVATION  
SCALE 1:100



ELEVATION - B  
SOUTH ELEVATION  
SCALE 1:100



ELEVATION - C  
WEST ELEVATION  
SCALE 1:100



ELEVATION - D  
EAST ELEVATION  
SCALE 1:100



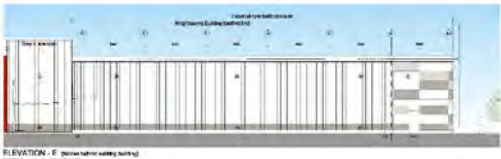
ELEVATION - E  
NORTH ELEVATION  
SCALE 1:100



ELEVATION - F  
SOUTH ELEVATION  
SCALE 1:100

**MATERIALS KEY:**

1. RED: High Gloss Red (to be confirmed)
2. WHITE: High Gloss White (to be confirmed)
3. GREY: High Gloss Grey (to be confirmed)
4. GLASS: High Gloss Glass (to be confirmed)
5. METAL: High Gloss Metal (to be confirmed)
6. BRICK: High Gloss Brick (to be confirmed)
7. STONE: High Gloss Stone (to be confirmed)
8. TERRAZZO: High Gloss Terrazzo (to be confirmed)
9. CERAMIC: High Gloss Ceramic (to be confirmed)
10. CONCRETE: High Gloss Concrete (to be confirmed)
11. ASPHALT: High Gloss Asphalt (to be confirmed)
12. GRAVEL: High Gloss Gravel (to be confirmed)
13. SAND: High Gloss Sand (to be confirmed)
14. SOIL: High Gloss Soil (to be confirmed)
15. PLANT: High Gloss Plant (to be confirmed)
16. LIGHTING: High Gloss Lighting (to be confirmed)
17. SIGNAGE: High Gloss Signage (to be confirmed)
18. FURNITURE: High Gloss Furniture (to be confirmed)
19. INTERIORS: High Gloss Interiors (to be confirmed)
20. EXTERIORS: High Gloss Exteriors (to be confirmed)
21. ROOFING: High Gloss Roofing (to be confirmed)
22. PAINTS: High Gloss Paints (to be confirmed)
23. COATINGS: High Gloss Coatings (to be confirmed)
24. ADHESIVES: High Gloss Adhesives (to be confirmed)
25. SEALANTS: High Gloss Sealants (to be confirmed)
26. GLUES: High Gloss Glues (to be confirmed)
27. FASTENERS: High Gloss Fasteners (to be confirmed)
28. FASTENING: High Gloss Fastening (to be confirmed)
29. WELDING: High Gloss Welding (to be confirmed)
30. SOLDERING: High Gloss Soldering (to be confirmed)
31. BRASS: High Gloss Brass (to be confirmed)
32. COPPER: High Gloss Copper (to be confirmed)
33. ALUMINUM: High Gloss Aluminum (to be confirmed)
34. STEEL: High Gloss Steel (to be confirmed)
35. IRON: High Gloss Iron (to be confirmed)
36. ZINC: High Gloss Zinc (to be confirmed)
37. LEAD: High Gloss Lead (to be confirmed)
38. TIN: High Gloss Tin (to be confirmed)
39. NICKEL: High Gloss Nickel (to be confirmed)
40. CHROMIUM: High Gloss Chromium (to be confirmed)
41. SILVER: High Gloss Silver (to be confirmed)
42. GOLD: High Gloss Gold (to be confirmed)
43. PLATINUM: High Gloss Platinum (to be confirmed)
44. PALLADIUM: High Gloss Palladium (to be confirmed)
45. RHODIUM: High Gloss Rhodium (to be confirmed)
46. IRIDIUM: High Gloss Iridium (to be confirmed)
47. OSMIUM: High Gloss Osmium (to be confirmed)
48. RUTHENIUM: High Gloss Ruthenium (to be confirmed)
49. CADMIUM: High Gloss Cadmium (to be confirmed)
50. MERCURY: High Gloss Mercury (to be confirmed)
51. THALLIUM: High Gloss Thallium (to be confirmed)
52. LEAD: High Gloss Lead (to be confirmed)
53. BISMUTH: High Gloss Bismuth (to be confirmed)
54. POLONIUM: High Gloss Polonium (to be confirmed)
55. ASTATINE: High Gloss Astatine (to be confirmed)
56. RADON: High Gloss Radon (to be confirmed)
57. FRANEIUM: High Gloss Franeium (to be confirmed)
58. RADIUM: High Gloss Radium (to be confirmed)
59. ACTINIUM: High Gloss Actinium (to be confirmed)
60. THORIUM: High Gloss Thorium (to be confirmed)
61. PROSETIUM: High Gloss Proseium (to be confirmed)
62. URANIUM: High Gloss Uranium (to be confirmed)
63. NEPTUNIUM: High Gloss Neptunium (to be confirmed)
64. PLUTONIUM: High Gloss Plutonium (to be confirmed)
65. AMERICIUM: High Gloss Americium (to be confirmed)
66. CURIUM: High Gloss Curium (to be confirmed)
67. BERKELIUM: High Gloss Berkeleyum (to be confirmed)
68. CALIFORNIUM: High Gloss Californium (to be confirmed)
69. EINSTEINIUM: High Gloss Einsteinium (to be confirmed)
70. FERMIUM: High Gloss Fermium (to be confirmed)
71. MANDHELIUM: High Gloss Mandheliium (to be confirmed)
72. SEABERGIUM: High Gloss Seabergium (to be confirmed)
73. OGANESON: High Gloss Oganesson (to be confirmed)



ELEVATION - G  
EAST ELEVATION  
SCALE 1:100



**PLANNING**

SCALE: DA/15  
DATE: Nov 15  
DRAWN: DA

**PROJECT:**  
SHURCARD  
Chantry Place, Hatch End,  
Harrow, HA3 6NY

**PREPARED BY:**  
Elevations As Proposed

**THIRTY SIXTY ARCHITECTURE**  
300 ST VINCENT STREET  
GLASHBURN  
GL10 9SD  
www.thirtysixty.co.uk

0208 704 1016  
15086GA-20-006G

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