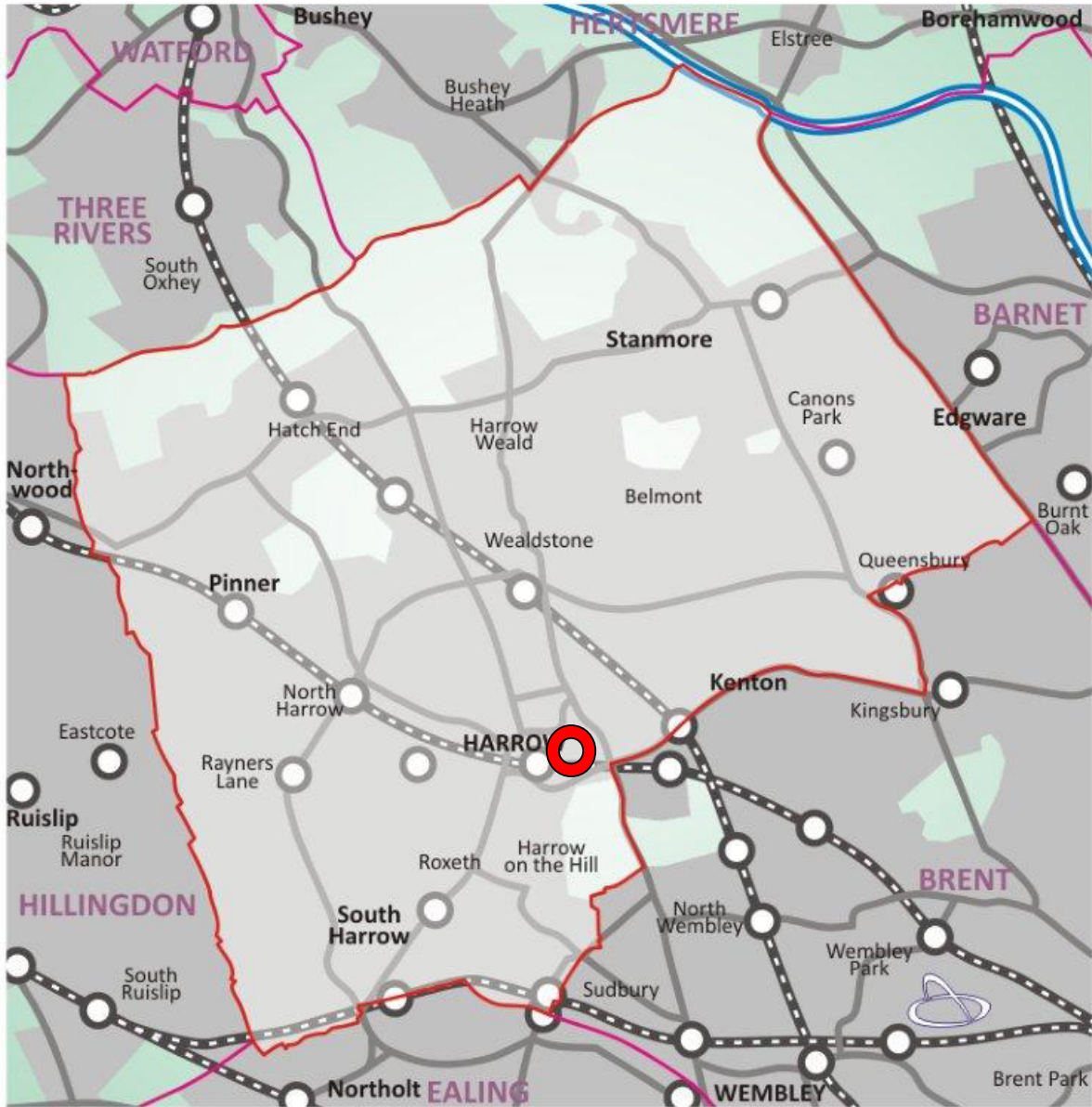
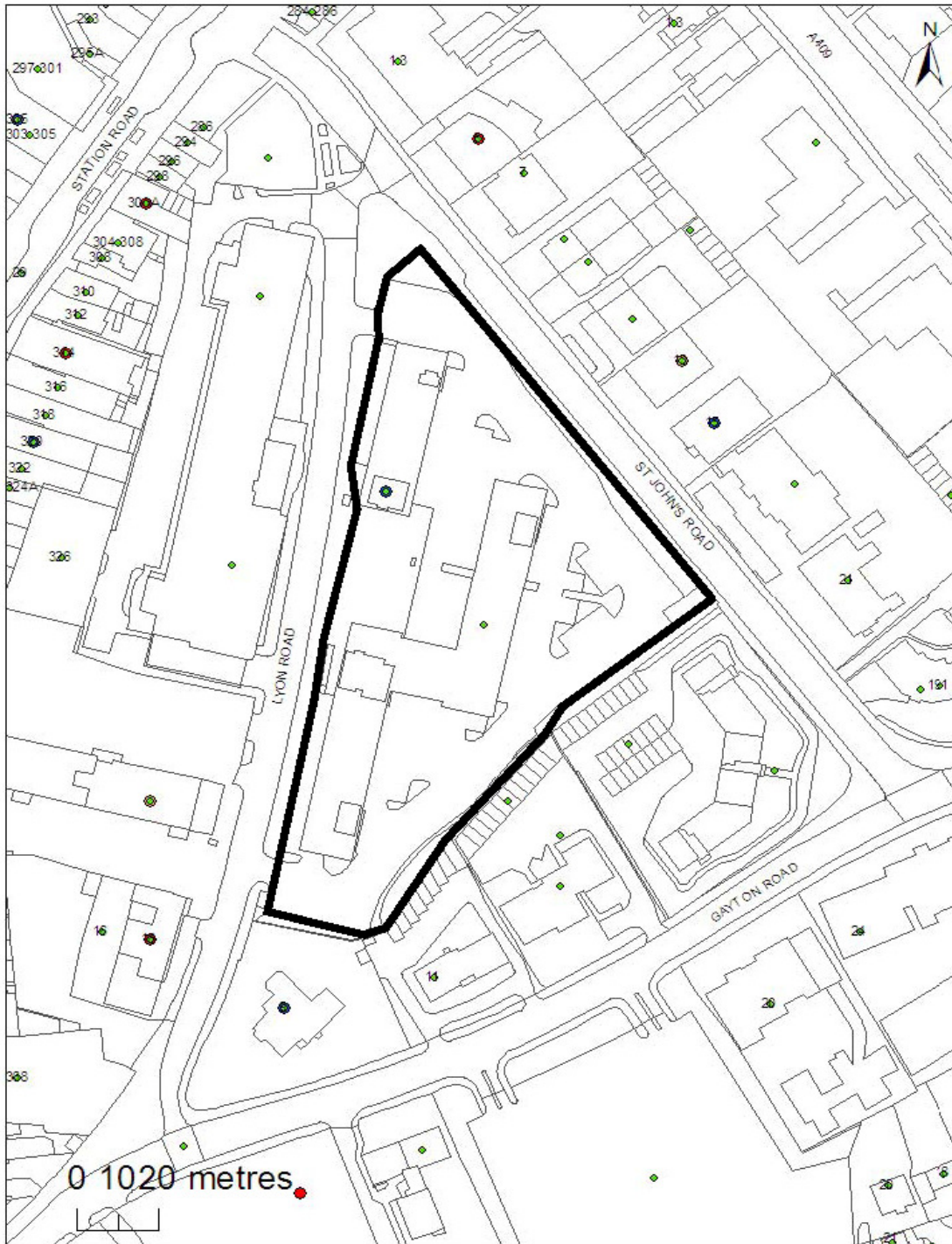


 = application site



Equitable House, Lyon Road, Harrow

P/1960/16



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Equitable House, Lyon Road, Harrow

P/1960/16

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14TH December 2016

Application Number: P/1960/16
Validate Date: 10/05/2016
Location: EQUITABLE HOUSE, LYON ROAD, HARROW
Ward: GREENHILL
Postcode: HA1 2ET
Applicant: REDROW HOMES
Agent: PLANNING POTENTIAL LTD
Case Officer: CALLUM SAYERS
Expiry Date: 22 JULY 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.

Variation of Conditions 3 (Hard and Soft Landscaping) and 24 (Approved plans) Attached To Planning Permission P/1802/15 Dated 17/12/15, Which Varied Conditions (25, 2, 3, 4, 6, 9, 11, 12, 13, 14, 15, 21 and 22) attached to planning permission P/3118/11 dated 31/10/12 to provide an additional 23 apartments (bringing total to 310 units) and minor changes to reconfigure the approved layout, detailed design and landscaping scheme.

RECOMMENDATION

GRANT planning permission subject to conditions and the modification of the section 106 agreement dated 31 October 2012 relating to the planning permission granted under reference P/3118/11 dated 31/10/2012, as amended by P/2879/14 on the 17/12/2014 and P/1802/15 dated 18/12/2015. Authority to be given to the Director of Regeneration Enterprise and Planning in consultation with the Director of Legal and Governance Services for the sealing of the Section 106 agreement and other enabling legislation and to agree any minor amendments to the conditions or the legal agreement.

- i) To amend the S.106 to capture the administrative changes
- ii) To make a £212,000.00 contribution towards Affordable Housing.
- iii) Parking Permit Restriction

REASON

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies of The London Plan (2016), Harrow's Core Strategy (2012), The Harrow & Wealdstone Area Action Plan (2013), and the policies of the Harrow Development Management Policies Local Plan (2013) listed in the informatives below, as well as to all relevant material considerations including the responses to consultation. The proposed development would continue to deliver the

regeneration of a key town centre site that would help to deliver the Development Plan aspirations for new homes and jobs in the Harrow and Wealdstone Intensification Area. The development would provide new private and affordable homes, contributing to the delivery of new housing required by The London Plan (2016) and the Harrow Core Strategy (2012). The minor amendments in terms of the variations to the approved heights and bulk would continue to provide a high quality development within both the application site and town centre. Furthermore, they would continue to positively contribute to the townscape and skyline, thereby ensuring preservation of nearby heritage assets and also strategic key views within the borough. The revised layout will provide living accommodation for future occupiers that is compliant with current housing requirements, thereby providing a high quality of residential amenity to future occupiers whilst balancing the amenities of existing adjoining occupiers. The information submitted in support of the application demonstrates that the impact upon surrounding properties, traffic conditions, protected trees and the wider panorama, is acceptable, having regard to development plan policies and the aspirations for the Metropolitan Centre of Harrow and the borough which are set out in the Harrow & Wealdstone Area Action Plan (2013).

RECOMMENDATION B

That if, by 19th March 2017 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason:

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

INFORMATION

This application is reported to Planning Committee as it is for the construction of more than two dwellings and therefore falls outside Schedule 1b of the Scheme of Delegation.

Statutory Return Type:	E(18) Minor Development: All Other
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£13,300.00
Local CIL requirement:	£41,800.00

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Plans and Elevations

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

The Site	
Address	Equitable House, Lyon Road, Harrow
Applicant	Redrow Homes
Ward	Greenhill
Local Plan allocation	Harrow and Wealdstone Area Action Plan (July 2013)
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	Harrow & Wealdstone Opportunity Area

Housing		
Density	Proposed Density hr/ha	650-1100
	Proposed Density u/ph	187
	PTAL	6a
	London Plan Density Range	215 – 405
Dwelling Mix	Studio (no. / %)	N/A
	1 bed (3no. / %)	99 (32%)
	2 bed (3no. / %)	185 (60%)
	3 bed (no. / %)	26 (8%)
	4 bed (no. / %)	N/A
	Overall % of Affordable Housing	19%
	Affordable Rent (10%)	33
	Shared Ownership (8%)	26
	Private (80%)	251
	Commuted Sum	Review Mechanism
	Comply with London Housing SPG?	Complies
	Comply with M4 ⁽²⁾ of Building Regulations?	Secured by Condition

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	N/A
	Existing Use Class(es) sqm	N/A

Proposed Use(s)	Proposed Use / Operator	Commercial use on Ground floor of Blocks G, F, E & D and residential above
	Proposed Use Class(es) sqm	Use Class A1/A2/A3/D1 3,036sqm Use Class C3 380sqm
Employment	Existing number of jobs	Unknown
	Proposed number of jobs	Unknown

Transportation		
Car parking	No. Existing Car Parking spaces	N/A
	No. Proposed Car Parking spaces	123
	Proposed Parking Ratio	0.39
Cycle Parking	No. Existing Cycle Parking spaces	None
	No. Proposed Cycle Parking spaces	621
	Cycle Parking Ratio	0.49
Public Transport	PTAL Rating	6A (Excellent)
	Closest Rail Station / Distance (m)	350m (Harrow on the Hill Station)
	Bus Routes	Several Along Station Road. Bus Station at Harrow on the hill Station
Parking Controls	Controlled Parking Zone?	Zone E
	CPZ Hours	Non-Parking Permits
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
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	Basement

Sustainability / Energy	
Development complies with Part L 2013?	Complies
Renewable Energy Source / %	35%

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a triangular plot, fronting two streets (Lyon Road and St John's Road), which contained the concrete framed office buildings that date from the 1970's, known as Equitable House and Lyon House. Both Equitable House and Lyon House had been vacant (as of June 2010), having previously been occupied by Government agencies.
- 1.2 The buildings that were located on the site have now been demolished and the development approved under P/3118/11 and amended most recently under P/1802/15 is substantially under construction.
- 1.3 Landscaping is towards the northern and western boundaries with intermittent tree planting to soften the paved circulation areas between the respective buildings. Some of the trees that form part of this landscaping are protected by Tree Preservation Orders (TPOs).
- 1.4 The application site itself is located within Harrow Town Centre, which forms part of the Harrow and Wealdstone Opportunity Area, as identified by The London Plan (2016), Harrow's Core Strategy (2012), and the Harrow and Wealdstone Area Action Plan (2012). Station Road, which forms part of Harrow town centre, lies to the north and west of the application site, but is physically separated by the adjacent buildings.
- 1.5 To the immediate west of the application site, along Lyon Road, lies Hanover House and Platinum House. Platinum House is a residential building that has been converted from offices, and dominates the area (along with the application site buildings) by virtue of its external appearance, in particular the addition of deep balconies along the entire length of the building. Platinum House is eight storeys and approximately 27.7m high.
- 1.6 To the east of the application site lies a mix of commercial and residential properties along St John's Road. These include the Cumberland Hotel, Gayton Central Library, and residential flats including Elmer Court and Tapley Court. These range in height from two storeys to four storeys.
- 1.7 To the south (south east) of the application site lies the residential flats of Greenhill Mansions (five storeys), Murray Court (four storeys) and Wilton Place (three storeys). On the southern tip of the application site lies The Junction Public House.
- 1.8 The land levels rise quite sharply southwards from the junction of Lyon Road, St Johns Road and Station Road, and then form a plateau at the centre of the complex of buildings, on which the car parking area is located.
- 1.9 The site has a Public Transport Accessibility Level (PTAL) of 6A. Harrow-on-the-Hill Station (giving access to national rail and Metropolitan underground services) lies due west of the application site, and is approximately 313m

distance. Harrow Bus Station is adjacent to this.

- 1.10 The closest section of the Strategic Road Network is the A400 Sheepcote Road / Station Road, which is 250m to the north. The closest section of TfL's Road Network is approximately five kilometres away.

2.0 PROPOSED DETAILS

- 2.1 Planning permission was granted under P/3118/11 on the 31/10/12, subject to a S.106 agreement.

- 2.2 The previous scheme comprised a major mixed-use urban regeneration scheme, which would involve the demolition of the existing 1970s office buildings, and redevelopment for a predominately residential led scheme involving both private and affordable flats. That scheme also proposed commercial units along Lyon Road (including a space set aside for use as a healthcare facility), and a new B1 office building. 123 off-street parking places, as well as cycle parking were proposed. The approved scheme also sought to enable the creation of a new public space at the northern end of the site, in collaboration with the Council. New landscaping was proposed both within and outside of the application site.

- 2.3 Approved application P3118/11 was subsequently subject to a Minor Material Amendments Application under S.73 (P/2879/14). This application was granted at planning committee on the 17/12/2014 who approved the following minor amendments to the approved scheme;

- Alterations to the appearance of the buildings in relation to fenestration, balconies and materials.
- The heights and width of the approved blocks
- Landscaping
- Internal alterations to future accommodation

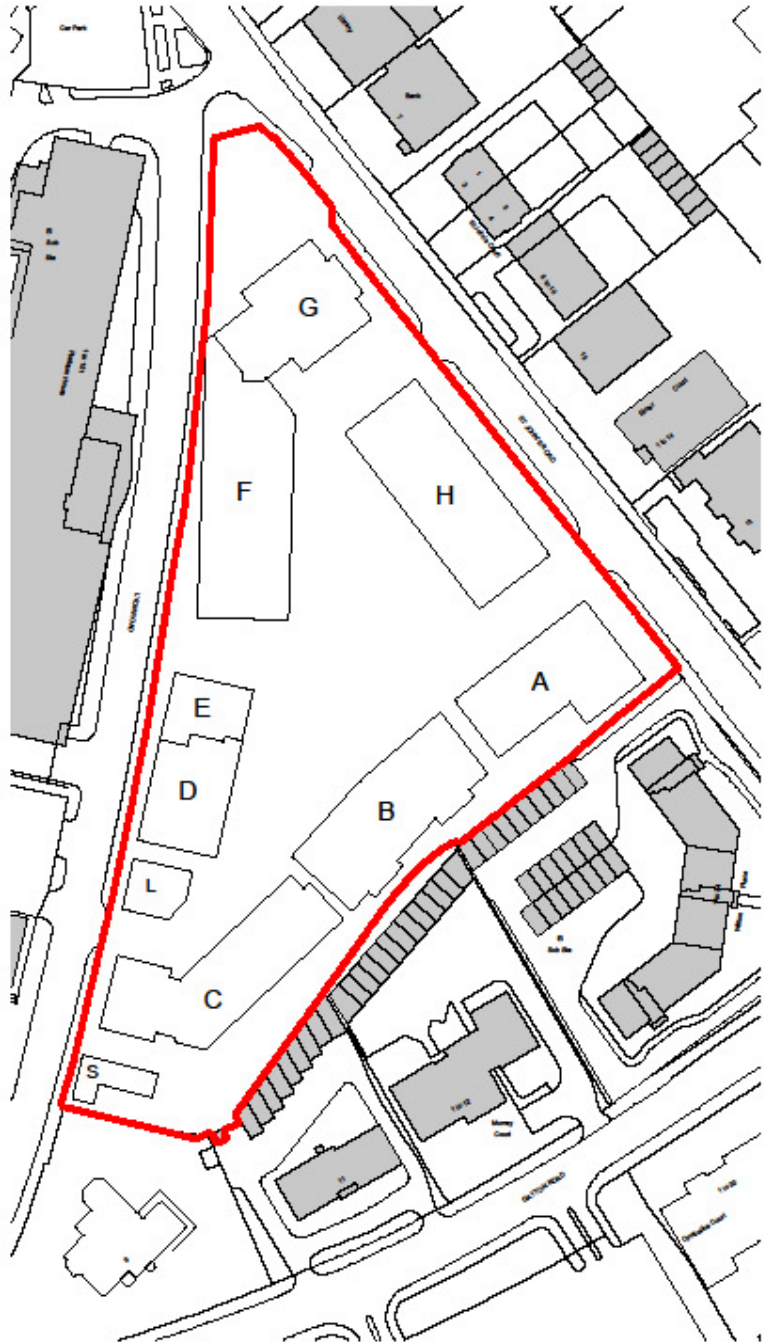
- 2.4 This application also sought to discharge a number of conditions that were attached to P/3118/11, these include the following;

Condition 2 (Materials), Condition 3 (Boundary and Ground Surfacing), Condition 4 (Hard & Soft Landscaping), Condition 6 (Tree Protection Measures), Condition 8 (Site Levels), Condition 9 (Cycle Parking), Condition 11 (Sustainability Strategy), Condition 12 (Drainage), Condition 13 (Demolition Method Statement), Condition 14 (Construction Method Statement), Condition 15 (Construction Logistics Plan), Condition 21 (Secure by Design), Condition 22 (Communal Television Measures).

Current Application

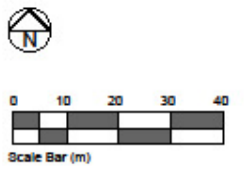
- 2.5 Approved Block F is noted as having ground floor commercial use fronting Lyon Road, with residential units located above. It would now be increased in depth to the east by 1350mm.

- 2.6 The residential gross internal floor area as a result has increased by 444.7sqm, and the commercial on the ground floor by 55.1sqm.
- 2.7 The elevations of Block F have been amended to align with the variation in the footprint.
- 2.8 Balconies on the east and west elevation of Block F have been separated into separate balconies
- 2.9 Balconies on east elevation of Block have been separated into separate balconies
- 2.10 Revised elevation on Block C to include updates to the fenestration between levels
- 2.11 Revised elevation on Block D as engineering brick below the curtain walling (Commercial Unit)
- 2.12 Revised elevation to Block G to introduce a single spandrel across floors rather than a split Spandrel.
- 2.13 Introduction of surface treatment between internal roadway and footpaths
- 2.14 New gravel perimeter strip inserted to allow cleaning of windows by up sailing
- 2.15 Minor amendments to planters in front of buildings.
- 2.16 Reconfiguration of shared ownership and affordable rent.



CZWG

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Client: Redrow	Project: Lyon Square, Harrow	Title: Site Wide Block Plan	Rev: P01 Date: 01.12.16 Desc: SP Issued for Planning
Drawing status: Planning	Plotted date: 01 December 2016 18:24:10	Scale @ A4: 1:1000	Drawing No: 2006-00-DR-0005
			Rev: P01

3.0 RELEVANT HISTORY

3.1 P/3118/11

Demolition of Equitable House and Lyon House and erection of seven new buildings of various heights - single storey (lodge), six storeys (blocks a and b), eight storeys (blocks f and h), ten storeys (blocks c and d/e) and 14 storeys (block g) - for a mixed use development, to provide 238 private and 49 affordable residential flats, 3,050.8 square metres of commercial floorspace split into 1,503 square metres of office space (class B1a) and 1,547.8 square metres mixed (classes d1 and mix of A1, A2, and A3), three vehicular accesses from Lyon Road and St John's Road, 123 car parking spaces, landscaping and public realm improvements to Lyon Road and St John's Road.

GRANTED: 31/10/2012

3.2 P/2879/14

Variation to condition 25 (approved plans) of planning permission P/3118/11, dated 31/10/2012 to alter the approved heights of blocks a, b, c, d, e, f, g and h and to reconfigure the approved layout and landscaping scheme; variation to the wording of conditions 2 (materials), 3 (boundary and ground surfacing), 4 (hard & soft landscaping), 6 (tree protection measures), 8 (site levels), 9 (cycle parking), 11 (sustainability strategy), 12 (drainage), 13 (demolition method statement), 14 (construction method statement), 15 (construction logistics plan), 21 (secure by design), 22 (communal television measures) to allow the discharge of all conditions (revised description).

GRANTED: 17/12/2014

3.3 P/0167/15

Details pursuant to condition 8 (levels) attached to planning permission P/2879/14 dated 17/12/14 for variation to condition 25 (approved plans) of planning permission p/3118/11, dated 31/10/2012 to alter the approved heights of blocks a, b, c, d, e, f, g and h and to reconfigure the approved layout and landscaping scheme; variation to the wording of conditions 2 (materials), 3 (boundary and ground surfacing), 4 (hard & soft landscaping), 6 (tree protection measures), 9 (cycle parking), 11 (sustainability strategy), 12 (drainage), 13 (demolition method statement), 14 (construction method statement), 15 (construction logistics plan), 21 (secure by design), 22 (communal television measures) to allow the discharge of all conditions.

GRANTED: 17/02/2015

3.4 P/1802/15

Variation Of Conditions 23 (Approved Plans), 2 (Materials), 3 (Boundary And Ground Surfacing), 4 (Landscaping), 6 (Tree), 8 (Site Levels), 9 (Cycle Parking), 11 (Sustainability), 12 (Drainage) And 20 (Communal TV) Attached To Planning Permission P/2879/14 Dated 17/12/14, Which Varied Conditions (25, 2,3,4,6,9,11,12,13,14,15,21 And 22) Attached To Planning Permission P/3118/11 Dated 31/10/12 To Provide An Additional 23 Apartments (Bringing Total To 310) And Minor Changes To Reconfigure The Approved Layout, Detailed Design And Landscaping Scheme

GRANTED: 17/12/2015 [subject to s.106 agreement]

4.0 **CONSULTATION**

- 4.1 Site Notices were erected on 22nd June 2016, expiring on 13th July 2016.
- 4.2 Press Notice was advertised in the Harrow Times on the 15th May 2016, expiring on 2nd June 2016.
- 4.3 The application was advertised as being a major application.
- 4.4 A total of 761 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 31st May 2016.

4.5 Adjoining Properties

Number of Letters Sent	761
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.6 Statutory and Non Statutory Consultation

- 4.7 The following consultations have been undertaken:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
LBH Waste Officer

4.8 External Consultation

- 4.9 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
Mayor of London	No Objection and no further consultation required	Noted
Environment Agency	No comments received.	Noted

4.10 Internal Consultation

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

Consultee	Summary of contents	Officer Comments
LBH Design	No Objection	Noted
Highway Authority	No Objection	Noted

Harrow Drainage Team	No Objection:	Noted
Harrow Environmental Health Team	No Objection	Noted
Policy and Research	No Objection	Noted

5.0 POLICIES

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2015 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

6.0 APPRAISAL

6.1 The main issues are:-

Principle of the Development
 Regeneration
 Design, Character and Appearance of the Area
 Residential Amenity
 Traffic, Parking, Access, Servicing and Sustainable Transport
 Flood Risk and Development
 Sustainability and Climate Change Mitigation
 Equalities Implications and the Human Rights Act
 Ecology and Biodiversity
 S17 Crime and Disorder Act
 Consultation Responses

6.2 Principle of Development

6.2.1 The principle of the development has previously been considered acceptable through the grant of the substantive planning permission P/3118/11 (dated 31/10/2012).

6.2.2 Since the grant of the original application P/3118/11, the Harrow Unitary Development Plan (2004) has been replaced with Local Development Framework (LDF). The LDF comprises The Harrow Core Strategy 2012, Harrow

and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (DMP) 2013, the Site Allocations Local Plan (SALP) 2013 and Harrow Local Area Map (LAP) 2013. The 2011 London Plan has also been replaced by the 2016 version.

- 6.2.3 The permission granted in line with the previous application granted under P/1802/15 has been substantially implemented on the site. However, it is during the construction phase that one of the key amendments to the scheme became apparent, being the increase in depth of approved Block F. Whilst the current proposal seeks to make amendments to the approved scheme, these would not go to the heart of the development.

Spatial Strategy

- 6.2.4 The adopted National Planning Policy Framework [NPPF] has brought forward a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three strands of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements and Guidance Notes, continues to encourage the effective use of land by reusing land that has been used previously, recognising that “sustainable development” should make use of these resources first.
- 6.2.5 Harrow’s Core Strategy establishes a clear vision for the management of growth in the Borough over the Local Plan period (to 2026) and a framework for development in each district of the Borough. Policy CS1(A) directs growth¹ to town centres and strategic, previously-developed sites and provides for that growth to be managed in accordance with the sub area policies. Policy CS2² C commits the Council through the Area Action Plan to *‘identify and allocate sufficient sites to deliver a minimum of 2,800 net new homes over the plan period, giving further clarity to the mix and density of housing, along with the quantum of other appropriate land use to be achieved on individual sites. Particular attention will be paid to the scale and form of development on sites at the edge of the intensification area, ensuring a these achieve effective transition, especially where they neighbour open space or low density suburban residential areas’*.
- 6.2.6 In terms of whether the principle of this development is considered acceptable, it is noted that The London Plan (2016) Policy 4.7 sets out that the Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres. The policy sets out that in taking planning decisions on proposed retail and town centre development, the local planning authority should seek to ensure that the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment; that retail, commercial, culture and leisure development should be focused on sites within

¹ That portion of the Borough’s growth that would be accommodated beyond the Harrow & Wealdstone Intensification Area.

² For the Harrow and Wealdstone Sub Area.

town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport, and; that proposals for new, or extensions to existing, edge or out of centre development will be subject to an assessment of impact.

- 6.2.7 Strategic objective 11 of The Harrow Core Strategy (2012) identifies that the Council aspires to “Strengthen Harrow town centre and maintain or enhance the vitality and viability of all town centres...” The Harrow Core Strategy (2012) Core Policy CS1L states that “Harrow’s town centres will be promoted as the focus for community life, providing residents with convenient access to a range of shops, services, cultural and leisure facilities, as well as local employment opportunities and areas of good public transport.”
- 6.2.8 The unit is located in Harrow's Metropolitan town centre and is part of the designated secondary shopping area and secondary shopping frontage. Policy AAP1 and AAP4 of the Area Action Plan encourage provision of active used on the ground floor of premises within the Harrow town centre, and the proposed development would accord with these aims, providing an active frontage and greater vibrancy to this part of the town centre.
- 6.2.9 The principle of the development is therefore considered acceptable.

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 out 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. The application site is currently progressing through the construction phase of the development, which results in the employment of local labour throughout the construction phase, which was secured via the S106 Agreement. Furthermore, the approved development would provide a contribution to the commercial floorspace to the Borough’s stock. The increase in commercial floor space, particularly in a town centre location would assist in providing further vitality to this area and employment opportunities in the long term.

6.3.3 The proposed development would provide for housing within the Heart of Harrow, whereby providing a much more attractive area to further promote growth into the area. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Housing Supply, Density and Overall Housing Mix

6.4.1 Paragraph 49 of the NPPF reminds local planning authorities that housing applications should be considered in the context of the presumption in favour of sustainable development.

6.4.2 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 additional 310 home contribution to housing supply ensures that this strategic site makes an appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Harrow on the Hill and Sudbury Hill sub area, as well as modestly exceeding the housing capacity figure attributed to the site in the Site Allocations Local Plan document.

6.4.3 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor's Housing SPG (2012).

6.4.4 The application site area is 0.98 hectares and it has a public transport accessibility level (PTAL) score of 6a indicating an excellent level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have a Central³ setting. The proposal, taken as a whole, equates to a density of 316 units per hectare⁴ and of 874 habitable rooms per hectare⁵. These densities fall well within the overall matrix ranges for urban setting sites with PTAL 6, being between 215-405 units per hectare and 650-1100 habitable rooms per hectare. However, as noted above, the matrix is only the starting point for considering the density of development proposals.

³ 'Central' is defined as: areas with very dense development, a mix of uses, large building footprints and typically buildings of four to six storeys, located within 800m walking distance of an International, Metropolitan, or Major town centre.

⁴ Calculated as: 310 dwellings divided by 0.98ha x 1ha.

⁵ Calculated as: 857 habitable rooms divided by 0.98ha x 1ha.

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

Housing Mix Across Schemes						
Unit Size	Approved, October 2012		Approved, December 2014		Current Scheme (No change to P/1802/15)	
Total Dwelling Numbers	287		287		310	
Affordable	49		49		59	
Market	238		238		251	
	Private	Affordable	Private	Affordable	Private	Affordable
Mix – 1Bed	81	37	78	7	89	10
2Bed	126	6	131	36	142	43
3Bed	29	0	27	6	20	6
4Bed	2		2	0	0	0

6.4.6 All the proposed residential units would be flats within the development. The table above demonstrates that there would be a satisfactory mix of housing types within the scheme. The proposed mix would remain the same as approved under P/1802/15, with only the floor areas of the residential units located to the rear (east) of Block F being increased in size. However, it is noted that the proposed increase in floor area would not result in the increase in units or bed spaces.

6.4.7 It is noted that the application has sought to reconfigure the layout of some of the affordable units. However, it is noted that it is not proposed to alter the amount of units or bedspaces. The proposed changes would assist in the ongoing management of these units. Accordingly, there is no objection to the reconfiguration.

6.4.8 It is considered that the proposed development would continue to provide a satisfactory density and mix of residential accommodation within the site. The proposed mix of occupancy levels across the entire scheme would provide a satisfactory level of housing choice to both the Borough's market and affordable housing stock. It is therefore considered that the proposal would accord with the policies and guidance listed above.

Affordable Housing Policy and the Proposal's Affordable Housing Offer

6.4.9 The NPPF defines affordable housing as: social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Intermediate housing is defined as homes for sale and rent provided at a cost above social rent but below market levels.

6.4.10 The strategic part of London Plan Policy 3.11 calls for 60% of affordable housing provision to be for social and affordable rent and for 40% to be for intermediate sale or rent, and gives priority to the provision of affordable family housing. However, London Plan Policy 3.12 – which is a planning decisions

- policy - requires the on-site provision of the maximum reasonable amount of affordable housing from private residential developments.
- 6.4.11 The London Plan's housing policies are supplemented by the Mayor's Housing SPG (2012). In relation to affordable housing policies, the tone of the SPG is to further emphasise the need for policies to be applied in a manner that maximises output and, having regard to viability, to encourage not restrain housing development.
- 6.4.12 Having regard to Harrow's local circumstances, Policy CS1 (J) of the Core Strategy sets a Borough-wide target for 40% of all homes delivered over the plan period (to 2026) to be affordable, and calls for the maximum reasonable amount to be provided on development sites having regard to the following considerations:
- the availability of public subsidy;
 - the housing mix;
 - the provision of family housing;
 - the size and type of affordable housing required;
 - site circumstances/scheme requirements;
 - development viability; and
 - the need to meet the 40% Borough-wide target.
- 6.4.13 Policy DM24 (Housing Mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on the site. The policy undertakes to have regard inter alia to the target mix for affordable housing set out in the Planning Obligations SPD and the priority to be afforded to the delivery of affordable family housing.
- 6.4.14 The proposed development provides for 310 residential units within the site. Under the current scheme it is not proposed to increase the amount of residential units on the site, or the mix as previously approved. As a result of the increase in depth of Proposed Block F, there would be an increase in the amount of residential floor space. Furthermore, there would be an increase in the amount of commercial floor space located on the upper ground floor.
- 6.4.15 Policy 3.13A (Affordable Housing Thresholds) of the London Plan (2016) requires that any development which has the capacity to provide 10 or more homes should provide an affordable housing contribution. Core Strategy policy CS1J states that 'the Council will aim for a Borough-wide affordable housing target of 40% of the housing numbers delivered from all sources of supply across the Borough'. Policy CS1.J goes on to say that the Council will seek the maximum reasonable amount of affordable housing on all development sites having regard to a number of criteria, including development viability.
- 6.4.16 The development proposed here would contribute towards the housing stock and increase the choice of housing in the Borough and would therefore find support in policies 3.5 and 3.8 of The London Plan as detailed above.

- 6.4.17 The Council recognise that not in all circumstances it is viable to provide affordable housing targets within a scheme. Where this cannot be provided on site, a robust viability assessment must be provided to demonstrate that the proposed scheme cannot viably provide this requirement. The previously approved scheme undertook a review as a result of the increase in units proposed under that scheme (increase from 287 to 310 units). Across the entire scheme, a site wide contribution of the 310 residential units of 19% was offered to the Council. In support of planning application P/1802/15, the applicant submitted a Financial Viability Assessment to demonstrate that this would be the maximum reasonable offer that the scheme could provide. This information was independently and robustly tested and considered to be an acceptable offer.
- 6.4.18 The current application, whilst proposing an increase in floor area for both the residential and commercial units within Block F, would not result increase in the amount of units approved under P/1802/15. Notwithstanding this, the increase in floor space may potentially result in the increase in the sales values of the units within that block. Accordingly, it must be demonstrated that the proposed development under the current application is not able to provide a higher provision of Affordable Housing over and above the maximum reasonable under P/1802/15.
- 6.4.19 The current application has been supported by a Financial Viability Assessment, which seeks to demonstrate that the proposed development under the current application is unable to reasonably provide further affordable housing over and above the 19% already secured. The submitted Financial Viability Assessment has been independently reviewed to robustly test the assumptions and data within the submitted Financial Viability Assessment are sound and accurate. The independent review has concluded that physically, the proposed development is unable to provide an increase to the already secured 19% affordable housing contribution from the site. However, the independent review of the Financial Viability Assessment considers that there would be a surplus of £212,000. An obligation has been included in the revised S.106 to capture this uplift, as this is the identified overage for the scheme at the present time. The payment of this contribution would be completed upon 80% of the open market units being sold. However, it is noted under the extant planning permission and associated S.106 that there would be a review of the scheme at 90% occupation. This review mechanism would continue with the development.
- 6.4.20 Aside from the offer above, it is also proposed to alter the previously approved affordable housing tenure within the development. The amendment to the typology is to allow a better management of the affordable housing provision within the development. It is proposed to change 8 (3 x 1 bed and 5 x 2 bed units) within Block D from shared ownership to affordable rented. Within Block F it is proposed to change 6 (6 x 2) affordable rented to shared ownership. The proposed changes would result in a change to the overall percentage split of the affordable units (between shared ownership and affordable rent), resulting in a higher overall percentage of affordable rent. The London Borough of Harrow Housing Department advise that the housing that is most needed within the borough is affordable rent. Accordingly, the proposed amendment to the approved affordable housing mix would result in a net gain of affordable rent, and as such would be supported by the Local Planning Authority.

- 6.4.21 It is considered that the affordable housing offer proposed, subject to appropriate mechanisms to secure its provision through a S.106 agreement, would be consistent with the objective of maximising affordable housing output from the site. For these reasons, the proposed development would accord with the spatial development strategy for the Borough set out in the Core Strategy, whereby providing a development within the Borough that would be in a coherent, efficient and effective manner, according with National Planning Policy Framework 2012, policy 3.5A of The London Plan 2016 and policies CS1.A and CS1.B of the Harrow Core Strategy 2012.
- 6.4.22 The proposed development would therefore meet the strategic housing aim for the Borough and accord with policy 3.13 of the London Plan (2016), Policy CS1.J of the Harrow Core Strategy, policies DM24 and DM50 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document: Planning Obligations and Affordable Housing (2013).

7.0 EMPLOYMENT FLOOR SPACE

- 7.1 The London Plan (2016) Policy 4.7 sets out that the Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres. The policy sets out that in taking planning decisions on proposed retail and town centre development, the local planning authority should seek to ensure that the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment; that retail, commercial, culture and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport, and; that proposals for new, or extensions to existing, edge or out of centre development will be subject to an assessment of impact.
- 7.2 Strategic objective 11 of The Harrow Core Strategy (2012) identifies that the Council aspires to “Strengthen Harrow Town Centre and maintain or enhance the vitality and viability of all town centres...” The Harrow Core Strategy (2012) Core Policy CS1L states that “Harrow’s Town Centres will be promoted as the focus for community life, providing residents with convenient access to a range of shops, services, cultural and leisure facilities, as well as local employment opportunities and areas of good public transport.”
- 7.3 Application P/3118/11 as approved provided 3051sqm of commercial floor space, which was then increased to 3100sqm under application P/2879/14. The commercial floor space provided office (B1) and a mix of D1/A1/A2/A3 on the ground floor units of Blocks D, E, F, and G. Under P/1802/15 the minor material amendment to the scheme reduced the overall amount of commercial floor space. However, as a result of the increase in the depth of the footprint of Block F the overall commercial floor space would increase again by 55.1sqm (GIA).

- 7.4 Whilst it is acknowledged that the proposal would result in a loss of commercial floorspace from that originally approved under P/3118/11, the acceptability of the scheme must also be weighed up against what positives it is able to provide within the Borough. In this instance the proposed development, provides an extra 310 units to the boroughs housing stock. The increased in footprint of Block F would provide a more spacious level of living accommodation for future occupiers. Accordingly, a balanced view of the development must be reached to consider its acceptability as a whole.
- 7.5 It is considered that notwithstanding the proposed overall decrease in the quantum of commercial floor space being provided on site, the development would still provide 3036sqm of commercial floor space to the Boroughs stocks in a highly sustainable location. Furthermore, as there is currently no commercial floor space provided on site currently, it could be argued that the proposed development does not result in a loss of commercial floor space, rather just offering a lower provision. The proposed floor layouts appear to be functional and useable for future occupiers of these units. It is noted that planning permission allows a flexible use of these units, which allows a greater variety of potential occupiers to these units in a town centre location.

8.0 DESIGN, CHARACTER AND APPEARANCE OF THE AREA

- 8.1 The National Planning Policy Framework (NPPF) was published by the Government on March 27th 2012. The NPPF does not change the law in relation to planning (as the Localism Act 2012 does), but rather sets out the Government's planning policies for England and how these are expected to be applied. It remains the case that the Council is required to make decisions in accordance with the development plan for an area, unless other material considerations indicate otherwise (S.38(6) of the Planning Act). The development plan for Harrow comprises The London Plan 2016 [LP] and the Local Development Framework [LDF].
- 8.2 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried through from previous national policy guidance to the National Planning Policy Framework.
- 8.3 The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B states that 'all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design'. The NPPF and policy 7.8.C/D/E of The London Plan 2016 set out similar aims. Policy DM7 of the Harrow Development Management Local Policies Plan (2013) provides further guidance on managing heritage assets and requires new

development not to adversely affect the character or amenity of Conservation Areas, Listed Buildings or other heritage assets.

- 8.4 The application site is located in Harrow's Metropolitan town centre. Policy AAP1 and AAP4 of the Area Action Plan encourage provision of active used on the ground floor of premises within the Harrow Town Centre, and the proposed development would accords with these aims, providing an active frontage and greater vibrancy to this part of the town centre.
- 8.5 Policy DM1 of the DMP gives advice that "all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted."

Variations to Bulk

- 8.6 The approved scheme under P/3118/11 followed a clear design rationale, where by there would be a distinct and noticeable difference between the horizontal and vertical elements within the development. Previous minor material amendment applications that have been made to the scheme have ensured that this clear design rationale has been followed, and not eroded over time with subsequent minor amendments. The variation to the approved scheme insofar as the variation to bulk, relates to the increase in depth to Plot F, which fronts onto Lyon Road. Previously, this application block had a depth of 15.5m. However, the current scheme has resulted in this block increasing depth by some 1.4m for the full width of the block.
- 8.7 The increase in depth of the property would not be noticeable from the front elevation, where the building is viewed from Lyon Road. It is noted that there would be a purposeful break between the southern flank elevation of Block F, and the northern flank elevation of Block E to the south. However, it is noted that there is distinct variation in the alignments of the two blocks, with the front elevation of Block E sitting in closer proximity to the Lyon Road public Highway. By reason of this, when viewed from the south on Lyon Road, Block E would not enable clear views of the flank elevation of Block F, where one would be able to appreciate an increase in the depth of that block. It is therefore considered that the proposed increase in the depth of Block F would not be readily discernible from the wider public outside of the site along Lyon Road.
- 8.8 The increase in depth would not be largely noticeable from St Johns Road streetscene, as the amendment to Block F would be largely screened from Blocks G & H. Limited views would be afforded into the site from St Johns Road, however, these would intermittent and would not be from an angle that would enable the further depth to be discernibly recognisable in relation to the already permitted scale of the development. Accordingly, it is considered that the proposed enlargement to the depth of Block F would be acceptable in terms of the impact on the St Johns Road Streetscene.
- 8.9 Aside from the views into the site from St Johns Road and Lyon Road, the only potential impact would be from within the site itself. The application site is roughly in a triangular shape, with the permitted development characterised by

having the buildings located near the external boundaries. By reason of this, the internal area of the development provides a level of spaciousness between buildings, which also acts as a communal amenity space. Whilst it is acknowledged that the proposed variation to Block F would result in an encroachment into this space, it would be marginal and as such a sufficient area of space would be retained within centre of the site to ensure that the development would not appear overly cramped. As such, it is considered that given the marginal increase in depth of Block F, in conjunction with the sufficient communal amenity space located within the site, the extra bulk would not be discernibly noticeable over and above the bulk and scale of the permitted development.

- 8.10 It is considered that the proposed increase in depth of Block F would continue to ensure that the clear design rationale for the scheme originally permitted under P/3118/11 would be maintained. The development would continue to provide a high quality development that would not appear overly cramped within the application site or wider area.

Fenestration changes/balconies

- 8.11 The supporting information submitted with the current application seeks to amend the permitted balcony arrangements on Blocks C and F. It is proposed to amend the balconies along the elevations of these blocks which would result in separate balconies being implemented rather than joined. The variation to the balconies would ensure that the design rationale of the development would continue to be emphasised, with both strong block and tower characteristics prevalent.
- 8.12 Block G would have a single spandrel rather than a split spandrel. Again, this detailing is considered acceptable
- 8.13 The applicant has submitted details in relation to the materials and final appearance of the balconies, under an approval of detail application (P/4854/16) for Condition 4 attached to P/1802/15. This application has been considered and approved by the Local Planning Authority, and as such the balconies are considered have an appropriate appearance within the development, and would be consistent with the design rationale of the overall development.

Materials

- 8.14 The applicant has submitted details of the materials to be used within the development, which have all been approved previous to this submission of this application. Development has commenced on site with the approved materials being implemented. However, as mentioned above, the applicant has now submitted details in relation to the balconies. Whilst the amendments to the siting and appearance of the balconies has been discussed above, the actual finishes and materials has been assessed under details application P/4854/16.
- 8.15 Application P/4854/16 has been approved as the detail of the balconies has been considered acceptable. Specifically, the details demonstrated that the

colour would be consistent with approved windows, and would include detail to the underside of the balconies. The top side would have a wood appearance. An operational condition is included to ensure that the balconies are implemented as approved under P/4854/16.

- 8.16 At ground floor of Blocks D, E F, and G it is proposed to have a commercial element. This would be within the same locations and of the same floor area as approved under P/1802/15.
- 8.17 The commercial element would have the same brick as the remainder of the development, being Ivanhoe Cream. For the same reasons as given above, this would be a suitable brick type for this development. As part of the amendments to Block D, it is proposed to introduce a dark coloured engineering brick which would be incorporated below the curtain walling to provide a layer of waterproofing. The dark colour of the engineering brick ties in with the curtain walling under Building 04 of Block D. This would be Staffordshire Blue Brick. This would have an acceptable appearance within the context of the development, given that this would be within the commercial element. The commercial element would include an aluminium curtain walling shop front with a Polyester Powder Coated Finish which would be dark Grey (RAL7043) to match the windows detail within the residential element above. Solider course would provide a feature to differentiate between the ground floor commercial unit and the residential above. It is considered that the materials proposed for the ground floor commercial units would be satisfactory, and would enable an active frontage onto Lyon Road. Furthermore, the use of the brick detail would ensure it appears consistent with the residential element above.

Hard Landscaping

- 8.18 Amendments seek to remove the soft landscaping away from being directly adjacent to the elevations of the buildings onsite. The reasoning behind this is for maintenance requirements, as the windows are cleaned via upsailing which requires no obstructions directly adjacent to the elevation. To this end, it is proposed to maintain a gravel strip around the base of the buildings. This was considered acceptable under the previous application approved under P/1802/15 and as such no objection is raised now.
- 8.19 The internal element of the development is characterised by being an open space, with some informal children's play equipment. The internal area would form an informal amenity space for the future occupiers of the development, and would be made up of soft landscaping and hard surfacing that would be a shared surface. As such the choice of materials are important to ensure that there would be more of a pedestrian priority within the development, and ensure that any vehicle movements were of a nature to ensure that this shared surface is achieved.
- 8.20 It is noted that there is limited detail of the children's play equipment, other than the locations to where these areas would be located within the development. Accordingly, it is considered appropriate detail is sought in relation to this. An appropriately worded condition has been recommended.

Internal Roadway/Pedestrian Area

- 8.21 The internal landscaping area would be amended slightly from the previously approved scheme, by reason of the increase in depth of Block F. However, it is noted that there is no change to the material finish of this area. Whilst it is acknowledged that there would be some decrease in the amount of open space in this area, it would nonetheless continue to function in a satisfactory manner. It is therefore considered that the impacts on this element of the approved scheme would be acceptable.

Conclusion:

- 8.22 Subject to the conditions 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.

9.0 IMPACT ON KEY VIEWS AND CHARACTER OF THE AREA

- 9.1 London Plan (2016) policy 7.7B/C/D/E is particularly relevant for this proposal, given the nature of the height of the development.
- 9.2 Core Policy CS1 (Overarching Policy) C/D states that "Proposals that would harm identified views or impede access to public viewpoints will be resisted. Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged.
- 9.3 The character of the area surrounding the application sites changes with distance from the south western corner. From the mixed residential developments (and large mature trees along St Johns Road, the residential blocks on Gayton road (and their car park/garage courts adjacent to the site) to the "metropolitan" city forms along Lyon road. In longer views, from the Grove Conservation Area, and from Station Road, the site corresponds to a part of urbanised town centre, with larger scale and more prominent "blocks."
- 9.4 The scheme granted permission under P/3118/11, noted that the scheme as approved would be visible from numerous points within the town centre and beyond. However, it was considered that the bulk, height, scale and design of the scheme was acceptable within its context, and would not unacceptably harm view corridors or heritage assets. The previously approved schemes under P/2879/14 and P/1802/15 considered the variations to the height and bulk of the proposals as acceptable. The current scheme, whilst resulting in very marginal increases in the bulk of one of the blocks, and some elevational changes, would not result in an increase in height of the development. Furthermore, the increase

in the bulk of block F is considered to be marginal and would not be readily noticeable to the naked eye, and accordingly is considered to not have an unacceptable impact on the nearby heritage assets.

- 9.5 Given the sites distance from the Grove Conservation Area, and notwithstanding its visibility, the overall impact of the development on local and more remote conservation and heritage interests, including the setting of St Mary's Church, Harrow on the Hill to the South, and specific features in the wider landscape (such as Bentley Priory in Harrow weald to the North) is considered to be acceptable and in accordance with the NPPF (2012), The London Plan (2016) policy 7.8 and policies AAP4, AAP6 and APP8 of the Harrow & Wealdstone Area Action plan (2013).

10.0 RESIDENTIAL AMENITY

- 10.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.
- 10.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats and houses the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.
- 10.3 Core Strategy Policy CS1 K 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.

Internal space

- 10.4 As part of the current application, the only change to the previously permitted internal space would be within Block F. As a result of the increase in depth, the permitted accommodation within this block, which was noted as previously complying with London Plan standards of the time, would continue to do so as proposed. The increase in the permitted space would not result in an increase in unit numbers or bedroom numbers of the permitted units. As such, the development would result in residential units in this block that significantly exceed the internal space standards set by the London Plan (2016).
- 10.5 In addition to the satisfactory level of gross internal floor space for each of the proposed flats, the proposed plans indicate that all units would have dedicated storage space for the future occupiers. The storage quantum would meet London Plan (2016) requirements.

Amenity space

- 10.6 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
- 10.7 For private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. The proposed balconies would exceed these minimum dimensions in terms of the required quantum and also the required depth.

Privacy

- 10.8 The SPG seeks an adequate level of privacy to habitable rooms in relation to neighbouring property, the street and other public spaces. Policy DM1 *Achieving a High Standard of Development* in relation to privacy has regard to:
- the prevailing character of privacy in the area and the need to make effective use of land;
 - the overlooking relationship between windows and outdoor spaces;
 - the distances between facing windows to habitable rooms and kitchens; and;
 - the relationship between buildings and site boundaries.
- 10.9 The proposed site is situated within a town centre location, with many examples of residential accommodation located above commercial units, along with purpose built flatted developments. Generally speaking, future occupiers seeking to live in town centre locations would be more likely to have different aspirations to the amount of privacy as would, say future occupiers to a suburban area. The proposed amendments to the residential element would be the increase in floor space, which would not introduce any further concerns of privacy for future occupiers above what has already been permitted at the site.

Dual aspect

- 10.10 The SPG seeks to avoid single aspect dwellings where: the dwelling is north facing (defined as being within 45 degrees of north); the dwelling would be exposed to harmful levels of external noise; or the dwelling would contain three or more bedrooms. Policy DM1 *Achieving a High Standard of Development* undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers.
- 10.11 The proposed changes to the scheme would not change the permitted layout of the residential element. As such, the aspect of the dwellings would be acceptable.

Internal noise

- 10.12 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG 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.
- 10.13 Again, the proposed application only seeks to increase the depth of Block F, and as such would not result in other internal layout changes that may result in internal noise harming residential amenity.

Floor to ceiling heights

- 10.14 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The permitted development on the site complies with the floor to ceiling heights, and the proposed minor amendment under this current scheme would only seek to increase the floor area. Accordingly, there would be no variation to the approved floor to ceiling heights, and as such would comply with this requirement.

Daylight, sunlight and outlook

- 10.15 The SPG establishes no baseline standard for daylight or sunlight. Policy DM1 *Achieving a High Standard of Development*, in seeking a high standard of amenity for future occupiers of a development, has regard to the adequacy of light and outlook within buildings (habitable rooms and kitchens).
- 10.16 Policy DM1 requires proposals to achieve a high standard of amenity and sets out the considerations for the assessment of amenity, of which light within buildings is one. The weight to be attached to this consideration, within the context of the whole amenity that would be afforded to future occupiers of the development, is ultimately a question of judgement. As mentioned previously, the proposed development would not introduce any further windows to the development. It is noted that the depth of the units to the rear of Block F would be marginally deeper. However, the habitable rooms would be nearest to the glazing, and would not jeopardise the permitted development in terms of daylight, sunlight and outlook.

Residential Amenity of Neighbouring Occupiers

- 10.17 London Plan Policy 7.6 Architecture states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate.
- 10.18 Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 *Achieving a High Standard of Development* sets out a number of privacy and

amenity criteria for the assessment of the impact of development upon neighbouring occupiers. Harrow has also produced a Residential Design Guide SPD.

- 10.19 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 10.20 The application proposes a perimeter style development that brings the buildings closer to those surrounding the application site. Given the size, scale and massing of the proposed development, it will have some impacts on the amenities of the surrounding residential and commercial occupiers. The approved scheme under P/3118/11 consented a scheme that would provide a development that would be close to the perimeter of the site, which brought the scale of development closer to adjoining properties. However, it is noted under that scheme that the development would not unacceptably harm the amenity of neighbouring occupiers with regard to daylight/sunlight and privacy/overlooking.
- 10.21 Under the current scheme, in terms of a variation to the permitted bulk and scale of the development, only Block F would be varied. This would result in the eastern elevation of this block being extended some 1.4m into the application site. Given that this would be increasing the depth internally, and the remainder of the blocks would screen this from surrounding residential properties, the proposed amendment to the scheme would not unacceptably harm the amenities of any of the adjoining occupiers.

Changes to the balconies.

- 10.22 The proposed separation of the balconies would result a slightly higher amount of balconies. However, the already approved balconies would already have set a precedent within the development in terms of overlooking. The proposed amendment would not exacerbate this permitted situation and is therefore considered acceptable.

Conclusion

- 10.23 Overall and subject to conditions, the proposed development is considered on balance to be acceptable in terms of the living conditions of neighbouring occupiers, and would meet the policy objectives of the relevant Development Plan policies.

11.0 SOFT LANDSCAPING, TREES AND DEVELOPMENT

Landscaping

- 11.1 As part of the planning permission granted under P/3118/11, condition 4 was attached requiring that prior to commencement a hard and soft landscaping plan be submitted to, and approved in writing by the Local Planning Authority. The condition was imposed to safeguard the appearance of the area and to enhance

the appearance of the approved development.

- 11.2 Condition 3 of planning permission P/3118/11 required details of boundary fencing to be submitted to and approved in writing by the Local Planning Authority. The applicant has submitted detail as to the boundary treatment within the development. It is noted that along the southern boundary, a 1.8m high close boarded timber fence is in situ. It is proposed to make good this fence, and continue it up along the southern (rear) boundary to meet St Johns Road. Along the frontages of the development facing St Johns Road and Lyon Road, the boundary would remain open from the streetscene. The proposed boundary treatment is considered to be satisfactory and would meet the intent of the condition imposed by safeguarding the appearance of the locality. Accordingly, the details were approved as part of planning permission P/2879/14.
- 11.3 The applicant has submitted a revised comprehensive soft landscape plan and maintenance schedule for the public and private soft landscaping within the development. The detail submitted has been reviewed by the Council Landscape Architect, who has considered that the information submitted would be acceptable and would satisfactorily enhance the development as intended by Condition 4 of permission P/3118/11 (as amended by P/2879/14).
- 11.4 It is therefore considered that Conditions 3 and 4 (as amended by P/2879/14) can be discharged.

Trees and development

- 11.5 Planning permission P/3118/11 attached Condition 6 which required further details to be submitted to demonstrate how the trees located on site, that are subject to Tree Protection Orders, would be protected throughout and after the construction phase.
- 11.6 Details have been submitted previously regarding trees on site, including their protection prior, during and after construction. It is noted that it is not proposed to alter any further trees as identified under the previous arboricultural report and approved under previous application.

12.0 TRAFFIC, PARKING, ACCESS, SERVICING AND SUSTAINABLE TRANSPORT

- 12.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards.

- Core Strategy policy CS1.Q seeks to 'secure enhancements to the capacity, accessibility and environmental quality of the transport network', whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards.
- 12.2 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use.
- 12.3 The London Plan (2016) Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimize additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan (2016) which has been updated sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility.
- 12.4 Policy DM42 of the DMP gives advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.
- 12.5 The Council's Highway Authority raised no objection to the previously approved application in terms of car parking levels or impacts on the free flow and safety of the public highway. Within this current scheme, there would be no change to the provision of onsite parking. It is noted that there would be an increase in the footprint of the basement area. It is not proposed to increase the amount of car parking at the site. The increased footprint of the basement would enable more of the cycle storage, which is currently located at grade level, to be relocated within the basement area.
- 12.6 In order to ensure that throughout the construction of the approved development of P/3118/11, safeguarding conditions were imposed to control the manner in which the construction would be undertaken. Condition 12 (Demolition Method Statement), 13 (Construction Method Statement), 14 (Construction Logistics Plan) be submitted to and approved in writing by the Local Planning Authority. Whilst it is acknowledged that the development impacts of the physical construction of the scheme would be temporary, a development of this scale may still have significant impacts on the amenity of the neighbouring occupiers and residents. The applicant submitted a Construction Environmental Management Plan to demonstrate how potential impacts on public amenity would be limited throughout the demolition and construction phase. This document was considered to satisfactorily demonstrate that any potential impacts on public amenity and the local transport network would be acceptable. Accordingly, condition 12 (Demolition Method Statement), 13 (Construction Method Statement), 14 (Construction Logistics Plan) were discharged under P/2879/14. Notwithstanding this, a condition is attached to ensure that the approved Construction Environmental Management Plan be implemented prior to work commencing on site and retained until the completion of the construction of the development.
- 12.7 As required by Condition 9 of planning permission P/3118/11, details pursuant

to secure cycle storage has been submitted, which demonstrates that these areas would be located within the expanded basement and within each of the proposed blocks. It is considered that the location would be suitable, as it would provide a secure location with only access to the occupiers of the development. Furthermore, each of locations would provide individual style mounts to which bicycles are able to be secured to. It is therefore considered that the submitted information is acceptable, and would satisfy the intent of Condition 9. An operational condition is attached to ensure that the secure cycle storage be implemented as approved and retained thereafter.

- 12.8 Overall the proposed variation to the approved scheme would not intensify use of the site in terms of highway safety or parking. On this basis, it is considered that the proposed development would give rise to no conflict with the above stated policies.

Refuse storage

- 12.9 The waste for each of the residential and commercial elements would be separate, and accessed via the rear elevation of the property. The current application does not seek to alter the previously approved locations, quantum or servicing arrangements for the site.

13.0 FLOOD RISK AND DEVELOPMENT

- 13.1 The application site is not located within a flood plain and therefore is not subject to a Flood Risk Assessment. However, policy 5.13A of The London Plan (2016) and policy DM10 of the Harrow Development Management Policies Local Plan (2013) require development proposal to incorporate sustainable drainage system to ensure that surface water run-off and storage water from the development is managed close to the site as possible. The applicant has submitted details in line with Condition 12 of planning permission P/3118/11, in an attempt to demonstrate that the proposal would prevent an increase in flooding from within the site and wider area.
- 13.2 The information that has been submitted in support of this condition has been reviewed by the Drainage Authority, who considers that the proposed measures would ensure that the development would not result in an increase in flood risk to the area. As such, the submitted information would meet the intent of Condition 12 of P/3118/11 with regard to flood risk and this condition was subsequently approved under P/2879/14.
- 13.3 It is noted that Thames Water had objected to the previous application. However, given that the Drainage Authority has been satisfied that the development would not exacerbate any flood risk within the area, any such objection from Thames Water would not be a reasonable reason for refusal. Notwithstanding that, the applicant has not obtained Thames Water approval to connect to its infrastructure. Accordingly, the applicant is advised by way of an informative that Thames Water approval is required and a copy of that approval provided to the Local Planning Authority.

14.0 SUSTAINABLE DEVELOPMENT

- 14.1 Policy 5.1 of The London Plan seeks to achieve an overall reduction in London's carbon dioxide emissions of 60 per cent by 2025. Policy 5.2A/B of The London Plan (2016) sets out the 'lean, clean, green' approach to sustainability, which is expanded in London Plan policies 5.3A, 5.7B, 5.9B/C, 5.10C and 5.11A. Harrow Council has adopted a Supplementary Planning Document on Sustainable Building Design (adopted May 2009).
- 14.2 The applicant has submitted a Sustainability Statement and an Energy Statement as required by Condition 11 of planning permission P/3118/11, which seeks to identify how the proposed development would achieve various sustainable development credentials.
- 14.3 The applicant has submitted details confirming that the proposed scheme has been designed to incorporate corporate boards sustainable development, by proposing energy efficiency measures and renewable technologies to maximise the building envelope performance through lower U values, and where possible and appropriate the utilisation of renewable resources in the construction materials of the scheme.
- 14.4 The applicant confirmed that the buildings would achieve a Buildings Research Establishment Environmental Assessment Method (BREEAM) Very Good rating, with the submitted Energy Statement further identifies that the development would achieve a carbon reduction savings of 28% on Building Regulation requirements. The proposed development would, to accomplish the above, utilise the following mechanisms:
- Combined Heat & Power (CHP)
 - Improved U Values to the building enclosure
 - Air source heat pumps to the office areas
 - Photo Voltaic panels to the roof.
- 14.5 The BREAM report shows that the offices will; achieve Very Good, which is considered to be acceptable.
- 14.6 The proposed development would make a savings of 28%. Whilst it is acknowledged that this would be not reach the current savings requirements, it is in accordance with the realm of that was approved originally in 2011. The development originally approved, was approved to be built out in a specific manner, which enabled it to be acceptable in terms of carbon reductions at this time. However, the required savings has increased since that date. Notwithstanding this, it would be unreasonable to expect the scheme to potentially be fundamentally redesigned to accommodate substantially more renewable and energy saving technologies that may potentially prejudice the viability of the scheme, and its ability to be brought forward. The proposal would continue to make substantial energy savings, and when balanced against the positive contributions to the borough, is considered to be a sustainable form of development in this town centre location.

- 14.7 The sustainability measures would be satisfactory and would provide a scheme that would be in general accordance with London Plan (2016) policies 5.2, 5.3, 5.5 and 5.7 and policies DM12 & DM13 of the Harrow Development Management Policies Local Plan (2013). The information is therefore considered acceptable and would meet the intent of Condition 11 attached to P/3118/11 (as amended by P/2879/14 and P/1802/15).
- 14.8 It is noted that the Decision for this scheme would be made after the 1st October 2016 whereby any major residential development would be required to meet zero carbon emissions in accordance with London Plan (2016). However, the design of the principle development of the scheme, was undertaken prior to current target emissions. The application site is currently significantly progressed through the build stage, with many of the permitted buildings having individual superstructures complete. Further to this, materials had been agreed for the majority of the external materials to be utilised within the development. Given that the proposed development is already significantly progressed within the build phase, in accordance with previously approved planning permission, it would be unreasonable for this development to retrofit any design or materials to achieve the current emission targets set under London Plan 2016.
- 14.9 It is therefore considered that based upon the above, the proposed development is therefore acceptable in sustainability terms.

15.0 CONCLUSION

- 15.1 The principle of providing a mixed use development with commercial on the ground floor with residential above on the application site is considered to be acceptable in principle. The proposed housing development would bring forward housing provision of a satisfactory mix to provide housing choice to the Borough and of an adequate level to ensure suitable accommodation for future occupiers. 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.
- 15.2 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

1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of planning permission P/1802/15 (dated 18/12/2015).

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

2 Compliance with Approved Plans

Save where varied by the other planning conditions and the approved plans and documents comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents under application P/1802/15, (dated 18/12/2015).

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

3 Materials

The development hereby permitted shall, we the proposed plans indicate brick construction, be implemented in Ibstock 'Ivanhoe Cream' (0054). The development of each building shall be carried out in strict accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the appearance of the locality.

4 Hard landscaping

The development hereby permitted shall be completed in accordance with the details hereby approved for the ground surfacing and the boundary treatment of the site as detailed in approved plan nos Soft Landscape Plan (MCA1814/11B) Hard Landscape Plan (MCA1814/08F)

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.

5 Balcony Details

The development hereby permitted shall be completed in accordance with the details approved under P/4854/16 for the balcony treatment for the site. 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.

6 Play Equipment

Notwithstanding the hard and soft landscaping plans hereby approved, the applicant shall prior to the first occupation of the residential element, submit details of the children's play equipment within the designated areas of the development. The details of the children's play equipment shall include;

- Layout of the play equipment
- Elevations
- Material finish

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.

7 Landscaping

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

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

8 Tree Protection

Prior to the commencement of development the tree protection measures as detailed within approved plan no. 141204-P-22 shall be implemented. The construction of the development shall be carried out in strict accordance with the approved details, and be retained throughout the entire construction phase.

Reason: To protect retained trees on the site to maintain their longevity.

9 Commercial Hours of Operation

The approved A1 / A2 / A3 premises shall not be open to the public except between the hours of 08.00 to 23.00 Monday to Saturday and between 10.00 and 17.00 hours on Sundays and Bank Holidays. The approved A1 / A2 / A3 premises shall not be open at any other time except with the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential occupiers.

10 Site Levels

The site works shall be carried out in accordance with the Site Levels plans 2006-00-DR-0101 P13 and 2006-00-DR-0100 P13. The details within approved plans 2006-00-DR-0101 P13 and 2006-00-DR-0100 P13 shall be retained as such thereafter.

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.

11 Cycle Storage

Prior to the first residential occupation of the development hereby permitted, the secure bicycle storage as detailed within the approved plans shall be implemented and retained as approved thereafter.

Reason: To ensure the delivery of a sustainable development which seeks to minimise travel by private car.

12 Car Park Servicing

No goods, materials, plant or machinery shall be stored within the car park of the approved development without the prior written permission of the Local planning authority.

Reason: In the interests of amenity and to ensure that the areas dedicated for parking and servicing and landscaping within the site are retained.

13 Sustainability

The development hereby permitted shall be built in accordance with approved document 130312/rp/esdg/v2.0 (Energy Strategy) and BREEAM Report (Sustainability Strategy) submitted to and approved in writing by the Local Planning Authority. The details approved within these documents shall be implemented and retained thereafter. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development a post construction assessment shall be undertaken for each phase demonstrating compliance with the approved Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written

approval.

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

14 Flood Risk & Development

The development hereby permitted shall be completed in accordance with the details hereby approved Drainage Strategy 2651-TAK-00-ZZ-DR-S-14900, 2651-TAK-00-ZZ-DR-S-14902, and 2651-TAK-00-ZZ-DR-S-14902 with regard to the disposal of surface water and surface water attenuation / storage works. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To prevent the increased risk of flooding.

15 Construction Management Plan

The development hereby permitted shall be implemented in accordance with the details approved within the Construction Environmental Management Plan (Demolition Method Statement/Construction Method Statement/Construction Logistics Plan (CLP) as granted under P/2879/14. The approved measures shall be in place prior to demolition or construction on site, and shall be retained as approved until all works within the site have been completed.

Reason: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises, the transport network and the local natural environment.

16 Delivery & Servicing Plan

The development hereby permitted shall be implement the Delivery and Servicing Plan (DSP) approved under P/2879/14. The approved DSP shall be adhered to in perpetuity and following occupation.

Reason: To manage the impact of the development upon the local area during its operation in the interests of public amenity and the local natural environment.

17 Noise Insulation

The following certificates of compliance shall be submitted to the planning authority for approval before the development is occupied.

1. A test of compliance should be carried out in accordance with BS EN ISP 140-4 1998 "Field measurements of airborne sound insulation between rooms" all test results should be rated in accordance with SB EN ISO 717-1: 1997 "Rating of sound insulation in buildings and of building elements. Part 1 Airborne sound insulation"

2. A test of compliance should be carried out in accordance with BS EN ISP 140-7 1998 "Field measurements of impact sound insulation of floors" all test results should be rated in accordance with SB EN ISO 717-2: 1997 "Rating of sound insulation in buildings and of building elements. Part 2 impact sound insulation".

Reason: To ensure that adequate precautions are taken to avoid noise nuisance between premises and to safeguard the amenity of neighbouring residents.

18 Vacancy Strategy

Within six months of the permission hereby granted, a Vacancy Strategy shall be submitted to the local planning authority in writing. The Vacancy Strategy shall include (but not be limited to) a scheme to ensure that the approved A1/A2/A3 units that front onto Lyon Road can be utilised for temporary alternative uses in the event that commercial occupiers cannot be found upon completion of the units. The Vacancy Strategy shall be approved in writing by the local planning authority and shall be implemented in strict accordance with the approved details thereafter, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the vitality and viability of the area and safeguard the appearance of the locality.

19 Lifetime Homes

The 310 homes in this development, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter be retained to those standards.

Reason: To ensure provision of 'Lifetime Home' / 'Wheelchair' standard housing.

20 Refuse

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

Reason: To safeguard the appearance of the locality.

21 Secure by Design

Prior to occupation of the development hereby permitted, the measures submitted within 2006-00-DR-0008-P02 and approved under P/2879/14 to minimise the risk of crime shall be implemented as approved. Following implementation the approved measures 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.

22 Communal Television Equipment

Prior to the first occupation of the development hereby permitted, the details within approved plan no. 130312-SS-001 P3 for communal facilities for television reception shall be implemented. The details within this plan shall be implemented in accordance with plan 130312-SS-001 P3 and retained thereafter. Notwithstanding the provisions of the Part 25 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no other television reception equipment shall be introduced onto the walls or roof of the approved building without the prior written approval of the Local Planning Authority.

Reason: In order to prevent the proliferation of individual television reception items on the building to the detriment of the visual amenity of the area.

23 Restriction of telecommunication equipment

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

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

24 Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Part 24 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area and to safeguard the amenity of neighbouring residents.

Approved Plans

Notwithstanding the approved details, the development hereby permitted shall be carried out in accordance with the following approved plans:

2006-00-DR-0001-P02 Site Plan, 2006-00-DR-0100-P13 Proposed Site Wide Plan Lower Ground-Basement, 2006-00-DR-0101-P13 Proposed Site Wide Plan Ground Floor, 2006-00-DR-0114-P06 Proposed Site Wide Plan Roof, 2006-00-DR-0120-P09 Proposed Site Wide Plan Typical Floor, 2006-00-DR-0150-P02 Proposed Site Wide Ground Floor Context, 2006-00-DR-0400-P04 Proposed Site Wide Section AA, 2006-00-DR-0401-P06 Proposed Site Wide Section BB, 2006-00-DR-0600-P08 Lyon Road Elevation (Site Wide West), 2006-00-DR-0601-P07 St John's Road Elevation (Site Wide North), 2006-00-DR-0602-P07 Site Wide East Elevation, 2006-00-DR-0603-P06 Internal Courtyard South Elevation, 2006-00-DR-0604-P06 Internal Courtyard West Elevation, 2006-00-DR-0605-P07 Internal Courtyard East Elevation, 2006-00-DR-1600-P04 Typical Detailed Section Through Residential Unit External Wall, 2006-00-DR-1601-P04 Typical Detailed Section Through Double Height Shopfront, 2006-00-RP-0010-P03 Proposed Changes Under Section 73 D&A Statement, 2006-10-DR-0101-P09 Block A GA Plan Ground Floor, 2006-10-DR-0114-P08 Block A GA Plan Roof, 2006-10-DR-0131-P09 Block A GA Plan Typical Odd Levels, 2006-10-DR-0132-P09 Block A GA Plan Typical Even Levels, 2006-10-DR-0600-P05 Block A North Elevation, 2006-10-DR-0601-P05 Block A East Elevation, 2006-10-DR-0602-P04 Block A South Elevation, 2006-10-DR-0603-P05 Block A West Elevation, 2006-20-DR-0101-P08 Block B GA Plan Ground Floor, 2006-20-DR-0114-P05 Block B GA Plan Roof, 2006-20-DR-0131-P07 Block B GA Plan Typical Odd Levels, 2006-20-DR-0132-P06 Block B GA Plan Typical Even Levels, 2006-20-DR-0600-P04 Block B North Elevation, 2006-20-DR-0601-P04 Block B East Elevation, 2006-20-DR-0602-P04 Block B South Elevation, 2006-20-DR-0603-P04 Block B West Elevation, 2006-30-DR-0101-P07 Block C GA Plan Ground Floor, 2006-30-DR-0102-P08 Block C GA Plan Level 01, 2006-30-DR-0103-P08 Block C GA Plan Level 02, 2006-30-DR-0105-P08 Block C GA Plan Level 04, 2006-30-DR-0109-P08 Block C GA Plan Level 08, 2006-30-DR-0114-P06 Block C GA Plan Roof, 2006-30-DR-0124-P08 Block C GA Plan Typical Upper Levels, 2006-30-DR-0131-P08 Block C GA Plan Typical Odd Lower Levels, 2006-30-DR-0600-P04 Block C North Elevation, 2006-30-DR-0601-P05 Block C East Elevation, 2006-30-DR-0602-P06 Block C South Elevation Tower, 2006-30-DR-0603-P06 Block C West Elevation Tower, 2006-30-DR-0604-P06 Block C North Elevation Tower, 2006-30-DR-0605-P06 Block C West Elevation, 2006-40-DR-0101-P08 Blocks D & E GA Plan Ground Floor, 2006-40-DR-0114-P03 Blocks D & E GA Plan Roof, 2006-40-DR-0121-P06 Blocks D & E GA Typical Floor, 2006-40-DR-0122-P04 Blocks D & E GA Typical Floor Levels 01 -02, 2006-40-DR-0600-P05 Blocks D & E North Elevation, 2006-40-DR-0601-P07 Blocks D & E East Elevation, 2006-40-DR-0602-P04 Blocks D & E South Elevation, 2006-40-DR-0603-P05 Blocks D & E West Elevation, 2006-50-DR-0100-P07 Blocks F & G GA Plan Lower Ground Floor, 2006-50-DR-0101-P07 Blocks F & G GA Plan Ground Floor, 2006-50-DR-0114-P05 Blocks F & G GA Plan Roof, 2006-50-DR-0131-P06 Blocks F & G GA Plan Typical Odd Lower Levels, 2006-50-DR-0132-P06 Blocks F & G

GA Plan Typical Even Lower Levels, 2006-50-DR-0135-P04 Blocks F & G GA Plan Typical Odd Upper Tower levels, 2006-50-DR-0136-P04 Blocks F & G GA Plan Typical Even Upper Tower Levels, 2006-50-DR-0150-P01 Blocks F GA Plan Lower Ground Floor, 2006-50-DR-0151-P01 Blocks F GA Plan Ground Floor, 2006-50-DR-0152-P01 Blocks F GA Plan Typical Odd Lower Levels, 2006-50-DR-0153-P01 Blocks F GA Plan Typical Even Lower Levels, 2006-50-DR-0154-P01 Blocks F GA Plan Roof, 2006-50-DR-0400-P04 Blocks F & G Section AA, 2006-50-DR-0600-P08 Blocks F & G West Elevation Tower, 2006-50-DR-0601-P08 Blocks F & G North Elevation Tower, 2006-50-DR-0602-P07 Blocks F & G East Elevation Tower, 2006-50-DR-0603-P07 Blocks F & G East Elevation, 2006-50-DR-0604-P05 Blocks F & G South Elevation, 2006-50-DR-0605-P08 Blocks F & G West Elevation, 2006-60-DR-0101-P09 Block H GA Plan Ground Floor, 2006-60-DR-0114-P09 Block H GA Plan Roof, 2006-60-DR-0131-P09 Block H GA Plan Typical Odd Levels, 2006-60-DR-0132-P09 Block H GA Plan Typical Even Levels, 2006-60-DR-0600-P04 Block H North Elevation, 2006-60-DR-0601-P04 Block H East Elevation, 2006-60-DR-0602-P05 Block H West Elevation, 2006-60-DR-0603-P04 Block H South Elevation, 2006-70-DR-0120-P05 Lodge GA Plan Ground Floor & Roof, 2006-70-DR-0600-P04 Lodge Elevations, 2006-80-DR-0120-P04 Substation GA Plan Ground Floor & Roof, 2006-80-DR-0600-P03 Substation Elevations Soft Landscape Plan MCA1814/11B, Hard Landscape Plan MCA1814/08F, Aerial Strategy 130312_SS-001 P3, Arboricultural Report, March 2015, Design and Access Statement, April 2015, Drainage Strategy 2651-TAK-00-ZZ-DR-S-14900, 2651-TAK-00-ZZ-DR-S-14902, and 2651-TAK-00-ZZ-DR-S-14902, Energy Assessment Version 2.0, Transport Report, April 2015.

REASON: In the interest of proper planning.

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance: National Planning Policy Framework (2012)

The London Plan (2016):

- 2.13 Opportunity Areas and Intensification Areas
- 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
- 7.8 Heritage Assets and Archaeology

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

CS2 Harrow and Wealdstone

Harrow & Wealdstone Area Action Plan (2013)

AAP1 Development within Harrow town centre

AAP2 Station Road

AAP4 Achieving a High Standard of Development throughout the Heart of Harrow

AAP5 Density and Use of Development

AAP6 Development Height

AAP13 Housing within the Heart of Harrow

AAP19 Transport, Parking and Access within the Heart of Harrow

Development Management Policies Local Plan 2013

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM12 Sustainable Design and Layout
DM45 Waste Management

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)
Harrow Supplementary Planning Document: Residential Design Guide 2010
Harrow Supplementary Planning Document: Planning Obligations 2013

2 Grant with pre-application advice

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

3 Mayor CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £13,300.00 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 £13,300.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 380m²

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>

4 Harrow CIL

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

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

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

All other uses - Nil.

The Harrow CIL Liability for this development is: £41,800.00

5 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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

6 PARTY WALL ACT:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 COMPLIANCE WITH PLANNING CONDITIONS

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.

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

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 REQUEST TO REMOVE SITE NOTICE

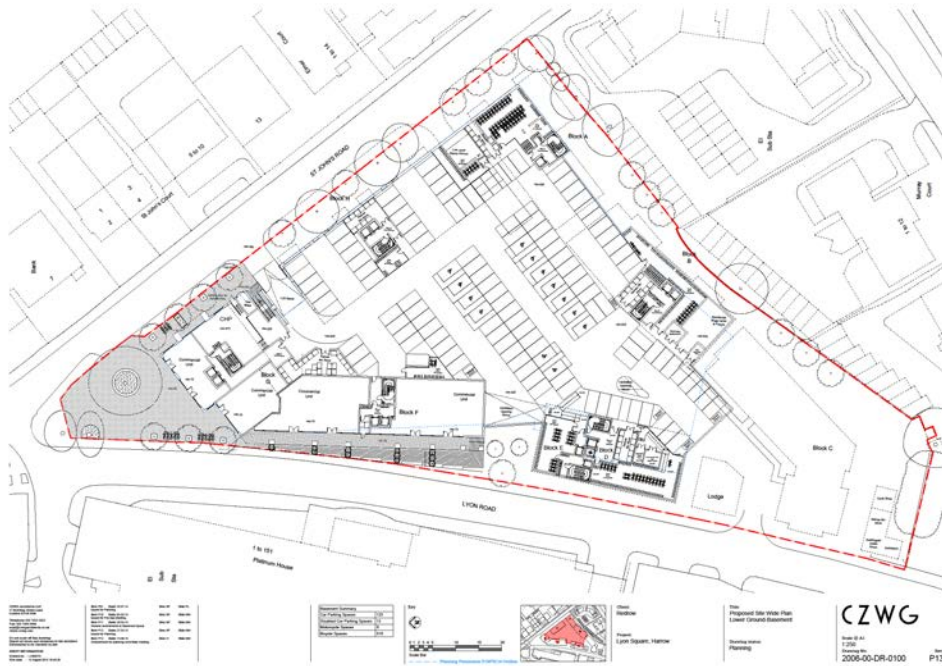
A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

APPENDIX 2: SITE PLAN

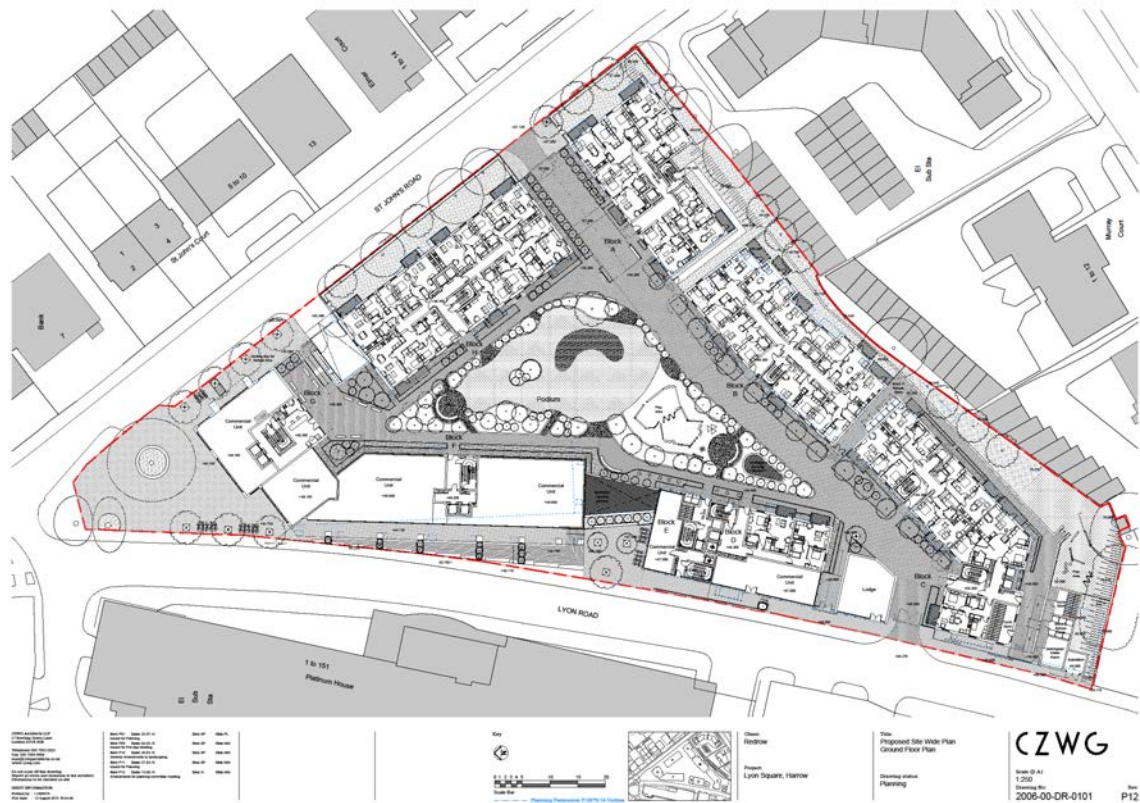


APPENDIX 3: PLANS AND ELEVATIONS

Site Wide Basement Plan



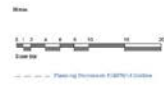
Site Wide Ground Floor Plan



St Johns Road Elevation



NO.	REVISION	DATE	BY	CHKD.
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Client: Redrow
Project: Lynn Square, Harlow

Title: St. John's Road Elevation
Drawing sheet: Planning

CZWG
Scale: 1:200
Drawing No: 2006-00-DR-0601
Sheet: P06

East Elevation



<p>1/2016 - Rev 01 (1/16)</p> <p>1/2016 - Rev 02 (1/16)</p> <p>1/2016 - Rev 03 (1/16)</p> <p>1/2016 - Rev 04 (1/16)</p> <p>1/2016 - Rev 05 (1/16)</p> <p>1/2016 - Rev 06 (1/16)</p> <p>1/2016 - Rev 07 (1/16)</p> <p>1/2016 - Rev 08 (1/16)</p> <p>1/2016 - Rev 09 (1/16)</p> <p>1/2016 - Rev 10 (1/16)</p> <p>1/2016 - Rev 11 (1/16)</p> <p>1/2016 - Rev 12 (1/16)</p> <p>1/2016 - Rev 13 (1/16)</p> <p>1/2016 - Rev 14 (1/16)</p> <p>1/2016 - Rev 15 (1/16)</p> <p>1/2016 - Rev 16 (1/16)</p> <p>1/2016 - Rev 17 (1/16)</p> <p>1/2016 - Rev 18 (1/16)</p> <p>1/2016 - Rev 19 (1/16)</p> <p>1/2016 - Rev 20 (1/16)</p>	<p>Block C - Rev 01 (1/16)</p> <p>Block B - Rev 01 (1/16)</p> <p>Block A - Rev 01 (1/16)</p> <p>Substation - Rev 01 (1/16)</p> <p>Block C - Rev 02 (1/16)</p> <p>Block B - Rev 02 (1/16)</p> <p>Block A - Rev 02 (1/16)</p> <p>Substation - Rev 02 (1/16)</p> <p>Block C - Rev 03 (1/16)</p> <p>Block B - Rev 03 (1/16)</p> <p>Block A - Rev 03 (1/16)</p> <p>Substation - Rev 03 (1/16)</p> <p>Block C - Rev 04 (1/16)</p> <p>Block B - Rev 04 (1/16)</p> <p>Block A - Rev 04 (1/16)</p> <p>Substation - Rev 04 (1/16)</p>	<p>Block C - Rev 05 (1/16)</p> <p>Block B - Rev 05 (1/16)</p> <p>Block A - Rev 05 (1/16)</p> <p>Substation - Rev 05 (1/16)</p> <p>Block C - Rev 06 (1/16)</p> <p>Block B - Rev 06 (1/16)</p> <p>Block A - Rev 06 (1/16)</p> <p>Substation - Rev 06 (1/16)</p> <p>Block C - Rev 07 (1/16)</p> <p>Block B - Rev 07 (1/16)</p> <p>Block A - Rev 07 (1/16)</p> <p>Substation - Rev 07 (1/16)</p>
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Client:
Redrow

Project:
Lynn Square, Harlow

Title:
Site Wide East Elevation

Drawing name:
Planning

CZWG

Scale: D.A.L.
1:200

Drawing No:
2006-00-DR-0602

Rev:
P05

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