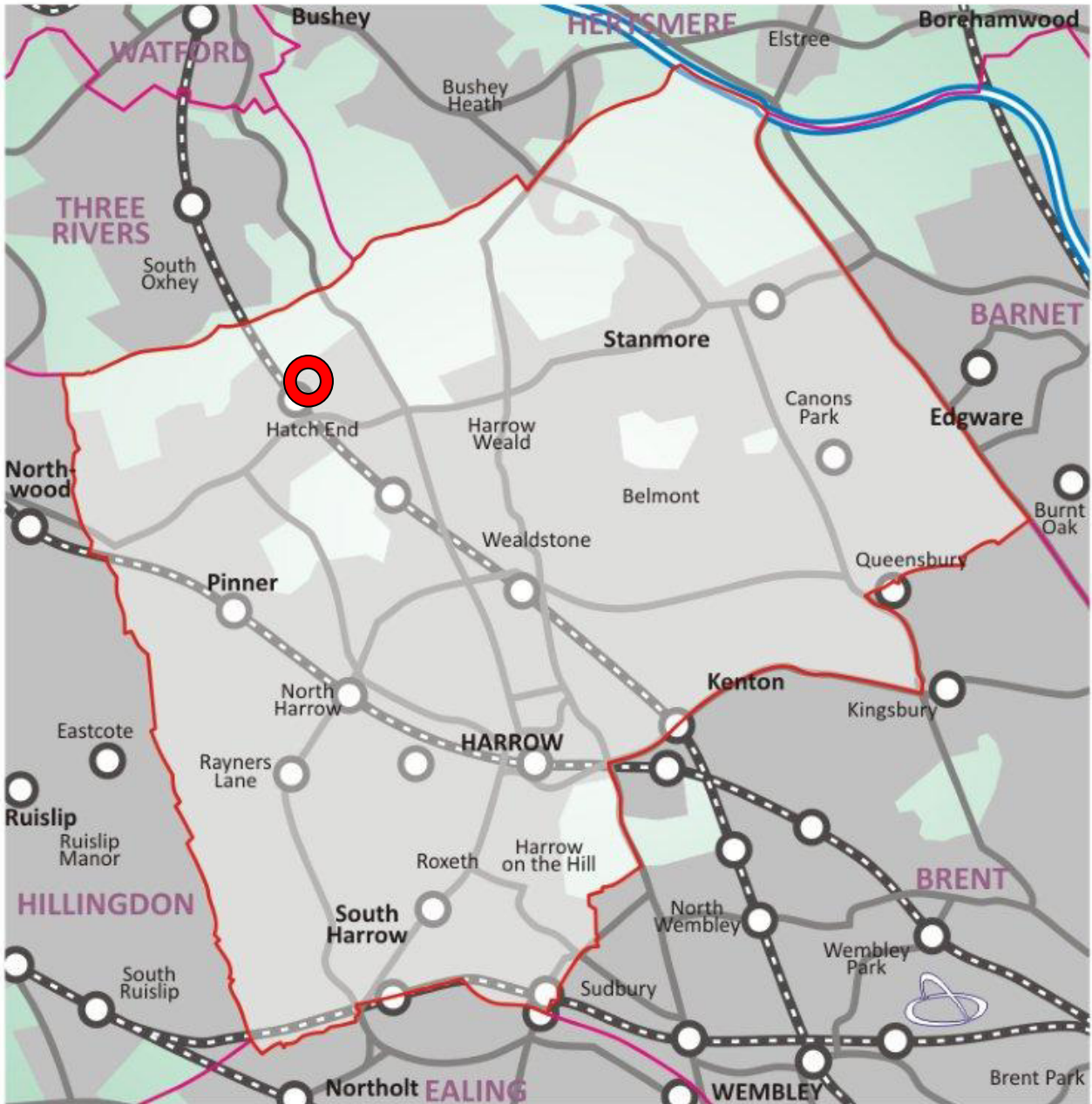
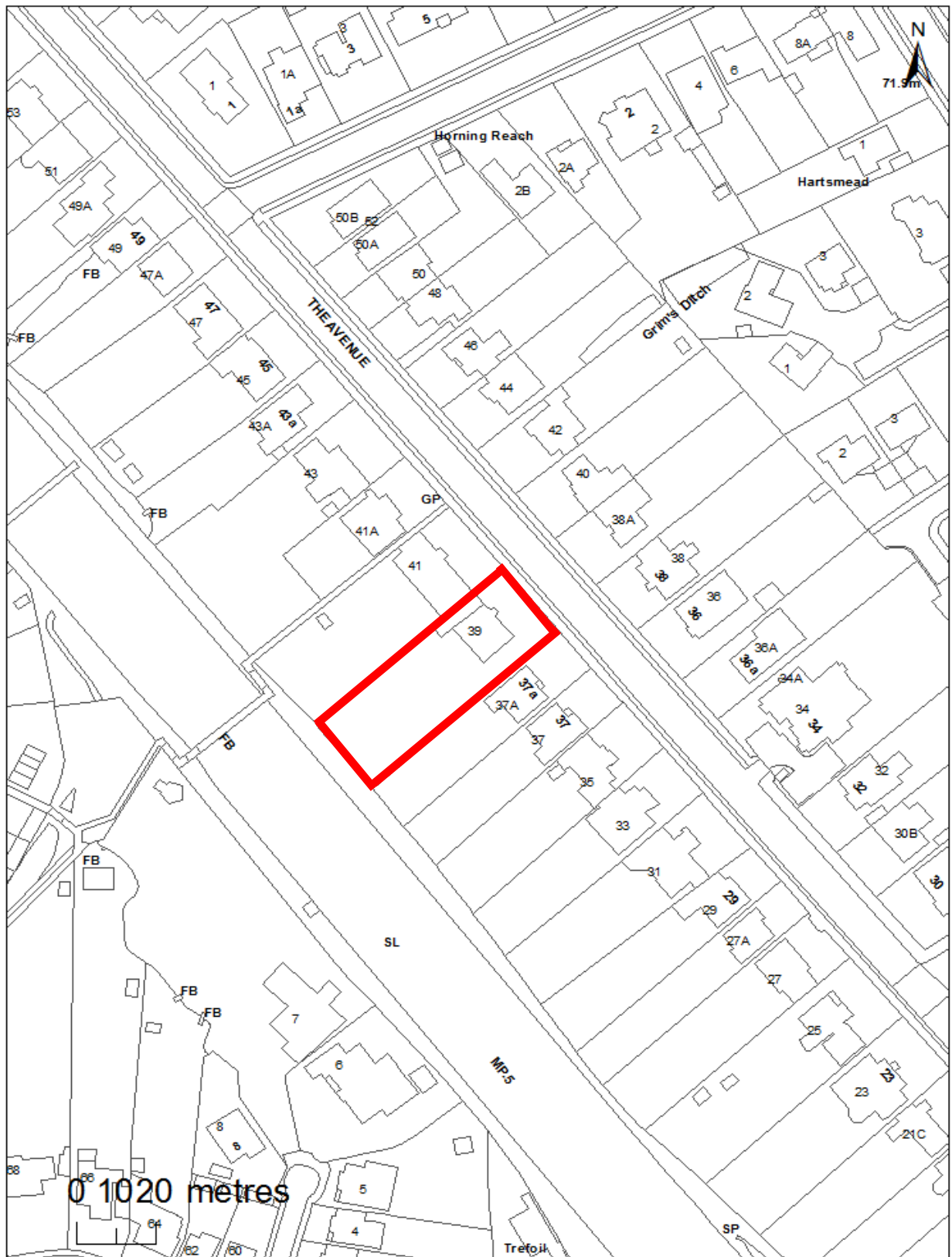


 = application site



39 The Avenue, Hatch End	P/5032/16
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39 The Avenue, Hatch End	P/5032/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

18th January 2017

Application Number: P/5032/16
Validate Date: 29/12/2016
Location: 39 The Avenue, Harrow.
Ward: Hatch End
Postcode: HA5 4EL
Applicant: Mr R Raithatha
Agent: Modhwadia Design Services
Case Officer: Callum Sayers
Expiry Date: 29/12/2016

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.

Two storey side to rear extension to dwellinghouse

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposed two storey side to rear extensions would accord with relevant policy and would not harm the character or appearance of the area or harm the residential amenities of the neighbouring occupiers.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

INFORMATION

This application is reported to Planning Committee because a nominated member called it in due to "the significant level of public concern about this application.

Statutory Return Type: E21: Householder Development
Council Interest: None
Additional Floor Area: 98sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A

Local CIL requirement: N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : PLANNING APPLICATION FACT SHEET

The Site	
Address	39 The Avenue, Hatch End, Harrow, HA5 4EL
Applicant	Mr R Raithatha
Ward	Hatch End
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	Yes (both to the front and rear of the site)
Other	Critical Drainage Area

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The subject property is a two storey detached dwellinghouse facing northeast onto The Avenue. It has been previously extended with a single storey side to rear extension.
- 1.2 Permission for a single storey side extension was recently granted at the site under reference P/3196/16. Works have commenced on site insofar as earthworks for this development.
- 1.3 To the south of the application property is No. 37a, which is a detached property. No. 37a is noted as being a smaller sized property within a smaller plot than the application site.
- 1.4 Located to the north of the application property is No. 41 The Avenue. This property is detached and of a similar design, bulk and scale of the application property.
- 1.5 The rear of the application site adjoins the railway line.
- 1.6 The site is noted as having several trees within the curtilage that are subject to Tree Protection Orders. This includes a group protection order along the rear boundary. The application site is located within a Critical Drainage Area.

2.0 PROPOSED DETAILS

- 2.1 The proposal is for a two-storey side to rear extension along the southern flank elevation of the host dwelling.
- 2.2 The proposed single storey side extension would be flush with the existing front elevation, and would project for a depth of 13.0m. This would include the ground floor element projecting 4.0m beyond the original rear elevation. It would be 4.90m wide. The single storey element would have a eaves height of 3.0m, and the rear element would have a flat roof.
- 2.3 The proposed first floor element would be set back 1.0m from the front elevation, and would extend for a depth of 8.0m. This would include projecting beyond the rear elevation by approximately 2.5m. The two-storey element would have a hipped roof to tie into the existing roof form. The two-storey element would be 5.5m to the eaves, a maximum height of 7.30m, and be set down 0.5m from the original roof ridge.
- 2.4 Windows would be located within the front and rear elevations, with none on the flank elevation. It is proposed to use materials to match those of the original dwelling.

3.0 HISTORY

- 3.1 EAST/145/93/FUL
Front porch, single storey side and single storey rear extension.
Granted: 13 July 1993

- 3.2 EAST/46051/93/FUL
Single storey side to rear extension
Refused: 20 April 1993 (By Planning Committee)

Reason: The width of the proposed extension on this plot would be inappropriate and incongruous in the street scene.

- 3.3 P/4674/15
Certificate of lawful development (proposed): Single storey side extension.
Grant: 07/12/2015

4.0 CONSULTATION

- 4.1 A total of 2 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 02/12/2016.

4.2 Adjoining Properties

Number of Letters Sent	2
Number of Responses Received	4
Number in Support	0
Number of Objections	4
Number of other Representations (Petition objecting to the scheme)	7 signatures

4.3 4 Objections were received from adjoining residents at no 35, 37 and 37A The Avenue, and No. 6 Thorndyke Court.

4.4 A petition was received objecting to the proposal. This was signed by 7 neighbouring residents.

4.5 A summary of the responses received along with the Officer comments are set out below:

Subject of comments	Summary of Comments	Officer Comments
Application History	A previous application for a single storey application (EAST/46051/93/FUL) was refused in 1993.	The current application is considered against the current policy context.
Neighbouring amenity	<p>Harm to the amenity of neighbouring residents in terms of loss of light and outlook to the adjoining property;</p> <p>Whilst not directly adjacent to the application property, there is an identical property adjacent (to No. 37). Should that property wish to extend then it would block light from landing and side windows of sitting room and cloakroom.</p> <p>Proposal would be seen from No. 35 which would overlook this properties garden, and deny a right to privacy and skyline.</p>	These issues are addressed in the 'Residential Amenity' section of the report below
Character and Appearance	The proposed would be out of character in The Avenue	Addressed under paragraph 6.2.4 -

	<p>and would a terracing effect as a result of the proximity to No. 37A.</p> <p>Would overwhelm the property at No. 37A</p> <p>The extension would almost double the size of the house</p> <p>Close proximity to other properties would not retain gaps which is the prevailing pattern of development</p> <p>Would fail to comply with Class A, Part 1 of the Town & Country Planning Act (2015).</p>	<p>6.2.7</p> <p>Addressed under paragraph 6.3.1 – 6.3.8</p> <p>Addressed under paragraph 6.2.4 - 6.2.7</p> <p>Addressed under paragraph 6.2.4 - 6.2.7</p> <p>The application is submitted for full planning permission, therefore is not subject to the limitations within Class A, Part 1 of the Town & Country Planning Act (2015).</p>
<p>Right to light</p>	<p>The proposal would impact the Right to Light of No. 37a The Avenue.</p>	<p>These comments are acknowledged, however, the Council uses its own 45 degree code when assessing the acceptability of householder extensions. This approach is set out in the Residential Design Guide SPD and has been through public consultation. It has been found to be a robust and comprehensive approach to assessing applications. The proposal meets these requirements and is considered to</p>

		<p>be acceptable in this regard.</p> <p>Notwithstanding this, the granting of planning permission is separate from, and does prejudice the neighbours legal right to light. This right is covered by separate legislation and would be a civil matter.</p>
Drainage & Waste	<p>During bad weather there is often flooding.</p> <p>No details of waste and drainage have been submitted as part of the application.</p>	<p>Drainage Authority has reviewed the scheme and has no objections.</p> <p>The property would continue as a single family home and as such does not require any further detail or capacity regarding waste and recycling.</p>
Precedent	<p>Granting this permission may set an unwanted precedent.</p>	<p>Each scheme is assessed on its own merits and the existence of this extension would not necessarily mean that a similar extension can be granted at nearby properties.</p>
Disturbance from works	<p>Concerns that the construction of the extension would result in noise and disturbance and may cause harm to the health of neighbouring occupants.</p>	<p>These issues are not material planning considerations and cannot be used as justification to refuse planning permission</p>
Other	<p>Would impact on house prices</p>	<p>This is not a material planning consideration</p>

	<p>Does not conform with party wall act</p> <p>Cumulative impacts of considering this application along with the previously approved certificate of Lawful Development (P/4674/15)</p>	<p>This is not a material planning consideration</p> <p>Should this application be approved, the applicant would only be able to implement one of the two permissions. Should the applicant 'merge' the two application, it would not be a lawful structure (under the GPDO 2015), or be in accordance with the approved plans under this application. Should the applicant implement attempt to implement both permissions, enforcement action would be initiated. An informative is attached as part of the decision to this effect.</p>
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4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:
Hatch End Association.

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 Comments	Officer Comments
Hatch End Association.	<p>Out of character with The Avenue by creating a terracing effect</p> <p>Unneighbourly to No. 37A due to its proximity</p>	<p>Addressed under paragraph 6.2.4 - 6.2.7</p> <p>Addressed under paragraph 6.3.1 – 6.3.8</p>

	Similar scheme refused in 1993 – current policies are stronger to stop terracing. Garden development	Addressed under paragraph 6.2.4 - 6.2.7 The proposed development would not fall foul of the Garden Land SPD (2013), as it is considered to be an appropriate extension under the Residential Design Guide SPD (2010).
Network Rail	No Comment received at the time of writing this report.	

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 Comments	Officer Comments
LBH Drainage Authority	No objections. The application is not within a flood risk area, and as such would not lead to exacerbate potential flood risk on the site or wider area. A Sustainable Urban Drainage informative is recommended.	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.'

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

The policies relevant to this application and themes are set below and at the end of this report at Informative 1

6.0 APPRAISAL

6.1 The main issues are;

Character and Appearance
Residential Amenity – Neighbouring occupiers
Development and Flood Risk
Trees and Development

6.2 Character and Appearance

- 6.2.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- 6.2.2 Core Policy CS1.B specifies that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.’
- 6.2.3 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.” The Council has adopted a Supplementary Planning Document (SPD) on Residential Design (2010), which gives design guidance and requires extensions to harmonise with the scale and architectural style of the original dwellinghouse. Substantial weight is accorded to the SPD as a material planning consideration.
- 6.2.4 The Avenue is characterised by generally having large detached or semi-detached dwellings located within large sites. The design of the properties along this part of The Avenue is considered to be eclectic, with numerous dwellings having differing design features prominent.
- 6.2.5 It is noted that a previous application on the site for a single storey side extension (EAST/46051/93/FUL) was refused by members at planning committee in 1993 (see history). The current proposal differs to this previously refused scheme most notably by being a two-storey side to rear addition, rather than a single storey side extension. Furthermore, the proposed extension would be set further off the common boundary with No. 367A (1.6m), whereby the previously it was 0.94m from the common boundary. Notwithstanding the changes to the current scheme from that previously refused, it is noted that the previous decision was made over 20 years ago. Since the date of that decision, a whole raft of new policies has

been brought into assist in shaping development (as detailed within informative 1 of this report).

- 6.2.6 From a local policy perspective, which is the most prescriptive of the development legislation, the Harrow Development Management Policies Local Plan (2013) and the Harrow Residential Design Guide SPD (2010) have been adopted and hold significant weight in determining development such as the proposed. Given that the previous decision was made such a long time prior to the current policies being in place, application EAST/46051/93/FUL holds little weight in the assessment and determination of the current scheme under the current development policies. Finally, it is noted that since the date of the above refusal of planning permission for a single storey side extension, a number of two storey side extensions to dwellings have been approved. Whilst this does not set a precedent for all two-storey extensions to be looked upon favourably, it does confirm that two-storey additions are a characteristic of the area.
- 6.2.7 Paragraphs 6.42 – 6.57 of the SPD provides detailed guidance on first floor or two storey side extensions. The proposed two storey side element would be set back from the front elevation by 1.0m, and set down from the main roof ridge of the original dwelling by 0.45m. It would be set off the common boundary with No. 37A by approximately 1.6m. The proposed roof form of the two-storey side extension would be similar to that of the existing dwelling. The subject property has a width of 10.6m, the width of the proposal would be 4.7m, and therefore be less than half the width of the original dwelling house. A number of objections have been received with regard to the proposal having a terracing affect, specifically citing paragraph 6.42 of the Residential Design Guide SPD (2010). However, it is noted that the proposal would comply with this guidance, as the extension would have a hipped roof. Furthermore, the proposed first floor extension is set back 1.0m from the original front elevation, and would retain a separation gap between the flank elevation and the adjacent boundary of more than 1.0m. It is therefore considered that the proposed development would accord with the guidance contained within the Residential Design Guide SPD (2010), and would not result in a terracing affect within the streetscene.
- 6.2.8 The proposed two storey side extension would in fill much of the existing space between the existing southern elevation and the common boundary with No. 37A The Avenue. However, it is noted that the extension would still be set off this boundary by approximately 1.6m. It is noted that an objection has been received regarding the infilling of this area and the harm it causes to the character of the area. However, it is noted that the application site benefits from a relatively large site, and whilst the proposed two-storey extension would largely infill this side of the application site it does still retain a gap between the flank and boundary. The existing single storey addition on the other side ensures that there would be first floor relief on the northern boundary.
- 6.2.9 Furthermore, it is noted that a significant number of dwellings, extended or not, infill much of the width of their respective properties. The proposed two storey side extension would result in a visual gap to the boundary and open space at first floor level at the other side.

- 6.2.10 For the reasons above it is considered that the proposed two-storey side extension is acceptable, and would have a satisfactory impact on both the character of the host dwelling and the exiting streetscene.
- 6.2.11 The proposed two-storey side extension would project beyond the original rear elevation by approximately 2.5m. It would not wraparound the rear elevation. The proposed first floor rear element would comply with the relevant 45 degree code, which not only assists in determining impacts on residential amenity, but also whether the depth and scale of a rear projection is proportionate to the host dwelling and property. The proposed roof form of the first floor rear element would be hipped to tie into the proposed two-storey side extension, and as such would be appropriate in terms of its design.
- 6.2.12 The proposed single storey rear extension element would extend 4.0m beyond the original rear elevation of the host dwelling. At 4.0m deep, the proposed extension would comply with paragraph 6.59 of the Residential Design Guide, should it be projecting from the original rear elevation. Whilst it is acknowledged that the proposed extension would project beyond the proposed two-storey side to rear extension, it would none the less be of a proportionate depth, and would ensure that it would not be harmful to the character of the host dwelling or property. It would not be easily visible from The Avenue, and therefore would have an appropriate appearance within the existing streetscene.
- 6.2.13 Condition 3 of this permission requires that all materials match the existing building to ensure a harmonious extension.
- 6.2.14 Subject to this condition, the development would accord with the relevant policies of the development plan and the Council's adopted SPD: Residential Design Guide 2010.

6.3 Residential Amenity – Neighbouring Occupiers

- 6.3.1 Policy DM1 of the Development Management Policies Local Plan states that 'all development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted
- 6.3.2 The proposed two storey side to rear extension would be located on the southern elevation of the host dwelling. However, it is noted that it would project beyond the original rear elevation by 4.0m at ground floor and approximately 2.5m at first floor level. The proposed ground floor extension would be located in excess of 15m from the common boundary with No. 41 The Avenue. The proposed first floor rear addition would be the same depth as the existing first floor rear projection adjacent to the common boundary with No. 41 The Avenue, and as such is screened from this property. It is therefore considered that the proposed extension would not have unacceptable impacts on the residential amenities of the occupiers of No. 41 The Avenue.
- 6.3.3 The Council's adopted Residential Design Guide SPD states that first floor rear extensions should not interrupt a 45 degree line when taken from the nearest first

floor or two storey rear corner of any next-door dwelling. The proposed first floor rear extension would not breach the 45 degree code in horizontal plane. It would therefore not cause any undue harm to the rear windows on the first floor and ground floor rear windows of No. 37a in terms of loss of light, outlook or overshadowing.

- 6.3.4 It is noted that there are a number of flank windows at No. 37a The Avenue, which face the application property. The proposed two storey side to rear extension would be set off the common boundary with these windows by 1.5m. Firstly, it is noted that all the ground floor windows are obscurely glazed and serve (from front to rear) a garage, a door to a utility room, toilet, and a secondary window to living room. This is also confirmed by floor plans submitted under application P/3533/13 for the property at 37a The Avenue. The first three windows from the front all serve non-habitable rooms, and as such cannot be protected. Any harm to these windows is therefore considered to be acceptable. The rear most window serves a habitable room. However, it is noted that this window is obscurely glazed, and as such residential amenity in terms of privacy and overlooking is protected for the occupiers of this property. Furthermore, the rear elevation of the single storey rear projection at No. 37a The Avenue provides the primary source of light to this habitable room. Given that the proposed extensions would not project beyond this ground floor projection, it would not lead to unacceptable loss of light to this habitable room.
- 6.3.5 The proposed first floor flank window at No. 37a The Avenue is obscurely glazed and serves a landing, which is a non-habitable room. Accordingly, this room cannot be protected. Notwithstanding this, the obscurely glazed nature of the window would protect against any loss of privacy or overlooking. Any impacts to this window are considered acceptable.
- 6.3.6 The proposed two storey side to rear extension does not seek any flank windows facing No. 37a The Avenue, either at ground or first floor. It is considered reasonable that a condition be attached to ensure that no windows are able to be inserted into this flank elevation without the prior approval from the Local Planning Authority. This is secured by condition 5.
- 6.3.7 The proposed extension would have windows on the ground and first floor, facing out over The Avenue and into the rear gardens. This is a very typical residential arrangements, and notwithstanding the proposed rear facing windows being closer to the common boundary with 37a The Avenue, would not unacceptable exacerbate any existing levels of overlooking from this property. Any other properties either side of the immediately adjoining properties are considered to not be unacceptably harmed by reason of the distance between them and the application property, and also by reason of the oblique angles between the properties.
- 6.3.8 As mentioned previously, the proposed first floor rear projection would comply with the relevant 45 degree code when taken from the closest corner of the next door property at No. 37a The Avenue. Whilst it is noted that this should not be applied on a mechanical basis, it is also noted that the proposed extension would be located to the north of the existing property at 37a The Avenue. As such, it is considered that given the above, the proposed extensions would have an

acceptable impact on the residential amenity of the occupiers of No. 37a The Avenue.

6.3.9 To the rear of the application property runs the railway line. As such, it is considered that the proposed extensions would not give rise to any harm to properties to the rear of the site.

6.3.8 Subject to conditions ensuring that the roof of the existing extension is not used as a balcony (Condition 4) and that no flank windows would be inserted (Condition 5) to ensure the privacy of neighbouring occupiers is maintained, the development would therefore accord with development plan policies in respect of amenity.

6.4 Development and Flood Risk

6.4.1 It is noted that an objection has been received with regard to localised flooding within the area, and that this application may exacerbate this further. However, it is noted that the site is not located within a known flood risk area, other than the critical drainage area. The Engineering Drainage Section in their response has no objection to the scheme, notwithstanding the objection received. However, they have recommended that an informative be added regarding Sustainable Urban Drainage for the site. Subject to this informative, the proposed development would accord with relevant policy and be therefore acceptable.

6.5 Trees and development

6.5.1 There are a number of trees on site that are covered by Tree Protection Orders. It is noted that there are individual orders on site, along with a group protection along the rear boundary. The proposed extension would be located along the southern boundary, and its footprint appears to be a sufficient distance away from any of the trees noted on site. However, condition 6 recommended below requires further information to detail how trees would be protected both pre and post construction. Subject to such a condition, it is considered that the proposed development would accord with the relevant policies listed in informative 1 below.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed two storey side to rear extension would accord with relevant policy and would not harm the character or appearance of the area or harm the residential amenities of neighbouring occupiers.

7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out and retained in accordance and with the following approved plans and documents: MD1000-01/LB, MD1000-02/LB, MD1000A-12/KG (REV A), MD1000A-13/KG (REV A), MD1000A-14/LB (REV A), MD1000A-15/LB.

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

3 Materials to Match Existing

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the character and appearance of the area

4 No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents.

5 Flank Windows and Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows, doors or other openings shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

6 Tree Protection

Prior to any development on site, including any demolition, a scheme for tree protection measures shall be submitted to and approved in writing by the Local

Planning Authority. The approved details shall be implemented prior to any works commencing on site, and shall remain in situ until after the physical works on site have been completed.

REASON: To protect the health and wellbeing of the trees located on site, which are subject to Tree Protection Orders.

Informatives

1 Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

7.4.B Local Character

7.6.B Architecture

7.21 Trees and Woodlands

The Harrow Core Strategy 2012:

CS1.B Local Character

Harrow Development Management Policies Local Plan 2013:

DM1 Achieving a High Standard of Development

DM10 On Site Water Management and Surface Water Attenuation

DM22 Trees and Landscaping

Supplementary Planning Document - Residential Design Guide 2010

2 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday

2 The Party Wall etc. 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 Portal website:
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

3 Granted without Pre-app

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

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

4 Liability of damage to highway

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

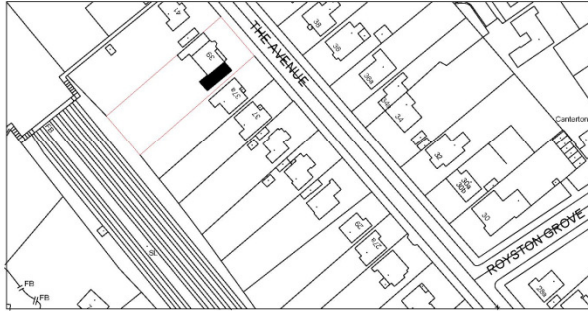
5 The applicant is advised that should the application hereby approved is built (in accordance with the approved plans), then the previously approved Certificate of Lawful Development (P/4674/15) is unable to be implemented.

APPENDIX 2: SITE PLAN

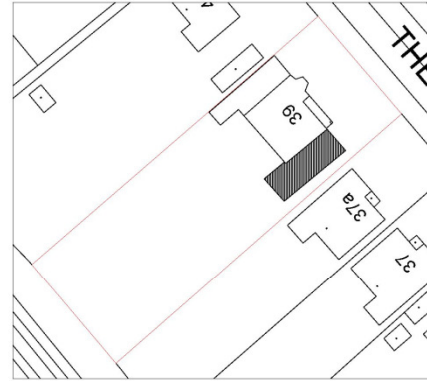
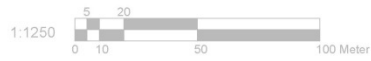
All work to comply with current building regulations and codes of practice

Do not scale from drawings all dimensions to be checked on site before the start of any work

Proposed External Finish Materials to Match Existing External Finish Materials



Location Plan
Scale: 1:1250



Block Plan
Scale: 1:500



	Project 39 The Avenue, Hatch End, HA2 4EL	Title Location Plan Block Plan	Scale: 1:100 @ A3 Date: 05/2015 Drawing No: MD1002A - 15A.B Revision:
	239 Western Road, Southall, Middx, UB2 9HS Tel: 020 9571 1955 info@multicreation.co.uk		

APPENDIX 3: SITE PHOTOGRAPHS





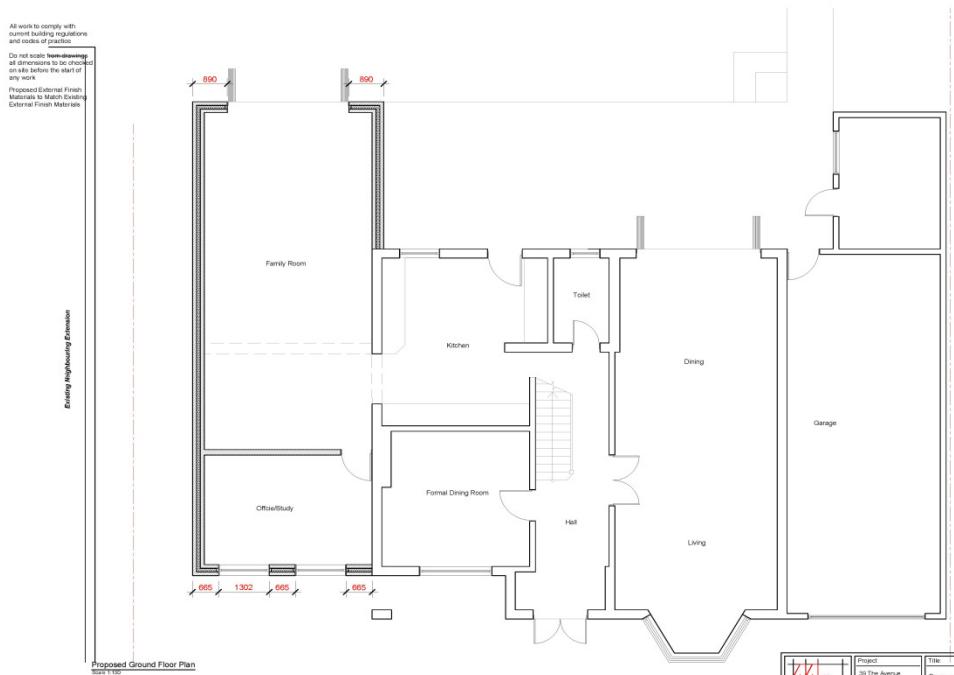






APPENDIX 4: PLANS AND ELEVATIONS

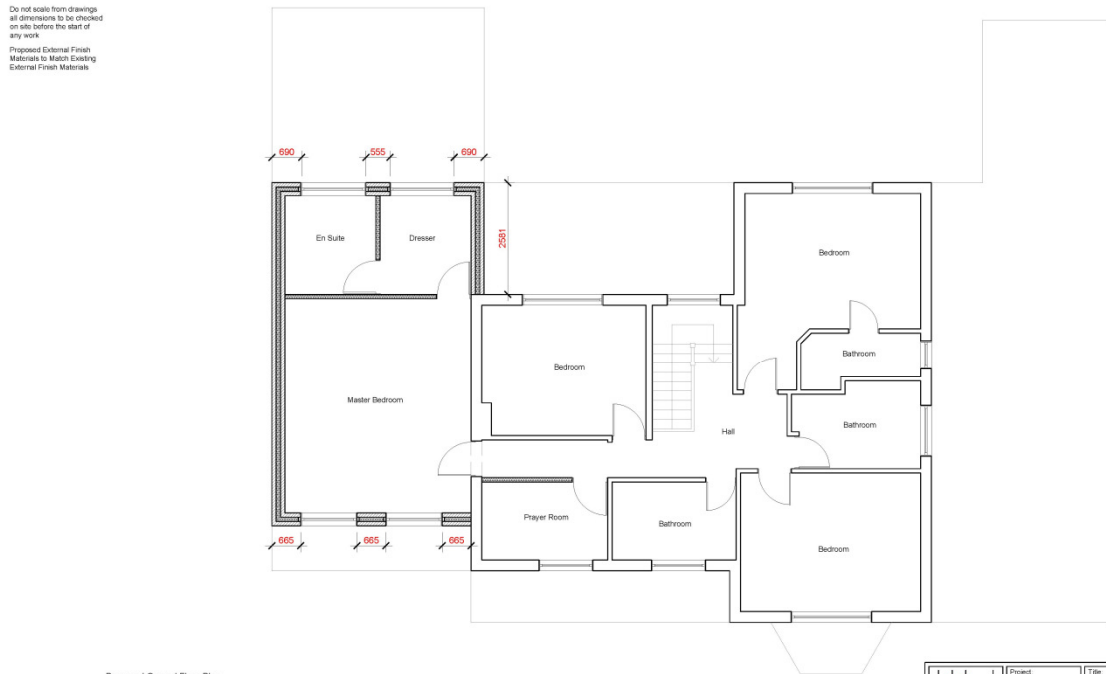
All work to comply with current building regulations and codes of practice.
Do not scale dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials.



Proposed Ground Floor Plan
Scale 1:100

	Project	Title	Scale 1:50 @ A2									
	39 The Avenue, Hastings, East Sussex TN34 4EL	Proposed Ground Floor Plan	Date: 05/2016 Drawing No: MD1000A-13KG									
	239 Western Road, Southal, Molex, LD2 5AS Tel: 020 8071 1309 info@emulocation.co.uk		Revision									
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All work to comply with current building regulations and codes of practice.
Do not scale from drawings all dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials.



Proposed Ground Floor Plan
Scale 1:100

	Project	Title	Scale 1:50 @ A2									
	39 The Avenue, Hastings, East Sussex TN34 4EL	Proposed First Floor Plan	Date: 05/2016 Drawing No: MD1000A-13KG									
	239 Western Road, Southal, Molex, LD2 5AS Tel: 020 8071 1309 info@emulocation.co.uk		Revision									
			<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>	1		2		3		4		5
1												
2												
3												
4												
5												

All work to comply with current building regulations and codes of practice

Do not scale from drawings all dimensions to be checked on site before the start of any work

Proposed External Finish Materials to Match Existing External Finish Materials



Proposed Front Elevation
Scale:1:100


Existing Side Elevation
Scale:1:100



Proposed Side Elevation
Scale:1:100

Proposed Rear Elevation
Scale:1:100



	Project 35 The Avenue, Hinch End, HA5 4EL	Title Proposed Elevations	Scale:1:100 @ A3 Date: 05.2016 Drawing No: MD100A-144B
	239 Western Road, Southall, Middx, UB8 3H-S Tel: 020 8571 1369 info@multicreation.co.uk		Revision A.1 02/16

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