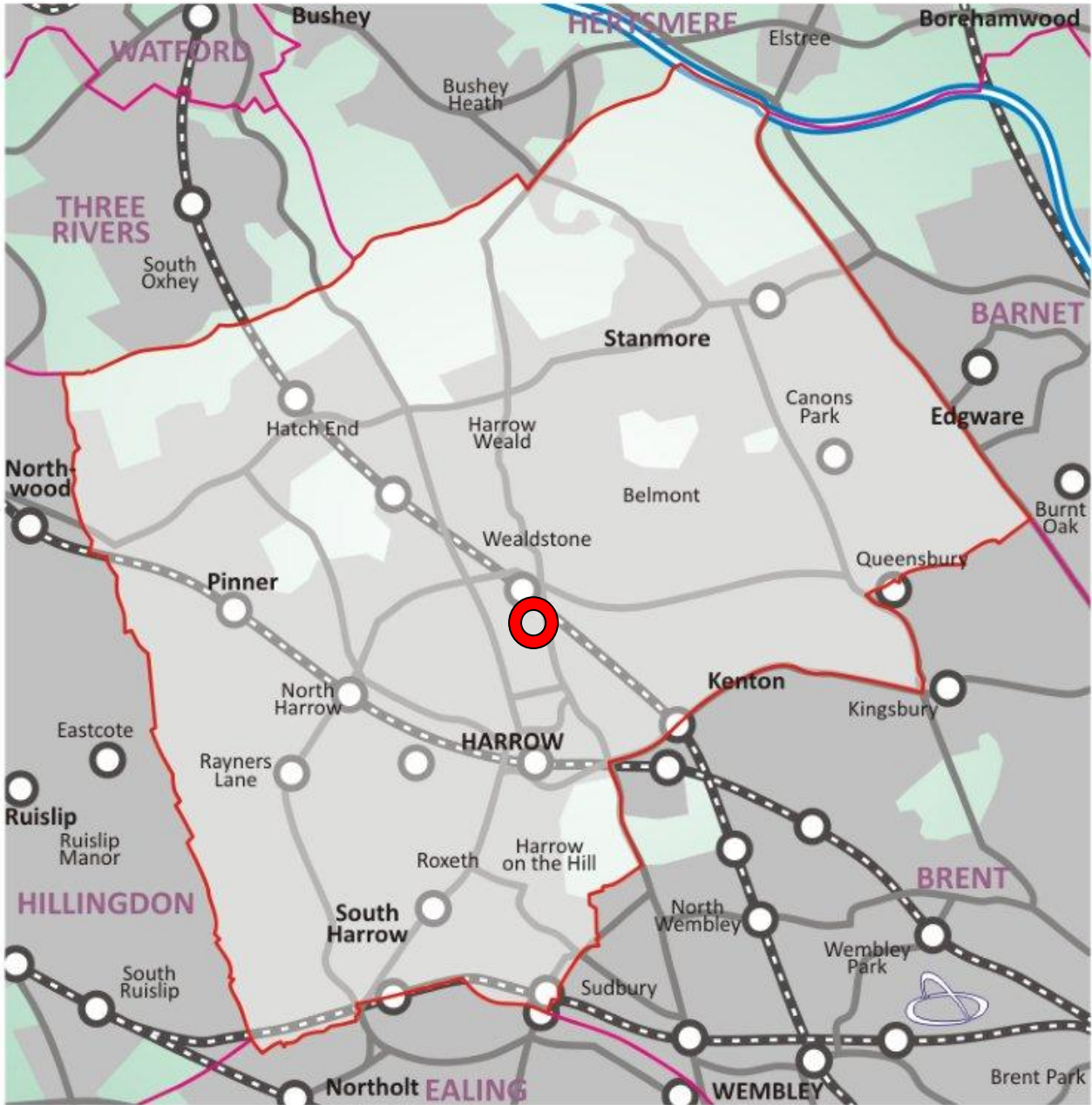
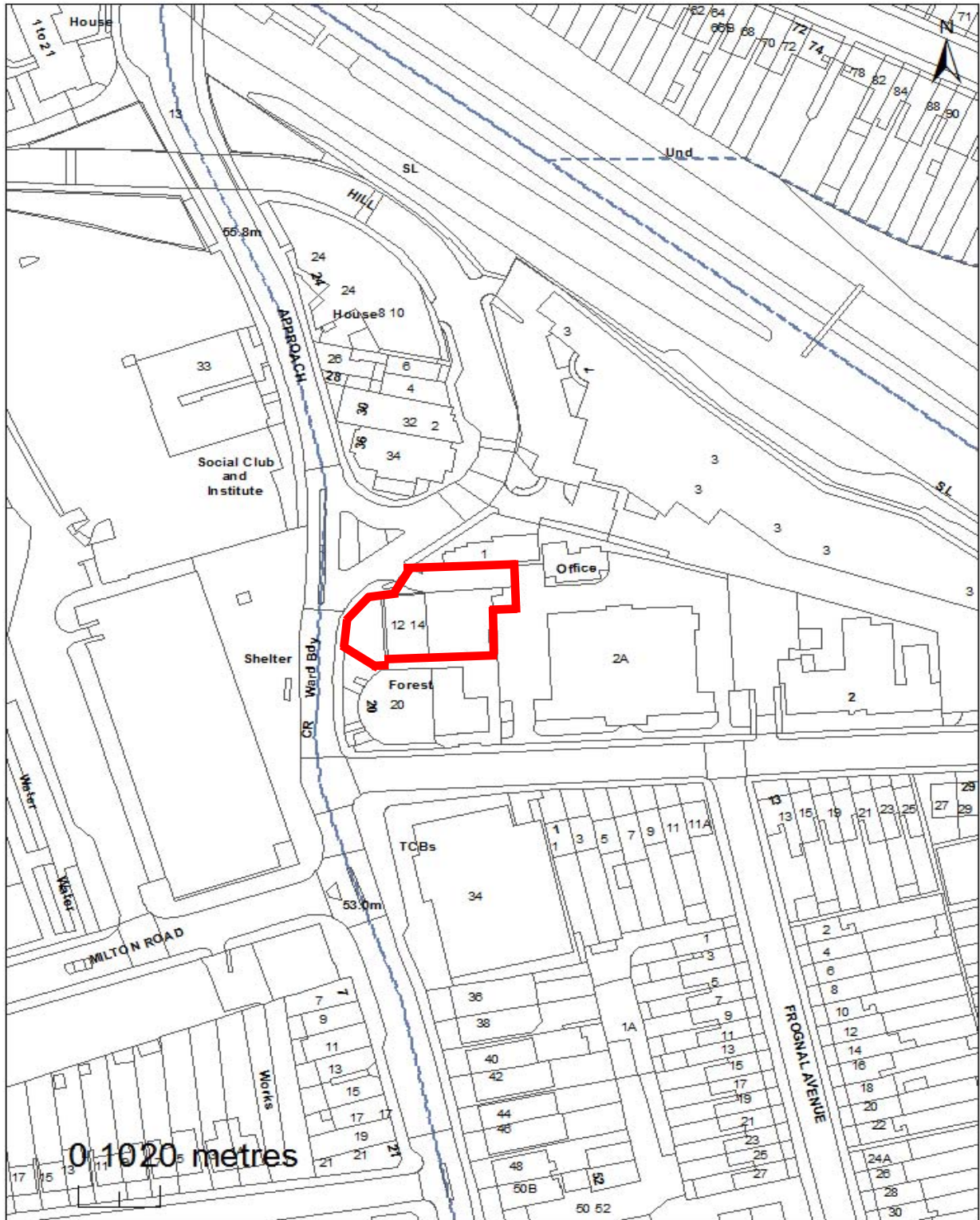


 = application site



12-14 Station Road, Harrow

P/4418/16



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12-14 Station Road, Harrow	P/4418/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th February 2017

APPLICATION NUMBER: P/4418/16
VALIDATE DATE: 7TH NOVEMBER 2016
LOCATION: 12-14 STATION ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 2UD
APPLICANT: HARROW PROPERTY LIMITED
AGENT: CGMS
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 17TH FEBRUARY 2017

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.

Creation of Additional two floors to provide 5 flats on third and fourth floors (Class C3) (9 flats in total); Ground Floor Rear Extension and continued use of ground and first floors as educational (use class D1); Change of use of Second Floor from use class D1 to four flats; External alterations including balconies on 2nd floor level; Bin and Cycle Storage; Landscaping and Parking.

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 9 flatted development 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 16th June 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 DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide a mixed use scheme providing a D1 community use with 9 residential flats. The proposed development 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 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 results in the construction of more than two dwellings and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Smallscale Major Development
Council Interest:	None
GLA Community	£23,635.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£74,250.00

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 Polices 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	12-14 Station Road, Harrow, HA1
Applicant	CGMS
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	Harrow Magistrates Court adjoins the site to the East
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Housing		
Density	Proposed Density hr/ha	337
	Proposed Density u/ph	98
	PTAL	5
	London Plan Density Range	45-185 u/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	1 – 11%
	2 bed (no. / %)	5 – 55%
	3 bed (no. / %)	3 - 34%
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Condition attached

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Education (Vacant)
	Existing Use Class(es) 1,092sqm	Use Class D1
Proposed Use(s)	Proposed Use / Operator	Part Community Use
	Proposed Use Class(es) 771sqm	Use Class D1
Employment	Existing number of jobs	Vacant Site – N/A
	Proposed number of jobs	Potential jobs for D1 use approx. 15/ construction phase jobs

Transportation		
Car parking	No. Existing Car Parking spaces	16
	No. Proposed Car Parking spaces	2 (disabled spaces)
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	27
	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	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	2 x 1100 litre, 2 x 1280 litre and 1 x 240l bins

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 to the south of the junction with Marlborough Hill.
- 1.2 The application site contains a three storey flat roofed brick building which was originally built for office use in the early 1960's. The building is currently vacant and its last use was an education facility (Use Class D1).
- 1.3 Station Road is characterised by commercial uses on the ground floors with residential units above. The immediate locality of the application site is mixed and comprises of Harrow Civic Centre opposite and 20 Station Road immediately south of the site.
- 1.4 No. 20 Station Road also known as Forest Lodge is a three storey building which is occupied by a supermarket at ground floor level and residential uses above.
- 1.5 To the east of the application site is the former Harrow Magistrates Court which is a Grade II Listed building. The court faces onto the north side of Roslyn Crescent.
- 1.6 Masters House adjoins the application site immediately to the north. This is a two storey building which is occupied by a commercial business with ancillary offices.
- 1.7 Masters House has got an extant planning permission for the re-development of the site for residential units. Implementation of this permission has now begun on site.

2.0 PROPOSAL

- 2.1 It is proposed to attach a ground floor rear extension to the existing property which would essentially enclose an area currently occupied by undercroft parking.
- 2.2 The proposed ground floor extension would be approximately 14.0m in depth adjacent to the southern boundary and a width of approximately 17.0m. The extension would be stepped towards the north of the site resulting in a 22.0m depth along the northern flank of the building.
- 2.3 The extended ground floor and first floor would be retained for Use Class D1 purposes. The total amount of D1 floor space for the proposed development would be 771sqm
- 2.4 It is proposed to attach a third and recessed fourth floor extension to the existing building. The second floor and proposed third and fourth floors would accommodate nine self-contained residential units.

- 2.5 The D1 uses and residential uses would have separated entrances, together with separate waste and cycle parking facilities.
- 2.6 It is proposed to re-clad the extended building with brick cladding, together with recessed window openings and balconies for the residential uses.
- 2.7 The proposed development would be car free with the exception of the provision of two disabled spaces.

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
LBH/19361/W	Three Storey Office Building	Granted : 03/11/1981
P/0729/13	Change of Use from Offices (Use Class B1) to Educational (Use Class D1)	Granted : 03/06/2013
P/2876/15	Prior approval: Conversion of first and second floor offices to 12 self-contained flats (Class C3).	Refused : 30/07/2015 Reason: <i>It appears to the Local Planning Authority that the lawful use of the building falls within Use Class D1 (non-residential institutions) rather than B1a (offices). As such, the building cannot benefit from the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General permitted Development) (England) Order 2015 and so this application is refused.</i>
P/3175/15	Prior approval: Conversion of first and second floor offices to 12 self-contained flats (Class C3).	Refused : 30/07/2015 Reason: <i>It appears to the Local Planning Authority that the lawful use of the building falls within Use Class D1 (non-residential institutions) rather than B1a (offices). As such, the building cannot benefit from the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General permitted Development) (England) Order 2015 and so this application is refused.</i>

4.0 **CONSULTATION**

4.1 Site notices were erected on 22nd December 2016 expiring on November 2017.

4.2 A total of 27 consultation letters were sent to neighbouring properties regarding this application.

4.3 **Adjoining Properties**

Number of letters Sent	27
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 To date, no objections have been received in relation to the proposed development.

4.5 **Statutory and Non Statutory Consultation**

4.6 The following consultations have been undertaken:

LBH Conservation Officer
LBH Highways
LBH Planning Policy
LBH Design
LBH Landscape Architects
LBH Waste Officer
LBH Drainage
Designing Out Crime Officer, Metropolitan Police Service
Thames Water

4.7 **Internal & External Consultation**

4.8 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 Conservation	No objections, subject to material details	Noted
LBH Highways	No objections, subject to agreement to restrict	Noted

	parking permits	
LBH Planning Policy	No objections	Noted
LBH Design	No objections, subject to materials	Noted
LBH Drainage	No Objections subject to surface water conditions	Noted
Thames Water	No objections	Noted
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 is a former office building. The existing building is currently vacant and was last used for educational purposes (Use Class D1).
- 6.2.4 Given the lawful use of the site for Use Class D1 purposes, the proposed redevelopment is required to be assessed against *Policy DM 47: Retention of Existing Community, Sport and Education Facilities* of the Development Management Policies Document 2013.

Policy DM47 reads as follows:

'A. Proposals involving the loss of an existing community, sport or educational facility will be permitted if:

- a) there is no longer a need for that facility (having regard to the amount of local patronage, the quality of facilities offered and the duration and extent of marketing; or,*
- b) there are adequate similar facilities within walking distance which offer equivalent provision; or,*
- c) the activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; or,*
- d) the redevelopment of the site would secure an over-riding public benefit.*

B. Proposals for the redevelopment of community or educational facilities that secure enhanced re-provision on the site, or on another site which improves accessibility will be supported'.

- 6.2.5 In regards to policy DM47, the proposed development would not result in the loss of the D1 use in its entirety. The existing vacant building provided a total floor space of 1,092sqm of D1 usage. The proposal would seek to include a total D1 floor space of 771sqm resulting a total loss of 321sqm of D1 floor space.

- 6.2.6 It is considered that the partial loss of D1 floorspace would not have a detrimental impact on the continual provision of community floorspace given the fact that the development would include refurbishment of the lower floors and an active frontage onto Station Road which does not currently exist within the current building.
- 6.2.7 The Council's Policy officer has not objected to the proposal and as such, it is considered that the proposed unit represents an enhanced re-provision in terms of quality. Specifically, the unit within a refurbished mixed-use building would be more suitable in terms of appearance and internal condition, flexibility and accessibility. Accordingly, the proposal is considered to satisfy Policy DM47(B) of the Development Management Policies Document 2013.
- 6.2.8 Residential Use
- Harrow's Core Strategy establishes a clear vision for the management of growth in the Borough over the Local Plan period (to 2026) and a framework for development in each district of the Borough. Policy CS1 (A) directs growth¹ to town centres and strategic, previously-developed sites and provides for that growth to be managed in accordance with the sub area policies. Policy CS2² C commits the Council through the Area Action Plan to *'identify and allocate sufficient sites to deliver a minimum of 2,800 net new homes over the plan period, giving further clarity to the mix and density of housing, along with the quantum of other appropriate land use to be achieved on individual sites. Particular attention will be paid to the scale and form of development on sites at the edge of the intensification area, ensuring a these achieve effective transition, especially where they neighbour open space or low density suburban residential areas'*.
- 6.2.9 To this end, the key diagram for the Harrow and Wealdstone area identifies the location for future housing and the site is formally allocated for a housing development in the Harrow & Wealdstone Area Action Plan (2013).
- 6.2.10 Within the context of planned growth across London, the proposal therefore accords with Harrow's vision for the development of the Borough as a whole and for the Harrow and Wealdstone sub area. The proposal would make a contribution to forecast requirements for new housing in the Borough over the plan period.
- 6.2.11 Accordingly, the proposal to introduce 9 residential units 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.

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

² For the Harrow and Wealdstone Sub Area.

6.2.13 Affordable Housing

The proposal to introduce 9 residential units to the site would be below the 10 unit threshold and as such would not trigger the requirement to provide any element of affordable housing.

6.2.14 Housing Mix

Policy DM24 (Housing Mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on the site. The development proposed here would contribute towards the housing stock and increase the choice of housing in the borough and the opportunity area and would therefore find some support in policies 3.5 and 3.8 of The London Plan (2016).

6.2.15 London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's 9 home contribution to housing supply ensures that this site makes an appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Harrow & Wealdstone sub area.

6.2.16 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor's Housing SPG (2016).

6.2.17 The application site area is 0.092 hectares and it has a public transport accessibility level (PTAL) score of 5 indicating an excellent level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban ³ setting. The proposal, taken as a whole, equates to a density of 98 units per hectare ⁴ and of 337 habitable rooms per hectare ⁵. The densities fall well below the overall matrix ranges for urban setting sites with a PTAL 5, being between 215-405 units per hectare and 650-1100 habitable rooms per hectare. However, as noted above, the matrix is only the starting point for considering the density of development proposals.

6.2.18 The site is constrained in terms of the position of neighbouring buildings. The original scheme did seek permission for 10 units and therefore a higher density, but there would have been issues regarding the amenities of neighbouring occupiers. The scheme has now been amended to address these concerns.

³ 'Urban' is defined as: areas with predominately dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two-four storeys, located within 800m walking distance of a district centre or, along main arterial routes.

⁴ Calculated as: 9 dwellings divided by 0.092ha.

⁵ Calculated as: 31 habitable rooms divided by 0.092ha.

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

Unit Size	No. of Units (Total)	% of All Units
1 Bed (2 Person):	1	11
2 Bed (3 Person):	4	45
2 Bed (4 Person):	1	11
3 Bed (4 Person):	1	11
3 Bed (5 Person):	1	11
3 Bed (6 Person):	1	11

6.2.20 It is recognised that the development would be weighted towards higher occupancy levels geared towards a family size of residential unit. The proposed mix of occupancy levels across the entire scheme would provide a satisfactory level of housing choice to the Borough's housing stock. It is therefore considered that the proposal would accord with the policies and guidance listed above.

6.2.21 Whilst, the proposed scheme would be towards the lower end of the density matrix for an urban area. It is considered that the proposed number of units proposed would be acceptable due to the mixed use nature of the proposal.

6.3 Regeneration

6.3.1 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 and Impact on Listed Building.

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 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 The massing of the proposed extensions would result in a further two storeys being added to the existing building. It is considered that the resultant massing and scale would be appropriate for this location considering the neighbouring buildings within the area. Furthermore, the fourth floor would be set back from the front elevation giving a sense of relief.

6.4.6 The rear of the application site adjoins the curtilage of the Grade II Listed Building, Harrow Magistrates Court. The proposals have been reviewed by the Council's Conservation and it is considered that the proposed extensions at the application site would preserve the setting of the listed building. As stated above the recessed fourth floor would ensure that the proposal would not overly dominate the surrounding area.

6.4.7 The architectural design of the proposed building is considered to be of a good quality contemporary design. It is considered that the proposal would enhance the existing building on site and would be a positive feature within the current streetscene, and therefore meeting the aims of the AAP.

6.4.8 The Design & Access Statement notes that the proposed development would be constructed of a high quality brick. The images provided to show the window details indicate that these would be constructed of aluminium. It appears that a relatively simple materials palette is proposed as part of the development, which is encouraged. A simple palette that incorporates high quality materials ensures that the development would not have an overly fussy appearance within the streetscene. Furthermore, high quality materials that have a robust appearance ensure a high quality design within the site and the streetscene. In principle the materials proposed would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.

6.4.9 Access

In terms of access, the proposed development would have level access for both the D1 use and the residential units on the upper floors. Both of which would be separated with the D1 entrance situated on the front of the building and the entrance to the flats at the side. Both would be level access points with wheelchair accessible lifts.

6.4.10 Landscaping

The existing site predominately consists of hardstanding. The proposal would seek to introduce a level of planting within the site and for the roof terraces on the proposed third and fourth floor. The introduction of such planting is considered to soften the hardstanding on site.

6.4.11 The Council's Landscape architect has not raised objections to the proposals subject to a landscaping strategy including details of the materials of the hard and soft landscaping together with planting schedules. This information would be secured by a condition.

6.4.12 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

6.5 Residential Amenity for Future Occupiers

6.5.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.

6.5.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.

6.5.3 The proposed development includes the following breakdown of residential units:

Second floor:

Flat	Type	Area (sqm)
1	3 bedroom, 5 persons	100
2	2 bedroom, 3 persons	68
3	3 bedroom, 6 persons	125
4	2 bedroom, 3 persons	95

Third Floor:

Flat	Type	Area (sqm)
4	2 bedroom, 3 persons	70
5	1 bedroom, 2 persons	61
6	3 bedroom, 4 persons	86

Fourth Floor:

Flat	Type	Area (sqm)
8	2 bedroom, 4 persons	88
9	2 bedroom, 3 persons	60

6.5.4 The proposed flats in all instances exceed the required GIA for the respective occupancy levels. Furthermore, the majority of the units demonstrate that a level of dedicated storage space for future occupiers which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

6.5.5 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed plans (Sections) indicate that the proposal would achieve a floor to ceiling height of 2.5m. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers.

- 6.5.6 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 *Achieving a High Standard of Development* which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout.
- 6.5.7 It is noted that the proposed floor plans generally provide vertical stacking that is considered to be satisfactory. Notwithstanding this, any overlap is considered in this instance to be acceptable, as the proposed new build would be able to meet Building Regulation standards. Accordingly, it is considered that the vertical stacking of the proposed development is acceptable.
- 6.5.8 Daylight and Outlook
- The SPG establishes no baseline standard for daylight or sunlight. Policy DM1 *Achieving a High Standard of Development*, in seeking a high standard of amenity for future occupiers of a development, has regard to the adequacy of light and outlook within buildings (habitable rooms and kitchens).
- 6.5.9 Policy DM1 requires proposals to achieve a high standard of amenity and sets out the considerations for the assessment of amenity, of which light within buildings is one. The weight to be attached to this consideration, within the context of the whole amenity that would be afforded to future occupiers of the development, is ultimately a question of judgement. There are a number of north facing units within the development. However, where possible dual aspect units have been incorporated. As such, it is considered that the affected units would receive a satisfactory level of daylight and sunlight.
- 6.5.10 In addition to the above a number of the bedrooms located on the second floor would face towards the flank wall of Forest Lodge to the south. Whilst it is acknowledge that the affected units would be dual aspect, a daylight and sunlight report has been produced which demonstrates that the bedrooms facing south would receive a satisfactory amount of light in line with Building Research Establishment (BRE) code on 'Site Layout Planning for Daylight and Sunlight'. As such it is considered that the second floor flats on the south side of the building would offer a satisfactory level of light for future occupiers.
- 6.5.11 The remaining habitable rooms all have provision of a window that would ensure a satisfactory level of sunlight and outlook. As such, it is considered that the proposed accommodation would provide acceptable living conditions in this regard.
- 6.5.12 Amenity Space
- 6.5.13 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space

should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy.

- 6.5.14 For private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. The proposed balconies would meet and exceed these minimum dimensions in terms of 1.5m x 1.5m. The proposed private amenity space for the balconies is considered to be functional and useable spaces. Furthermore, the balconies on the front elevation of Station Road would be inset winter gardens which would be a more private space for future occupiers.
- 6.5.15 In addition to the private balconies occupiers of the flats on the third and fourth floors would also have access to communal outdoor space which is located on the flat roof of the development. Specifically these are located on the second and third floor roof tops. These communal areas would supplement the private balconies and would provide a welcome additional component to the amenity afforded to future occupiers of the development.
- 6.5.16 Accessibility
- 6.5.17 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.
- 6.5.18 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'. The proposed floor plans demonstrate that there would be level access for wheelchair users from the entrance. Furthermore, the applicant's design and access statement highlights that the lifts, communal area and the proposed residential units have been designed to meet the Housing Supplementary Guidance and Building Regulations Part M (3).
- 6.5.19 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 The proposed development would introduce 9 residential units to the existing site. As such, the proposed development would result in a mixed-use building which would materially increase the use profile of the property. However, given the mixed character of the surrounding area and also the location of the site in this busy urban environment, 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.
- 6.6.4 To the north of the application property adjoins a two storey commercial/office building. In addition to the 4.5m height difference, it is proposed to infill the existing undercroft to a depth of 22.5m. Whilst the proposed extension would increase the height difference between the two properties and the ground floor extension would infill the existing undercroft, the footprint of the building would not be significantly altered. In this context, an additional two storeys and a ground floor infill extension at the application site would not result in an undue loss of light or outlook to this neighbour.
- 6.6.5 While the introduction of rear roof terraces and balconies on the north elevation would increase the opportunity of overlooking to the rear amenity area of this neighbouring property, given the mixed-use character of the surrounding area and existing relationships between the buildings, the proposal would not result in an undue loss of privacy.
- 6.6.6 In addition, it is noted that the planning permission for the re-development of Master House has begun on site. The proposal at Masters House would see the erection of a three storey building with offices at first and second floor and residential units within the roofspace. It is considered that the proposal at the application site would not unduly impact on future occupiers of the development at Masters House. It is noted on the proposed plans that there would be no habitable rooms on the rear of Masters House which would directly face the application site. Notwithstanding the above, the daylight and sunlight report submitted by the applicant states that the impact of the proposal would not cause any undue impacts in this regard.
- 6.6.7 To the south, the application property adjoins Forest Lodge, a four-storey building with a supermarket at ground floor and residential units of the upper floors. Forest Lodge has a rear projection with roof terrace above and habitable windows on the northern elevation.

The proposal to attach two stories to the application site is considered not to unduly impact the occupants of Forest Lodge in terms of loss of light or outlook. Furthermore, the proposed fourth floor would be recessed and therefore not visible from any habitable windows at Forest Lodge. Notwithstanding the above, a daylight sunlight report has been submitted with the application. This

report concludes that daylight and sunlight levels were maintained at all of the neighbouring buildings, in accordance with BRE guidelines.

- 6.6.8 The proposal would not result in any windows directly facing the northern flank of the rear projection at Forest Lodge. Although a number of flank windows on the proposed third and fourth floors facing, this neighbour, it is considered that these would not significantly increase overlooking to this neighbour. Furthermore, any views from the flank windows would be across the roof of Forest Lodge.

Similarly, the introduction of roof terraces at the application site would not unduly impact the occupiers of Forest Lodge in terms of overlooking, as any potential overlooking would be mutual due to the location of a large roof terrace on the rear top floor of Forest Lodge.

- 6.6.9 The proposal is considered not to unduly impact upon the buildings to the east of the application site. The buildings in question form part of the former Harrow Magistrates Court site and are now in use as a community centre. As such, the proposal at the application site would not be demonstrably worse than the existing relationship between these two buildings.
- 6.6.10 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 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards. Core Strategy policy CS1.Q seeks to 'secure enhancements to the capacity, accessibility and environmental quality of the transport network', whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards.
- 6.7.2 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. 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.

- 6.7.3 The existing site would see the loss of 14 car parking spaces which were originally provided for the former office building. The proposed development would provide two on-site disabled car parking spaces in accordance with the London Plan requirements. However, apart from the provision highlighted above the proposed development would be 'car free'.
- 6.7.4 Policy DM 42 of the Harrow DMP states that proposals for car free development within town centres will be supported where it can be demonstrated that:
- a) there is sufficient public transport capacity to serve the trip demand generated by the development;
 - b) there would be adequate safeguards against parking on the surrounding highway network and in public car parks; and
 - c) the needs of blue badge holders would be met.

Whilst it is recognised that the site is not strictly in a town centre location, the proposal can be considered appropriate for car-free development due to its location in the opportunity area and its close proximity to Harrow and Wealdstone centres.

- 6.7.5 A transport assessment has been provided with the application. The Council's Highway team have reviewed the submitted documents and it is considered that subject to a legal agreement restricting future occupiers of the development from applying for parking permits within the adjacent CPZ, the development would be acceptable in terms of car-free and impacts on adjacent highway.
- 6.7.6 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.

6.8 Waste and Servicing

- 6.8.1 Waste and recycling has been provided by way of bin store that is located adjacent to the northern boundary of the site. This proposed system would allow for the required bin storage for each the D1 floor space on the ground and first floors and the residential units on the upper floors. Furthermore, the proposed location close to the public highway, would enable ease of access for it to be serviced. The proposed refuse facilities would be in an appropriate location for the servicing of the development. However, further detail would be required as to the appearance of the facilities that would be located above ground, so that the Local Planning Authority would be confident that this element would have an appropriate appearance within the streetscene.
- 6.8.2 A side from 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 and is within a flood zone. 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 Energy & Sustainability

Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaptation to, climate change, and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, as set out below

- 1) *Be lean: use less energy*
- 2) *Be clean: supply energy efficiently*
- 3) *Be green: use renewable energy*

- 7.1 Policy 5.3 seeks to ensure that future developments meet the highest standards of sustainable design and construction, whilst policies 5.9-5.15 support climate change adaptation measures.
- 7.2 The applicant has submitted an Energy Statement, which details the likely energy demands of the proposed development and proposed a strategy to increase energy efficiency. The Energy Statement goes on to investigate measures to reduce the carbon emissions by 35%.
- 7.3 The methodology for the proposed Energy Strategy accords with the hierarchy set out within the London Plan and demonstrates how the minimum savings in carbon emissions against Building Control targets would be achieved on site. The Energy Statement provides a number of options that could be utilised on site to meet the 35% carbon reduction. It is concluded that a mixture of both fabric first and the use of Photovoltaic Panels would be used to ensure that this reduction would be met by the development. Officers consider that the findings of the Energy Strategy are fair and would accord with development plan policies.
- 7.4 It is therefore considered that subject to a condition requiring the recommendations within the Sustainability and Energy Statement reports to be implemented within the development, the proposal would accord with the policies listed above. Conditions to this effect have been recommended.

8.0 CONCLUSION AND REASONS FOR APPROVAL

- 8.1 The proposed scheme seeks to provide a mixed use development of D1 floor space with 9 residential units. The proposal 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.
- 8.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Planning Statement dated September 2016; Design & Access Statement; Transport Statement by Cottee Transport Planning dated September 2016; Phase1 Preliminary Risk Assessment dated August 2016; Built Heritage & Townscape Statement dated August 2016; BREAAAM Pre-Assessment dated 10/08/2016; Energy Statement ES/SR/201608-BC dated August 2016; Extended Phase 1 Habitat Survey PEA/SR/25082016-PH dated August 2016; Daylight & Sunlight Assessment issued; 1603 P 101 100 Rev 02; 1603 P 101 101 Rev 01; 1603 P 101 102 Rev 03; 1603 P 101 103 Rev 02; 1603 P 101 104 Rev 04; 1603 P 106 100 Rev 01; 1603 P 106 101 Rev 01; 1603 P 107 001 Rev 01; 1603 P 107 002 Rev 01; 1603 P 107 100 Rev 01; 1603 P 107 101; 1603 P 107 102; 1603 P 102 100 Rev 02; 1603 P 102 101 Rev 03; 1603 P 102 102 Rev 03; 1603 P 102 103 Rev 02

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 Accessibility

Units 1-9, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved in writing by the Local Planning Authority prior to occupation. The proposal shall be carried out in accordance with the approved drawings and retained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility

for the accessibility of future occupiers and their changing needs over time.

5 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.

6 Landscaping

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

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

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 Flues & Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

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

9 Construction Method Statement

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a 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 for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction
- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

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.

11 Communal Television Equipment

Prior to the construction of the building hereby approved on site beyond damp course level, additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other

such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

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

12 Window Detail

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. The development shall be completed in accordance with the approved details and shall thereafter be retained.

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

13 Sustainability & Energy

The development hereby permitted shall be built in accordance with approved documents Energy Statement Report ES/SR/201608-BC (Dated August 2016). The details approved within these documents shall be implemented and retained thereafter. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development a post construction assessment shall be undertaken for each phase demonstrating compliance with the approved Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written approval.

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

14 Materials

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

- a: External appearance of the building
- b: Refuse and cycle storage area
- c: Boundary treatment
- d: Ground treatment

e: Balcony and terrace materials

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

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

15 Travel Plan

Notwithstanding the submitted information, prior to the commencement of development beyond damp proof course, a framework travel plan, including a detailed scheme for vehicle pick up and drop off times for the development, including both D1 and C3 uses shall be submitted to, and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details from the commencement of the use on site and retained thereafter.

Reason: To safeguard the amenities of neighbouring residents and to ensure that highway safety is not prejudiced.

16 Restrict Use

The ground and first floor of the premises shall be used for the purpose Class D1 (educational) and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification) without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring residents and the character of the locality, and in the interests of highway safety from impacts that could arise from another use falling within the D1 Use Class.

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2012)

The London Plan (2016):

2.13 Opportunity Areas and Intensification Areas

3.1 Ensuring Equal Life Chances for All

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

3.8 Housing Choice

3.9 Mixed and Balanced Communities
5.12 Flood Risk Management
5.13 Sustainable Drainage
6.3 Assessing Effects of Development on Transport Capacity
6.9 Cycling
6.10 Walking
6.12 Road Network Capacity
6.13 Parking
7.1 Building London's Neighbourhoods and Communities
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture
7.8 Heritage Assets and Archaeology

Local Development Framework
Harrow Core Strategy 2012
CS1 Overarching Policy
CS2 Harrow and Wealdstone

Harrow & Wealdstone Area Action Plan 2013
AAP1 Development within Harrow town centre
AAP4 Achieving a High Standard of Development throughout the Heart of Harrow
AAP13 Housing within the Heart of Harrow
AAP19 Transport, Parking and Access within the Heart of Harrow

Development Management Policies Local Plan 2013
DM1 Achieving a High Standard of Development
DM2 Achieving Lifetime Neighbourhoods
DM12 Sustainable Design and Layout
DM22 Trees and Landscaping
DM42 Parking Standards
DM45 Waste Management

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

2 Pre-application engagement

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

3 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 £23,635.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 675m²

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/what_to_submit/cil

4 Harrow CIL

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

Harrow's Charges are:

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

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

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

All other uses - Nil.

The Harrow CIL Liability for this development is: £74,250.00

5 Considerate Contractor Code Of Practice

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

6 Party Wall Act:

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

to carry out building work which involves:

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

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

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance With Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

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

8 Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the

SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

9 Request To Remove Site Notice

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

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



Front Elevation



Rear Elevation as viewed from Rosslyn Crescent



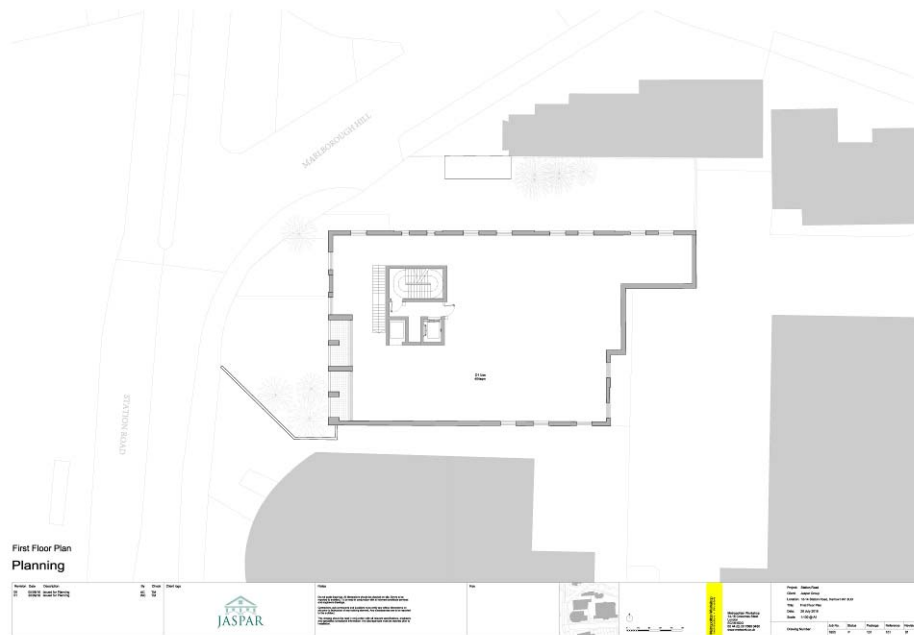
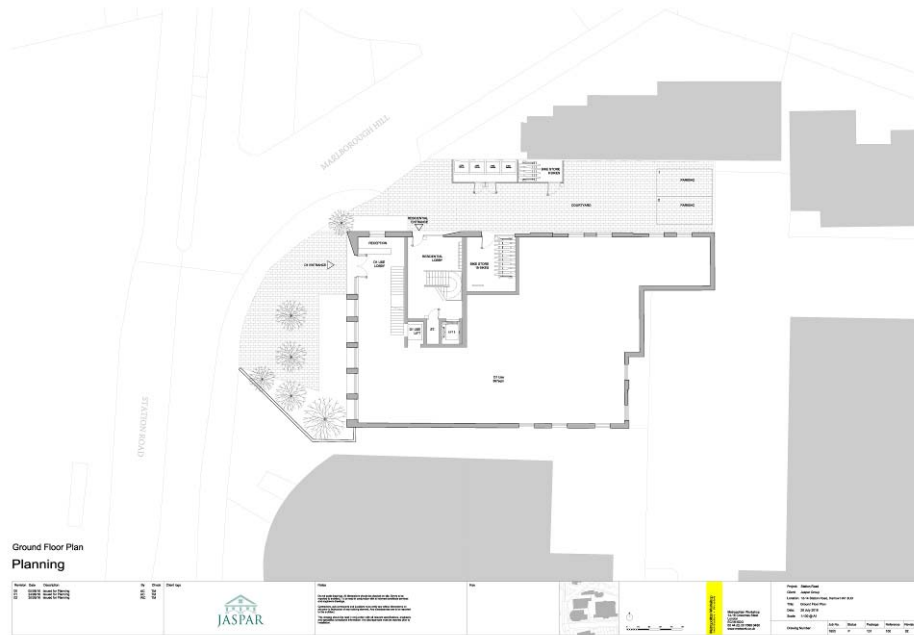
Adjacent rear of Forest Lodge

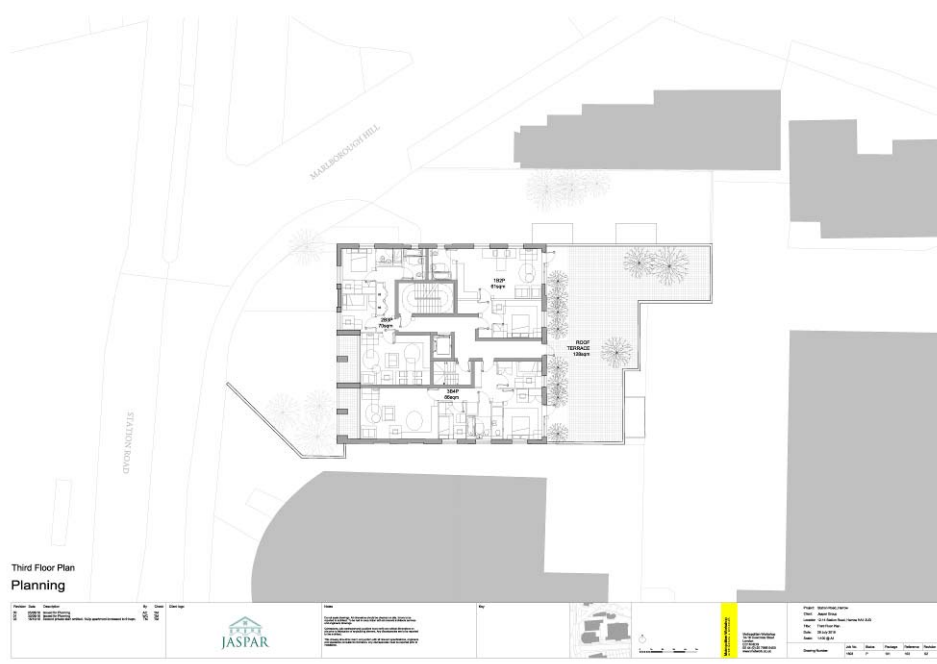
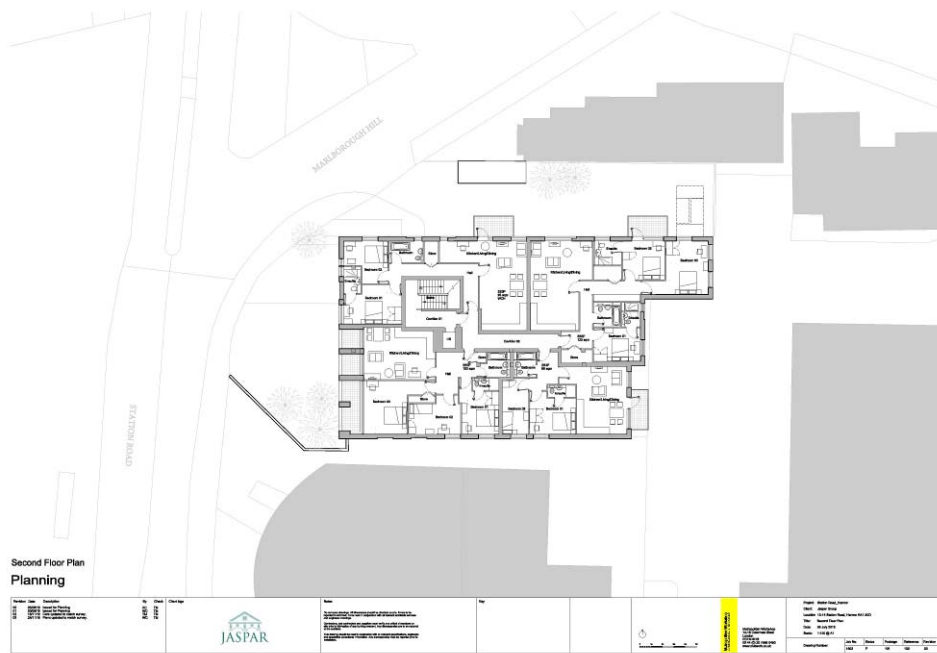




View from Marlborough Hill

APPENDIX 4: PLANS AND ELEVATIONS







West Elevation, Station Road

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