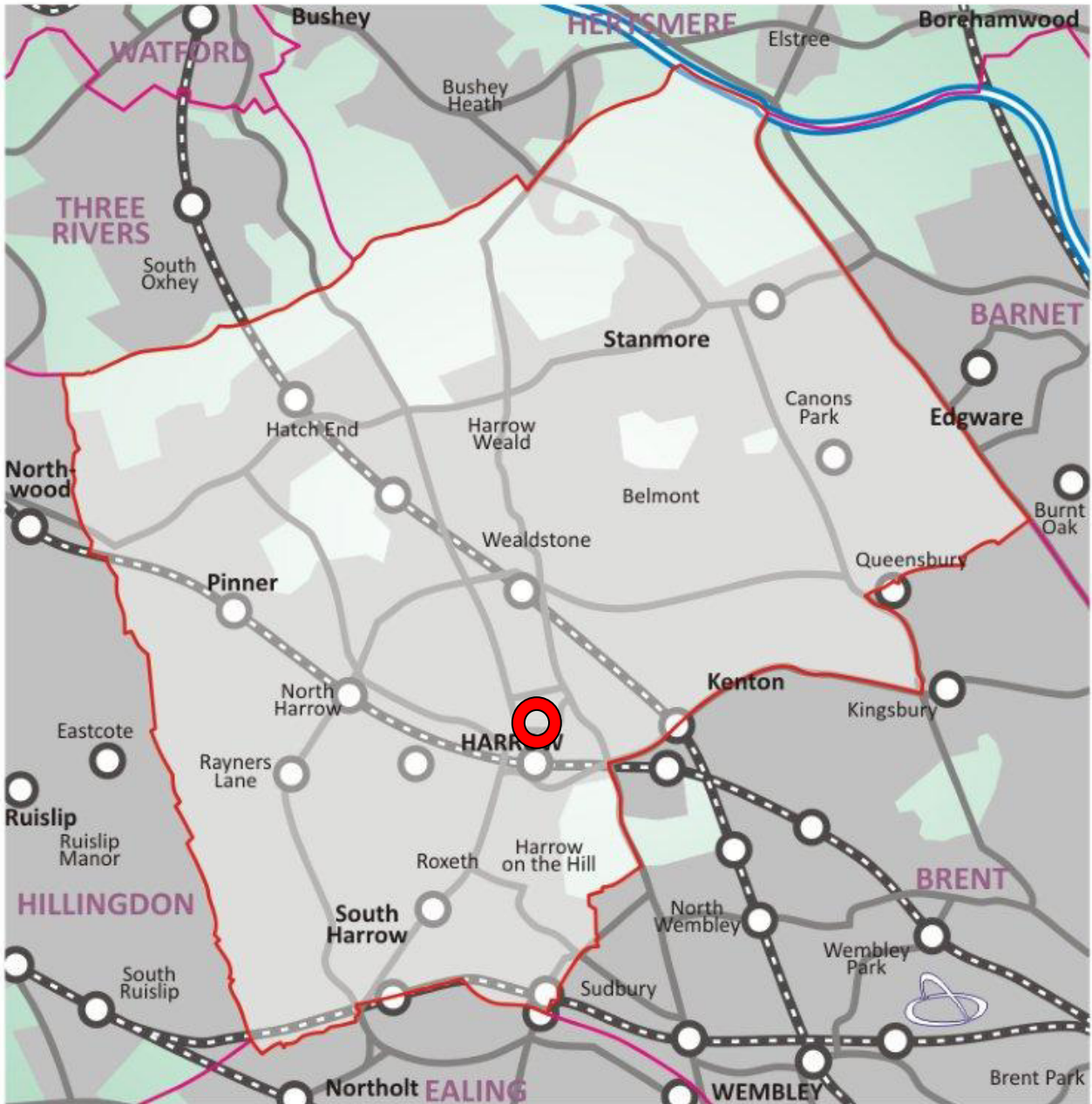
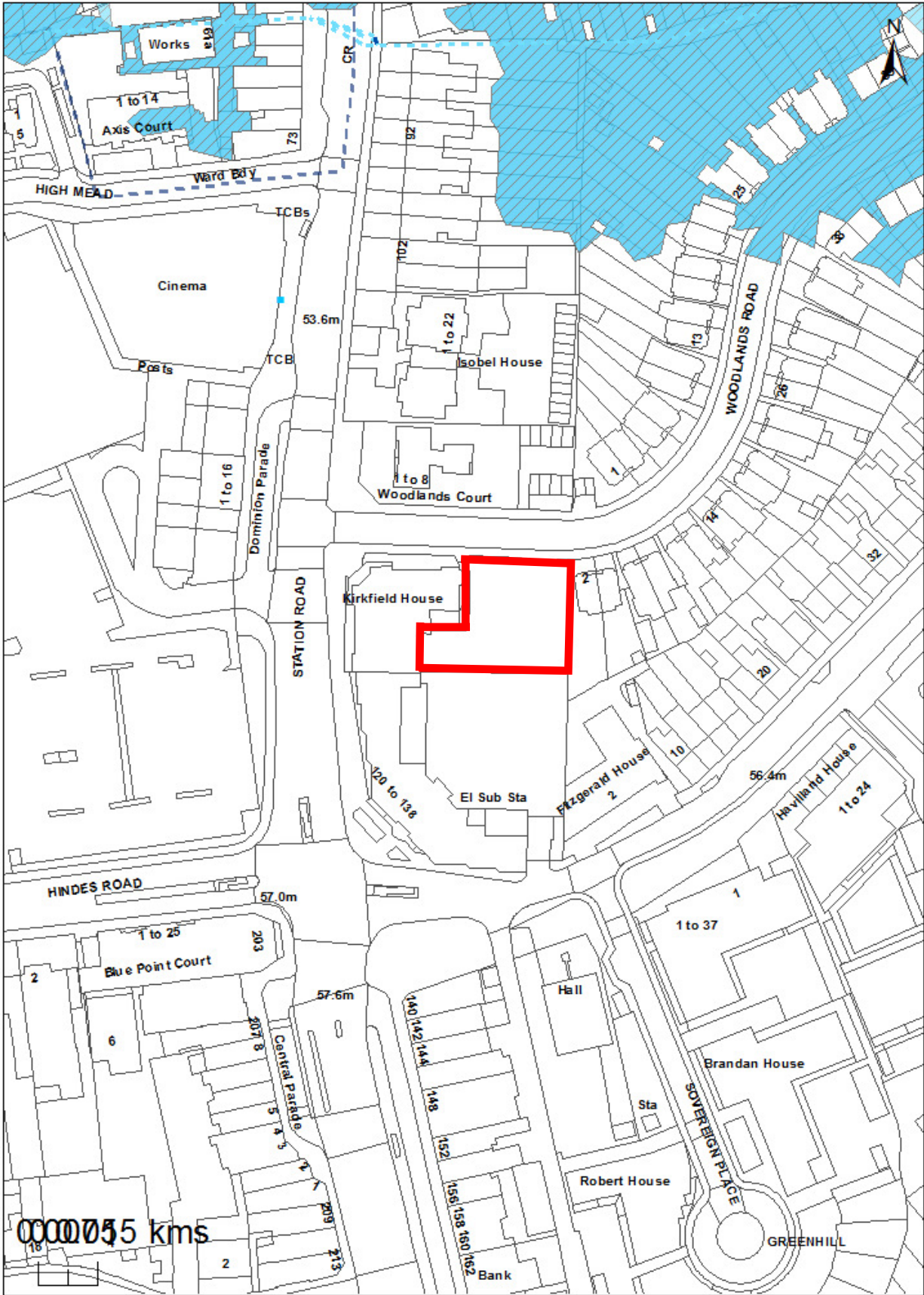


 = application site



Kirkfield House, Station Road, Harrow	P/4444/16
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Kirkfield House, Station Road, Harrow **P/4444/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

18th January 2017

Application Number: P/4444/16
Validate Date: 13th October 2016
Location: Kirkfield House, 118 Station Road, Harrow
Ward: Greenhill
Postcode: HA1 2RL
Applicant: SAV Group
Agent: City Planning
Case Officer: Graham Mansfield
Expiry Date: 5th December 2016

PURPOSE OF REPORT/PROPOSAL

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

Redevelopment to provide a part three and part four storey building for a thirty two bedroom House of Multiple Occupancy (HMO), Landscaping and Bin/Cycle Storage

The Planning Committee is asked to:

RECOMMENDATION A

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i) The payment of £500 to alter the CPZ boundary to specifically exclude the proposed 32 bedroom HMO and future occupiers of the development, subject of this application from any CPZ.
 - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 17th May 2017, or as such extended period as may be agreed by the Divisional Director of Regeneration,

Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a legal agreement to secure the payment of £500 for the required alteration to the boundary of the surrounding CPZ, would fail to adequately mitigate the impact of the development on the adjoining residential streets contrary to DM 1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide a 32 room House of Multiple Occupation. The proposed HMO would contribute to a strategically important part of the housing stock of the borough, in accordance with paragraph 3.55 of the London Plan (2016) and would meet the regeneration aspirations within the opportunity area. Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee as the application would provide in excess of 400sqm of floorspace and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Smallscale Major Development
Council Interest:	None
GLA Community	£31,570.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£99,220.00

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 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Kirkfield House, 118 Station Road, Harrow, HA1 2RL
Applicant	SAV Group
Ward	Greenhill
Local Plan allocation	Station Road Sub Area of Harrow Metropolitan Town Centre Harrow & Wealdstone Opportunity Area
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	N/A

Housing		
Density	Proposed Density hr/ha	618hr/ha
	Proposed Density u/ph	N/A
	PTAL	5
	London Plan Density Range	N/A(HMO)

Transportation		
Car parking	No. Existing Car Parking spaces	33
	No. Proposed Car Parking spaces	17
	Proposed Parking Ratio	0.20
Cycle Parking	No. Existing Cycle Parking spaces	65
	No. Proposed Cycle Parking spaces	98
	Cycle Parking Ratio	1 space per room plus 1 visitor space
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	Harrow & Wealdstone Rail/Underground – 850m
	Bus Routes	Station Road – 85m Routes; 140; 182; 186; 258; 340; 618; 640; N18
Parking Controls	Controlled Parking Zone?	Zone R
	CPZ Hours	Anytime
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	Welldon Crescent Hamilton Road Nibthwaite Road Colton Road Blawith Road Hindes Road Station Road High mead Rosslyn Crescent Frognal Avenue Woodlands Road Elmgrove Road Crystal Way Glenwood Close Sovereign Place Fairholme Road
	Dates/times of parking stress survey	Survey 1 = Wednesday 7 th September 2016 at 1am Survey 2 – Tuesday 22 nd November 2016 at 1am
	Summary of results of survey	Survey 1 = 61% occupancy level Survey 2 = 69% occupancy level

Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	2 x 1100 litre, 2 x 1280 litre and 1 x 240l bins
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Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	0%

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the west side of Station Road and to the south of Woodlands Road.
- 1.2 The application site contains an 'L' shaped building formerly known as the 'Wickes Building' permission was recently granted for prior approval to convert the offices into residential accommodation and roof extensions to accommodate a further 8 flats.
- 1.3 The south of Kirkfield House is adjoined to a similar 'L' shaped building, 120-138 Station Road, which sits on the corner with Elmgrove Road. 120-138 Station Road was recently granted prior approval to convert the offices into a school.
- 1.4 'St Jerome's Church of England Bilingual School' is now operational and has a play area sandwiched between the east and north elevations of the school building.
- 1.5 Woodlands Court is located opposite the proposal site and comprises of a 1960's style flat roof purpose built flatted development.
- 1.6 The character of properties on the remainder of Woodlands Road are Edwardian Style semi-detached dwelling houses.

2.0 PROPOSAL

- 2.1 It is proposed to attach a part three/part four storey building to the rear of the existing Kirkfield House development. The proposed building would accommodate a purpose built 32 bedroom HMO (House in Multiple Occupation) with a gross internal area of approximately 902 square metres.
- 2.2 The front elevation of the building would have a main entrance facing onto Woodlands Road to the north of the site. The building would be of a contemporary design largely formed of brick which would match the existing building.
- 2.3 The proposed building would be approximately 17.5m in width on the front elevation and project approximately 14.0m in depth within the existing site and would be set in by 1.0m on the north and south elevations of the existing building.
- 2.4 Refuse and recycling storage and secure sheltered cycle parking for 33 cycles would be provided in the rear garden
- 2.5 The proposed HMO would comprise:
 - 17 single rooms would have en-suite facilities and kitchen facilities;
 - 6 single rooms with shared wc and kitchen facilities
 - 2 double rooms with wc and shared kitchen facilities

- 3 double rooms with ensuite and kitchen
- 4 double rooms which would be wheelchair accessible with ensuite and kitchen facilities.

2.6 Communal facilities would include 4 kitchens, one living room on the ground floor and communal bathrooms on each level.

2.7 The premises would be fully managed and would feature a daily management service and 24 hour concierge service.

3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/5406/15	Enclosure of undercroft for use as plant and store rooms	Granted: 15/01/2016
P/4418/15	Replacement entrance doors with integrated post boxes and video entry system; Replacement of Rear Entrance Door with Window	Granted; 16/11/2015
P/2980/15	Prior approval: Conversion of offices at ground, first and second floors only to 45 self-contained flats (Class C3).	Granted: 10/09/2015
P/2908/15	Prior approval; Conversion of offices to 47 self-contained flats	Granted; 10/09/2015
P/4890/14	Prior Approval: Conversion of offices to 22 self-contained flats	Granted; 30/01/2015

4.0 CONSULTATION

4.1 Two site notices were erected on 20th October 2016 expiring on November 2016.

4.2 A total of 119 consultation letters were sent to neighbouring properties regarding this application.

4.3 A second round of consultation letters were sent on the 20th December 2016. With the overall public consultation expiring on 11th January 2017, any further responses would be updated to committee by way of an addendum.

4.4 Adjoining Properties

Number of letters Sent	143
Number of Responses Received	66
Number in Support	0
Number of Objections	66
Number of other Representations (neither objecting or supporting)	0

4.5 66 objections were received from adjoining residents, parents of children attending St. Jerome's School and the MP for Harrow West Gareth Thomas.

4.6 A summary of the comments received are set out below:

Comments Objecting to the Proposal		
Subject of Comments	Summary of Comments	Officer Comments
Neighbouring Amenity	<p>Proposed development would overshadow adjacent properties, the school and school's playground.</p> <p>The Proposal would result in overlooking and privacy issues into the adjacent properties, school and playground area.</p> <p>Loss of light to school and neighbouring properties</p> <p>Noise and disturbance to local area</p>	<p>These issues are addressed within section 6.6 of the report below.</p>
Character of the Proposal	<p>Proposal is out of character with Woodlands Road.</p> <p>Over-intensification and overdevelopment of the site</p> <p>Proposal is overbearing and not in keeping with the area.</p>	<p>The concerns relating to overdevelopment of the site is addressed in section 6.3 of the report below. Whilst the character of the proposal is addressed in section 6.4</p>

Traffic and Parking	<p>Concerns in relation to parking overspill onto Woodlands Road, insufficient parking for the proposal site and highway safety.</p> <p>Concerns in relation to the reliability of parking survey.</p> <p>Enforcement of the Controlled Parking Zone</p> <p>Reduction of car parking spaces.</p>	<p>Issues relating to parking stress and highways are covered in section 6.7 of the report below.</p>
Anti-Social Behaviour	<p>The proposal would result in increased noise and disturbance.</p> <p>HMO's often result in above average levels of anti-social behaviour, crime and disturbance.</p>	<p>This is addressed in section 6.6 of the report. A condition has been attached to the permission in regards to secure by design</p> <p>This concern is not a material planning consideration.</p>
Refuse Storage and Servicing	<p>Concerns relating to insufficient waste provision and logistics of bin collections.</p> <p>Not enough waste bins have been provided for the proposal.</p> <p>Disturbance to adjoining properties in relation to waste and servicing.</p>	<p>The issues relating to waste and refuse are addressed in section 6.8 of the report below.</p> <p>A condition has been attached to this permission requiring the applicant to submit a full refuse and management strategy.</p>
Construction Issues	<p>Noise and disturbance from construction and impact on local residents and adjacent school.</p>	<p>A condition has been attached to this permission requiring further information within the construction method statement</p>
Drainage Issues	<p>Proposed development would have an impact on the existing drainage and sewage network</p>	<p>This is addressed in section 6.9 of the report below. A condition is attached to the permission in</p>

		relation to drainage connections
Other Issues	Existing temporary bins attract rodents	These issues are noted. However, are not material to the current planning application.
	Contractors working outside of designated hours on existing building works.	This issue is noted. However, this would be a matter for Environmental Health
	The proposal, by reason of its nature would result in a loss of community integration.	This concern is noted. However, is not a material planning consideration.
	The proposal would interrupt satellite dish signals.	This concern is noted. However, is not a material planning consideration.
	Some Adjacent residents and school were not officially notified of the planning application.	Records show that letters were sent to adjoining neighbours. Furthermore, Site notices were put up in Woodlands Road and Station Road notifying the public of the proposed development.
	Proposal would impact on local house values.	This concern is noted. However, is not a material planning consideration.
	Reference to recently refused planning application at Churchill Hall in relation to inadequate parking facilities.	Each application is assessed on its own merits and site circumstances.
	Proposal would have an impact on admissions policy of St. Jeromes' School.	This concern is noted. However, is not a material planning consideration.
	Proposal would impact on	Safeguarding issues

	safeguarding issues at adjacent school	are polices under the remit of education. As such do not form part of material planning considerations.
	Concerns regarding sound proofing	Issues of sound proofing are dealt with under building regulations.
	Concerns regarding parking enforcement	This is noted. However, this would be a task for the Council's parking teams

4.7 Statutory and Non Statutory Consultation

4.8 The following consultations have been undertaken:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
LBH Landscape Architects
LBH Waste Officer
LBH Drainage
Designing Out Crime Officer, Metropolitan Police Service

4.9 Internal & External Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Environmental Health	No comments received	Noted
LBH Highways	Traffic Survey and Transport Plans are acceptable. Conditions should be added for the Construction Method Statement	These comments are noted and addressed in section 6.7 of the report
LBH Planning Policy	No Comments Received	Noted

LBH Design	No objections to the design	Noted
LBH Drainage	No Objections subject to conditions	Noted
LBH Waste	Extra bins should be provided as part of this proposal	Noted and addressed in section 6.8
Metropolitan Police Designing out Crime Officer	No Objection subject to conditions	Noted, a condition has been attached to the proposal for compliance with secured by design principles.

5.0 **POLICIES**

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

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

6.0 **ASSESSMENT**

6.1 The main issues are;

Principle of the Development
 Regeneration
 Character of the Area
 Residential Amenity for Future Occupiers
 Residential Amenity (Neighbouring Residents)
 Traffic and Parking
 Drainage
 Sustainability

6.2 Principle of Development

6.2.1 The application site is located within the Station Road subarea of the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and the London Plan (2016).

6.2.2 The detailed area plan is set out in the adopted Harrow & Wealdstone Area Action Plan (AAP) (2013) and therefore, any development within this area will be considered against the policies contained within the AAP alongside the adopted Development Management Policies Plan (DMP) (2013).

6.2.3 The application site known as Kirkfield House was the former office building known as the Wickes Building. The existing building benefits from prior approval which converted the former office building into 43 flats (P/2980/15) and permission to attach an additional 2 floors to accommodate 8 flats. These permissions have now been implemented with many of the flats now occupied.

6.2.4 Paragraph 50 of the National Planning Policy Framework (NPPF) (March 2012) states:

'To deliver a wide choice of high quality homes, widen opportunity for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;*
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'.*

6.2.5 Paragraph 3.55 of the London Plan (2016) identifies that shared accommodation or houses in multiple occupation are a strategically important part of London's housing offer, which meets distinct needs and reducing pressure on other elements of the housing stock.

6.2.6 Policy DM30 of the DMP (2013) provides requirements for the proposals that result in the creation of properties into houses of multiple occupation. Specifically, it requires that a) there is good accessibility to local amenities and public transport; b) they accord with Accessible Homes Standards and provide satisfactory living conditions for the intended occupiers; and c) there will be no adverse impact on the amenity of the occupiers of neighbouring properties or the character of the area.

6.2.7 It is considered that the proposed development would accord with the aims of Policy DM30 of the DMP. The location of the proposed development is in a Town Centre location with good access to local amenities and transport. Furthermore, the proposed accommodation would be of a good standard in terms of quality and accessibility. Overall the impact of the proposal in terms of the character and residential amenity impacts would be satisfactory and these elements are further explored in the report below.

6.2.8 Accordingly, the proposal to introduce a 32 bedroom HMO at the application site is acceptable in principle, subject to compliance with the relevant London Plan policies, development plan policies and supplementary planning guidance which seeks to provide high quality residential development and protect the residential amenity of surrounding occupiers.

6.3 Regeneration

6.3.1 A number of objections state that the proposed development would be an overdevelopment of the site. The subject site is located within the Heart of Harrow which encompasses Harrow town centre, Wealdstone town centre, the Station Road corridor linking these two centres, and the industrial land and open spaces surrounding Wealdstone, including the Kodak site, Headstone Manor and the Harrow Leisure Centre

6.3.2 Following the 2015 consolidation of the alterations to the London Plan since 2011, the designation of Heart of Harrow has been changed from that of an Intensification Area to an Opportunity Area. The London Plan states that 'Opportunity Area are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvement to public transport accessibility' (par 2.58).

6.3.3 This new designation offers significant opportunity for urban renewal and regeneration to provide a stimulus to regenerate Wealdstone and rejuvenate Harrow town centre. The Opportunity Area designation is expected, through higher density residential and mixed-use development on key strategic sites to contribute to the delivery of 3,000 jobs and a minimum of 2,800 new homes within the Area. Pursuant to the delivery of the spatial strategy for London, Policy 2.13 *Opportunity Areas and Intensification Areas* of the London Plan requires development proposals to:

- *support the strategic policy direction for the Area;*
- *optimise residential and non-residential output and provide necessary infrastructure;*
- *contribute to meeting (or exceeding where appropriate) the Area's employment and housing outputs;*
- *promote inclusive access including cycling and walking; and*
- *support wider regeneration.*

6.3.4 As demonstrated throughout this appraisal, the proposed redevelopment of this site realises each of the aspirations in terms of regeneration.

6.4 Character of the Area

6.4.1 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 existing spaces and streets in orientation, scale, proportion and mass.

- 6.4.2 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.
- 6.4.3 Policies AAP1 and AAP4 of the Area Action Plan seeks a high standard of development within Harrow Town Centre and throughout the Heart of Harrow. Policy AAP1 states that development within all three sub areas of Harrow town centre will be required to strengthen its character, legibility and role as a Metropolitan Centre.
- 6.4.4 Objections have been received in relation to the impact of the proposal on the character of the surrounding area. The surrounding development is made up a mixture of commercial, residential and office developments. The architectural style of the area is mixed with the surrounding area not including any significant commonality of design.
- 6.4.5 Building heights within the immediate area vary from 3 to 6 stories, whilst the residential road to the north of the application site, Woodlands Road, is made of two storey residential terraced dwellings of Edwardian origin.
- 6.4.6 It is considered that the proposed part three/part four storey building would be proportionate to the existing building. The proposal would be subservient to the main Kirkfield House with an appropriate set down of the fourth and third floor roofs from the main building
- 6.4.7 The north elevation of the proposed building would front onto the south side of Woodlands Road. It is considered that the building does not appear overly bulky in its location. As mentioned above the fourth and third floors would be set down with the fourth floor being a maximum height of 13.0m and the third floor at a height of 10.5m
- 6.4.8 The lower height of the third floor and a separation gap of approximately 10.0m is considered not to overly dominate the two storey semi-detached dwellinghouse at no. 2 Woodlands Road. Furthermore, the proposed building would be set back from the existing building and therefore would maintain the front building lines. As such, it is considered that the scale and massing of the proposed building would be appropriate.
- 6.4.9 In terms of design, the stepped height of the proposed building is considered to be an appropriate method to address the prominent corner location of the main building. The building is considered to be of a contemporary design which would consist of a brick work similar to that of the main building. The use of aluminium windows are in keeping with the existing building. Samples of the proposed materials have been submitted as part of this application and are considered to be acceptable.
- 6.4.10 Landscaping plans have been submitted as part of the application and include planting to the front elevation of the site together with planting for privacy screening on the front and rear elevations. The proposed landscaping is

considered to be satisfactory subject to conditions in relation to a planting schedule and further details of boundary treatments.

6.5 Residential Amenity for Future Occupiers

6.5.1 The proposed development would provide a HMO comprising 32 rooms. The applicant has indicated that the internal layout of the proposal has been designed in accordance with the Harrow Standards for Licensable Houses in Multiple Occupation.

6.5.2 Policy 3.5C of The London Plan specifies that Boroughs should ensure that, amongst other things, “new dwellings have adequately sized rooms and convenient and efficient room layouts”. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA’s as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. Policy DM26 of the DMP specifies that “proposals will be required to comply with the London Plan minimum space standards.

6.5.3 Given that the proposal is for HMO accommodation rather than self-contained private units, regards has been given to the standards provided within the London Plan Supplementary Planning Guidance, which requires the minimum area of a single bedroom to be 7.5sqm, while a double or twin room should include a minimum area of 12sqm. In addition to this the Standards for Licensable Houses in Multiple Occupation requires that a single person unit (bedsit room) with kitchen facilities includes a minimum area of 13sqm.

6.5.4 The proposed development includes the following:

Ground floor:

Room	Type	Area (sq m)
1	Disabled access room with ensuite and kitchen facilities	22.1sqm
2	Disabled access room with ensuite and kitchen facilities	21.6sqm
3	Disabled access room with ensuite and kitchen facilities	18.3sqm

First floor:

Room	Type	Area (sq m)
4	Double room with ensuite and kitchen facilities	15.5sqm
5	Single room	13.0m
6	Single room	13.0m
7	Single room with ensuite and kitchen facilities	13.0m
8	Single room with ensuite and kitchen facilities	13.8sqm
9	Single room with ensuite and kitchen facilities	13.2sqm

10	Single room with ensuite and kitchen facilities	13.1sqm
11	Single room with ensuite and kitchen facilities	13.0sqm
12	Single room with ensuite and kitchen facilities	13.0sqm
13	Disabled Access room with ensuite and kitchen facilities	16.3sqm

Second Floor:

Room	Type	Area (sq m)
14	Double room with ensuite	15.4sqm
15	Single room	13.0sqm
16	Single room	13.0sqm
17	Single room with ensuite and kitchen facilities	13.0sqm
18	Single room with ensuite and kitchen facilities	13.8sqm
19	Single room with ensuite and kitchen facilities	13.2sqm
20	Single room with ensuite and kitchen facilities	13.0sqm
21	Single room with ensuite and kitchen facilities	13.0sqm
22	Single room with ensuite and kitchen facilities	13.0sqm
23	Disabled Access room with ensuite and kitchen facilities	16.3sqm

Third floor:

Room	Type	Area (sq m)
24	Double room with ensuite and kitchen facilities	15.4sqm
25	Single room	13.1sqm
26	Single room	13.0sqm
27	Single room with ensuite and kitchen facilities	13.0sqm
28	double room with ensuite and kitchen facilities	16.7sqm
29	Single room with ensuite and kitchen facilities	13.0sqm
30	Single room with ensuite and kitchen facilities	13.0sqm
31	Single room with ensuite and kitchen facilities	13.1sqm
32	Disabled Access room with ensuite and kitchen facilities	16.3sqm

- 6.5.5 As detailed in the above tables, each room either meets or exceeds the requirements set out in the London Plan for minimum room sizes. It is also considered that each of the rooms would provide an adequate outlook and receive a satisfactory level of natural light. The proposed section plans also demonstrate that the living accommodation within the proposed floors would have adequate room that would be of a satisfactory height for future occupiers. In this context, it is considered that the proposed living accommodation provided within the 32 rooms, in terms of size and layout would be considered acceptable.
- 6.5.6 The proposed 32 bedroom HMO would not include any outdoor amenity space. However, it is considered that this would be acceptable given the fact that the majority of flats in this Town Centre location, including many on Station Road, do not have access to private amenity space. Notwithstanding this, the application site is within walking distances of recreation grounds (Located on Kenmore Avenue and Hindes Road).
- 6.5.7 The first and second floors would provide kitchen and dining areas for occupiers of rooms who are without private kitchen facilities. The first, second and third floors would provide a communal bathroom and WC for those rooms without en-suite facilities
- 6.5.8 Accessibility
- 6.5.9 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.
- 6.5.10 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.
- 6.5.11 In addition to the above, Policy DM30 of the DMP (2013) which relates to houses of multiple occupation, requires that they accord with Accessible Homes Standards and provide satisfactory living conditions for the intended occupiers.
- 6.5.12 The applicant's design and access statement highlights that there would be a ramp for wheelchair access from the entrance on Woodlands Road. Furthermore, the lifts and communal area and the designated wheelchair access rooms have been designed to meet the Housing Supplementary Guidance and Building Regulations Part M (3).
- 6.5.13 Noting the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with building regulations M4 (3) .

6.6 Residential Amenity Neighbouring Occupiers

- 6.6.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of

surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

- 6.6.2 There are no specific policies within the AAP which deal with safeguarding residential amenity but eludes that development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 6.6.3 A number of objections have been raised regarding the potential noise and disturbance from the proposed HMO. The applicant has indicated that the HMO would implement management services, such as a 24 hour concierge, to manage and minimise any noise and disturbance impacts to surrounding residents.
- 6.6.4 It is acknowledged that the adjacent Woodlands Road to the north and east of the site is of a residential nature. With the remainder of the application sited within area in a busy town centre location, and there are a mixture of uses within the immediate area i.e. Tesco, Sakkonis restaurant.
- 6.6.5 Accordingly, while the residential nature of the property would remain, the proposed development would increase the amount of comings and goings from the site and as such, would increase the use and intensity of the property. However, given the mixed character of the surrounding area and also the location of the site within the town centre, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed extension.
- 6.6.5 Accordingly, the potential increased activity at the site is not considered to increase noise and disturbance to the detriment of the amenities of neighbouring occupiers, in accordance with DM1 of the DMP.
- 6.6.6 A number of objections have been raised in relation to the impact of the proposed building in terms of overshadowing and daylight. The proposed building would attach to the rear of the existing building which would be 16.0m on the front elevation facing Woodlands Road. The height of the proposed building at its highest point would be 13.0m and 10.5m on the eastern flank elevation.
- 6.6.7 Woodlands Road is a residential cul-de-sac that runs along the northern boundary of the site and leads to a number of two-storey semi-detached dwellings. A distance of 10m would separate the east flank elevation of the proposed building from the closest residential property on Woodlands Road. Given this distance, the proposal would not result in an undue loss of light or privacy to the occupiers of this property.
- 6.6.8 While the proposal would result in additional depth and width on the southern side of Woodlands Road, the separation provided by Woodlands Road ensures that no undue harm would be experienced by surrounding residential developments in terms of overlooking. Specifically, Woodlands Court to the north

would be located approximately 19.0m from the application premises. Furthermore, the impact of the proposed building would not be demonstrably worse than the relationship to the existing building and Woodlands Court to the north.

- 6.6.9 The southern flank of the proposed building would be approximately 11.0m from the common boundary with St. Jerome's School and would be 40.0m from the northern flank of the school building opposite. It is considered that the proposed building would not lead to any undue impacts on the school in terms of overshadowing and would not be demonstrably worse than the existing site circumstances.
- 6.6.10 The applicant has provided a Daylight and Sunlight report prepared by Model Environments in support of the proposed development. This report concludes that daylight and sunlight levels were maintained at all of the neighbouring buildings, in accordance with BRE guidelines.
- 6.6.11 In terms of overlooking and privacy, due to the separation distances between Woodlands Court and the western flank of no. 2 Woodlands Court, it is considered that there would be no undue impacts in terms of overlooking or privacy. It is noted that the shared living areas on the first and second floors would face the boundary with no. 2 Woodlands Road, however these would be high level windows.
- 6.6.12 A large number of objections are in relation to the privacy impacts on St. Jerome's School. While it is noted that there would be habitable windows facing the common boundary with the school, the relationship would be similar to the existing site circumstances in this town centre location. St Jerome's School is already flanked by residential developments which afford views towards the school, namely Fitzgerald House to the east and the existing Kirkfield House development to the north and west.
- 6.6.13 Furthermore, in terms of planning policy there is no current policy which protects school premises in terms of impacts of overlooking. As noted above, the site is surrounded by residential developments, and as such the proposal would not introduce relationships in terms of overlooking that would be demonstrably worse than the existing site circumstances.
- 6.6.13 Accordingly, it is considered that the proposed development would not unacceptably harm the amenities of surrounding occupiers through a loss of light, privacy, overlooking or perception of overlooking and would therefore accord with the aims and objectives of policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Plan (2013), and the adopted SPD: Residential Design Guide (2010).

6.7 Traffic and Parking

- 6.7.1 Policy AAP 19 of the AAP also seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility.

- 6.7.2 The application site is located within an area with a PTAL (Public Transport Accessibility Level) of 5, which is considered to be a good level of accessibility to public transport nodes and community facilities. Notwithstanding this, the surrounding area includes extensive parking controls. A number of objections have been received in relation to traffic and parking.
- 6.7.3 The proposed HMO development would be located in area formerly allocated for car parking. The car park originally consisted of 43 spaces. However subsequent development at the site as a result of permissions P/2980/15 and P/5862/15 resulted in the loss of 10 parking spaces. The current proposal would see the loss of a further 16 spaces. However, the proposal would include provision of 33 cycle spaces, which would accord with London Plan Standards.
- 6.7.4 A Transport Assessment, Travel Plan and parking surveys have been submitted as part of the application. The Transport Assessment provided with the application looks into the cumulative impact of the proposal along with the previous granted proposal would have on the local highway network. In terms of the number of trips generated by the proposed HMO, due to the good transport links in this town centre location, it is considered that the proposal would have an acceptable impact on the local highway network.
- 6.7.5 In terms of parking, the level of parking provision at the site equates to 0.20 spaces per room. The previous permission for the additional floors at Kirkfield House under P/5862/15 contained a legal agreement which excluded residents of the development from applying for Parking Permits, the implementation of this is now nearing completion. An identical legal agreement has been proposed for this application.
- 6.7.6 A parking survey has been submitted as part of the planning application. The results of the parking survey demonstrates that there is sufficient capacity for any potential additional vehicles to park legally overnight.
- 6.7.7 Harrow Council Highways have reviewed all the supporting documents in relation to traffic and parking and have raised no objections. Overall, due to the very good transport access, the exclusion of the site from the adjacent Controlled Parking Zone and compliance in terms of cycle parking standards it is considered that the proposed development would not result in any undue impacts in terms of highways and parking.
- 6.7.8 In addition to the above, a construction method statement has been submitted with the application. This has been reviewed by Harrow Highways and is largely satisfactory, subject to a condition requiring further details and location of wheel washing facilities for construction vehicles.
- 6.8 Waste and Servicing
- 6.8.1 A number of objections have been received in relation to waste and servicing at the development. The proposed HMO would include an integral bin store, which would be separate to the bin store used by the flats in the main building of Kirkfield House.

- 6.8.2 The proposed location of the bin store is considered to be satisfactory and would comply with Council's Refuse Code of Practice which encourages bin placement to be within 10.0m of the point of pick up. The proposed waste arrangement would be via street pick up on Woodlands Road as per the existing arrangement. The Council's Highways department have not raised any concerns with the proposed arrangement.
- 6.8.3 In terms of bins four large waste bins have been provided to serve the proposed 32 room HMO. The arrangement has been reviewed by the Council's Waste team and it is considered that there would be a shortfall in the number of bins proposed. However, this would not constitute a reason for refusal as the number of bins provided are assessed in terms of a HMO and not separate flats. Notwithstanding this, waste from the HMO would be covered by the 24 hour management services on site. Therefore subject to a condition requiring a full management plan to deal with the day to day running of the site, including waste management services, the proposal would comply with the DMP in terms of waste provision.
- 6.8.4 In addition to the above, many concerns relate to the noise, disturbance and management of waste from the proposed building. However, due to the fact that the proposed HMO would be fully managed 24 hours a day; and the bin store would be fully incorporated into the building, it is considered that the impact of the waste would be acceptable in terms of residential amenity. As side form this a condition is attached to this permission which requires the bins to be stored away, except on days of rubbish collection and for a full management strategy to be submitted and approved by the Local Planning Authority.

6.9 Drainage

- 6.9.1 The site is identified as a critical drainage area of Harrow. As the proposed development would not lead to an increase in impermeable surface area, no issues would arise in this respect. The Council's Drainage officers have not objected to the application, but have suggested conditions to deal with on-site drainage and water attenuation.
- 6.9.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed scheme seeks to provide a 32 room House of Multiple Occupation. The proposed HMO would contribute to a strategically important part of the housing stock of the borough, in accordance with paragraph 3.55 of the London Plan (2016) and would meet the regeneration aspirations within the opportunity area. Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 01; 3_PL001 Rev B; 3_PL070 Rev B; 3_PL071 Rev B; 3_PL072 Rev B; 3_PL172 Rev D; 3_PL171 Rev D; 3_PL170 Rev C; 3_PL140 Rev D; 3_PL110_1 Rev H; 3_PL100 Rev C; Transport Statement dated September 2016; Travel Plan dated September 2016; Energy Statement Dated September 2016; SAV Living Report Dated April 2016; Planning Statement Dated October 2016; Design & Access Statement; Parking Surveys dated September and November 2016; Daylight and Sunlight Report Issue G; Construction Management Plan dated November 2016.

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

3 Refuse and Waste

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

Reason: To maintain the appearance of the development and safeguard the character and appearance of the area.

4 Waste, Servicing and Management Arrangements

Prior to occupation, a Management Strategy shall be submitted to the Local Planning Authority and approved in writing. Details shall include;

- 1) Daily Management of the HMO building hereby permitted.
- 2) Management strategies for servicing and waste & recycling storage/ disposal for the development hereby permitted.

The HMO shall only operate in accordance with any approval by the Local Planning Authority and shall be implemented in accordance with the approved details and retained thereafter.

Reason: To safeguard the appearance of the locality and to ensure adequate management and servicing arrangements and good standards of hygiene and

refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

5 Accessibility

The development hereby permitted shall be constructed to the specifications of: Approved Document "Part M, M4 (3) (2) (b), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

6 Surface Water Drainage and Attenuation

Notwithstanding the approved plans, prior to development beyond damp course proof level, details for a scheme for works for the disposal of surface water, surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that adequate drainage facilities are provided.

7 Planting

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

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

8 Boundary Treatments

The development hereby permitted shall not proceed above ground floor damp proof course level until there has been submitted to, and approved by, the local planning authority, details and specifications of boundary treatments.

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

9 Construction Method Statement

No development shall take place, including any works relating to the site clearance, until a revised Construction Method Statement has been submitted

to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide details and location for wheel washing facilities

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

10 Secure by Design

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

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes), balcony pole supports, shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works 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.

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
Development Management Policies Local Plan 2013
DM1 Achieving a High Standard of Development
DM2 Achieving Lifetime Neighbourhoods
DM12 Sustainable Design and Layout
DM30 Houses in Multiple Occupation
DM45 Waste Management

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

2 Mayoral 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 planning portal website where you can download the appropriate document templates.

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

3 Pre-application engagement

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

provided and the submitted application was in accordance with that advice.

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: £99,220.00

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>

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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

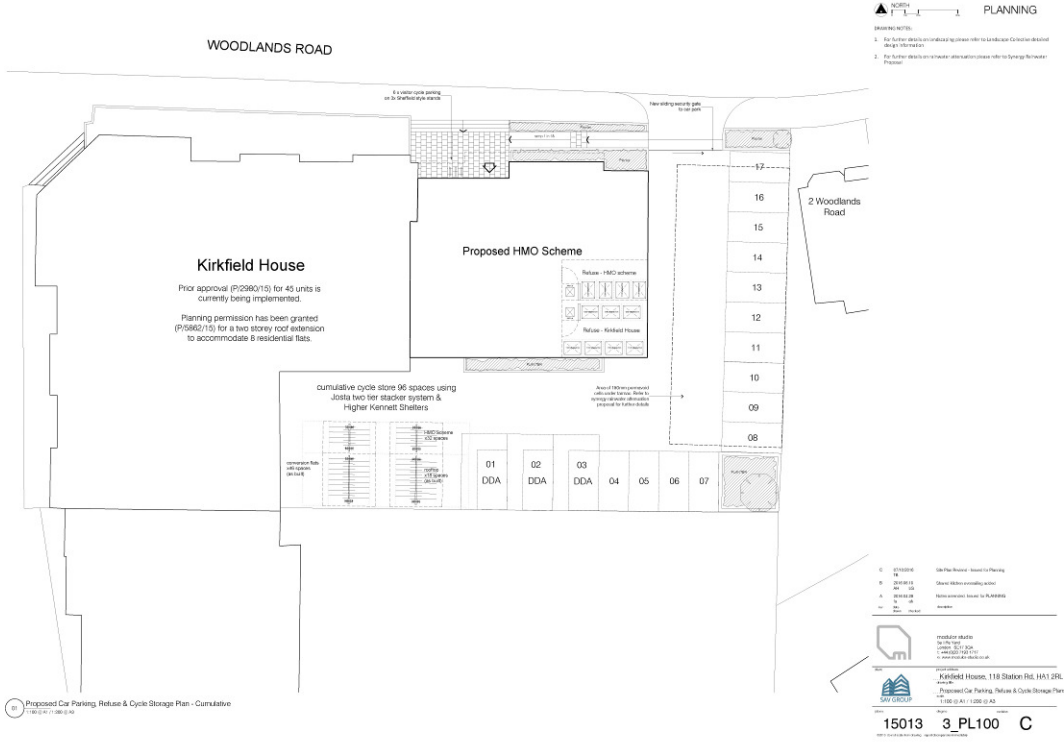
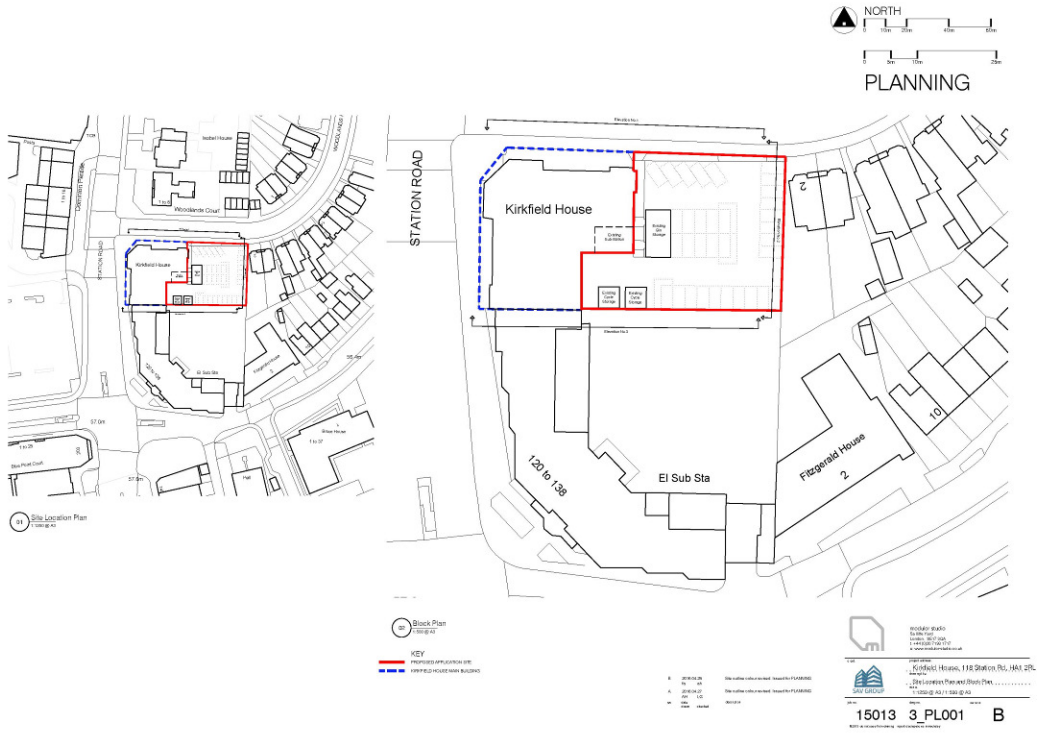
A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site

Notice.

10 Liability For 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 applicant's expense. Failure to report any damage could result in a charge being levied against the property.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS





View towards site from Woodlands Road





Looking towards School Site





Rear of site adjoining playground of school, Fitzgerald House to the left



Showroom of existing units





Proposed Context Elevation - Woodlands Road

C	STYLORE	Structural steelwork frame (proposed)
B	BRICK	Brickwork (proposed)
A	CONCRETE	Concrete (proposed)
D	GLASS	Glazing (proposed)
E	WOOD	Wood cladding (proposed)
F	ROOF	Roof (proposed)
G	LANDSCAPE	Landscaping (proposed)

modular studio
 15013 3_PL170 C

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Proposed Streetscene



Existing view from Woodlands Road



Proposed view from Woodlands Road



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