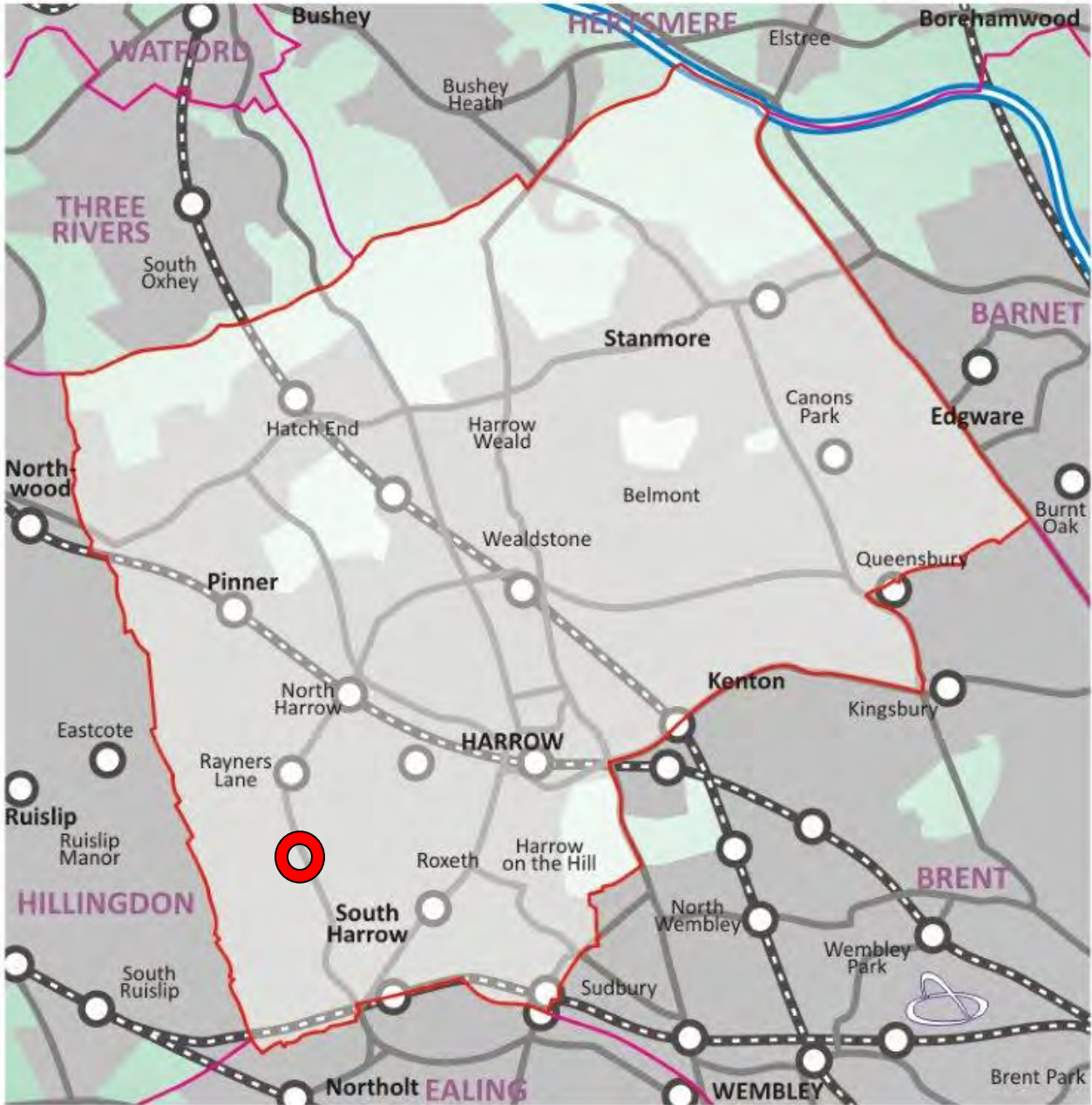
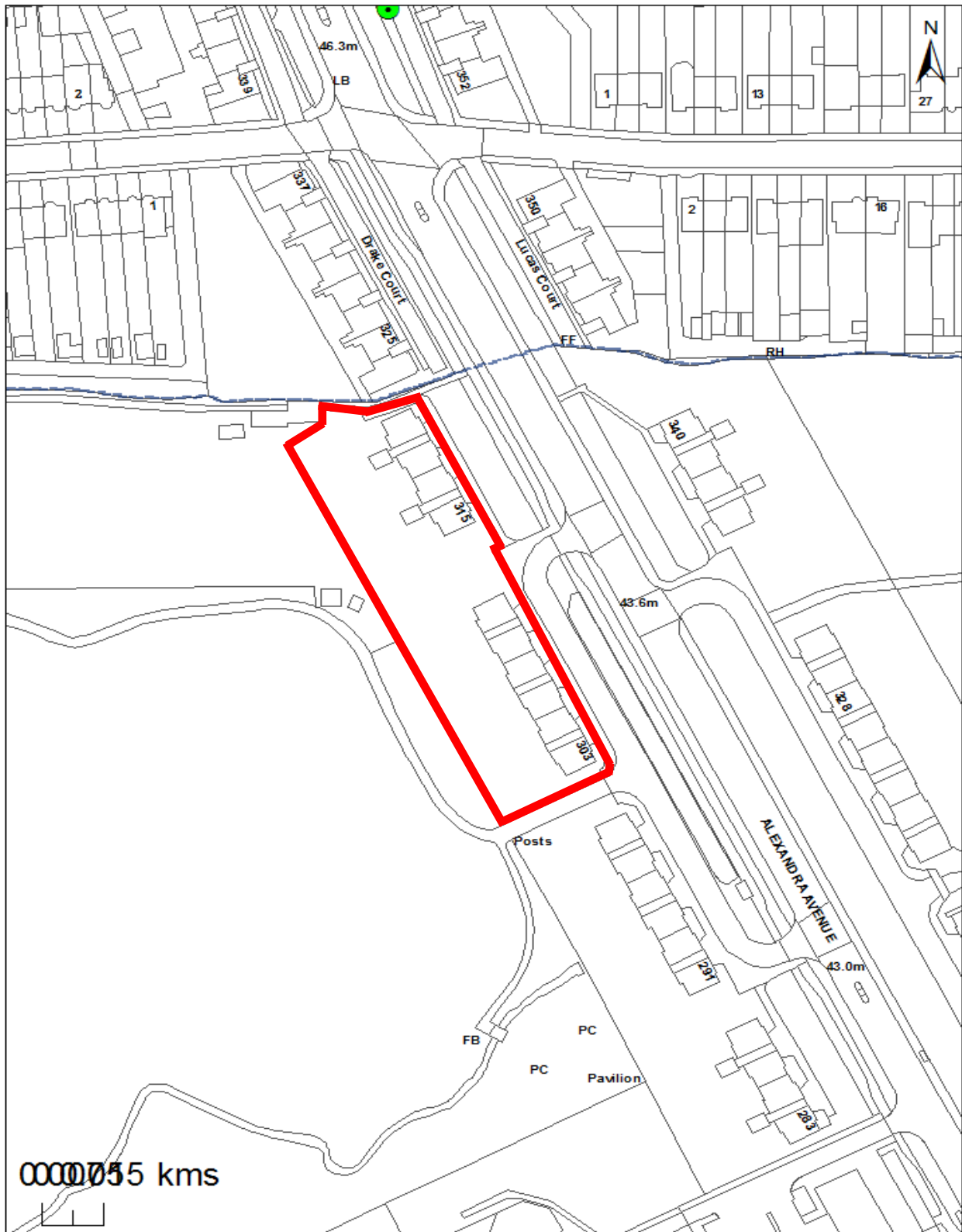


 = application site



313 Alexandra Avenue, Harrow	P/5564/16
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313 Alexandra Avenue, Harrow	P/5564/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd March 2017

APPLICATION NUMBER: P/5564/16
VALIDATE DATE: 17/01/2017
LOCATION: 313 ALEXANDRA AVENUE, HARROW
WARD: ROXBOURNE
POSTCODE: HA2 9DX
APPLICANT: HARROW COUNCIL
AGENT: LBA
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 01/03/2017

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.

Erection of a three storey block of three flats on vacant site adjacent to 313 Alexandra Avenue as an extension to the existing building.

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 the conditions listed in Appendix 1 of this report.

REASON FOR RECOMMENDATION

The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new housing to the Council Housing Stock. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The development of the site is therefore considered to be acceptable in principle.

INFORMATION

The application is reported to the Planning Committee as the subject site is owned by the Council and is over 100sqm in area and the proposal relates to the construction of 3 dwellings. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	The land is owned by the Council
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£8,505
Local CIL requirement:	£26,730

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
- National 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	313 Alexandra Avenue, HA2 9DX
Applicant	Harrow Council
Ward	Roxbourne
Local Plan allocation	
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	

Housing		
Density	Proposed Density hr/ha	450
	Proposed Density u/ph	168
	PTAL	3
	London Plan Density Range	70-170 u/HA
Dwelling Mix	Studio (no. / %)	
	1 bed (no. / %)	1/33%
	2 bed (no. / %)	2/66%
	3 bed (no. / %)	
	4 bed (no. / %)	
	Overall % of Affordable Housing	
	Social Rent (no. / %)	
	Intermediate (no. / %)	
	Private (no. / %)	
	Commuted Sum	
	Comply with London Housing SPG?	Yes
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes	

Transportation		
Car parking	No. Existing Car Parking spaces	32
	No. Proposed Car Parking spaces	39
	Proposed Parking Ratio	+1:1
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	6
	Cycle Parking Ratio	1:2
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	740m
	Bus Routes	
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Binstore and recycling within block. Collection by Council Service

Sustainability / Energy	
BREEAM Rating	
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	?

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 Vacant land adjacent to an existing block of flats at 313 Alexandra Avenue.
- 1.2 This section of Alexandra Avenue is characterised by three storey blocks of flats.
- 1.3 Alexandra Park adjoins the rear boundary of the site.
- 1.4 The site is located within a Critical Drainage Area. There are no other site specific constraints on the site.

2.0 PROPOSAL

- 2.1 11.2 m wide three storey extension to 313 Alexandra Avenue to create a one bedroom, two person flat with bin and cycle store on ground floor and two bedroom, three persons flats on second and third floor.
- 2.2 The proposed extension would be to the same depth and height of the existing block with a 1.3m deep, 1.2m wide set back at the southern elevation to accommodate an entrance and stairwell.
- 2.3 The proposed flats would each have a balcony to a similar scale as the balconies of the existing flats.
- 2.2 Reconfiguration of existing parking provision with the introduction of echelon spaces resulting in an increase in parking provision of 7 spaces.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning application history for this site.

4.0 CONSULTATION

- 4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 07/02/2017

4.3 Adjoining Properties

Number of letters Sent	6
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 Statutory and Non Statutory Consultation

4.5 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 Highways	<p>The proposal to introduce further housing units into this location would be likely to increase pressure on the already congested service roads. The roads are narrow and heavily parked throughout the day and night. Access to public transport is limited at this location but various options are available within a reasonable walking distance. We would consider that mitigation is required to make this application acceptable.</p> <p>The proposals to improve the parking layout at this location will allow for some extra parking to take place which can be considered a benefit. A one-way system on both sides would also help by removing conflict and will make accessing the new echelon bays safer.</p> <p>Cycle parking should also be provided as part of the proposals (in accordance with London Plan standards), however as this affects</p>	Noted.

	<p>adopted highway, we would not be seeking to introduce disabled parking spaces but the proposed larger bays for future provision are acceptable and neither would we be seeking the introduction of electric vehicle charging points as we already have a programme to provide EV charging at key locations on highway.</p>	
LBH Policy	<p>The loss of the gap is regrettable and the associated open space integral to the original housing scheme.</p> <p>Of more concern is the proposal for additional parking and loss of green space to the front. I suggest no more than the minimum car parking spaces required as the loss of the green space to the front of the blocks will be significant and likely to impact on the trees /shrubs in this area. I see no merit in unnecessary loss of green space in this location.</p> <p>One final comment is a view on the proposed "landscaping" which appears very thin. The scheme can be supported on the basis of some net improvement to compensate for the loss of green spaces and I would encourage a more robust biodiversity improvement –tree planting etc including on the frontage green space.</p>	<p>Noted. A condition is recommended to ensure that a Landscaping Scheme is submitted prior to occupation.</p>
LBH Drainage	No objection subject to conditions	Condition Recommended

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 and Accessibility
Traffic, Parking and Drainage

6.2 Principle of Development

6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 should be taken as a whole. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural well-being. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.

6.2.2 Paragraph 12 of the NPPF states that: ‘This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords

with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.'

- 6.2.3 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here. The proposed development would not result in development on garden land and would therefore not conflict with Core Strategy policies CS1A and CS1B.
- 6.2.4 Policy 3.8 of The London Plan (2016) also encourages the borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS(I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'.
- 6.2.5 The site is not allocated for development. The redevelopment of the site and the provision of new dwellings on the site are considered to represent a 'windfall development' as outlined in the Core Strategy. The use of the land for residential uses could therefore be supported in principle and would make an important contribution to the housing stock in the borough, including affordable housing, particularly having regard to the increased housing target identified within the London Plan (2016).
- 6.2.6 The principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

- 6.3.1 The proposal would redevelop a "windfall site" that would provide additional Council Housing Stock and create local jobs during the construction.
- 6.3.2 The proposal is in accordance with the Council's Regeneration policies.

6.4 Character of the Area

- 6.4.1 The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.
- 6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all Boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all

development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

- 6.4.3 Core Policy CS(B) states that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.’
- 6.4.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.5 The proposed development would read as a continuation of the existing block of flats. The extended built form would be to the same depth and height as the existing block with an entrance and stairway set back 1.3m from the front building line. It would maintain a sympathetic relationship in terms of separation, building heights and mass.
- 6.4.6 The design and appearance of the proposed extension would include balconies to a similar scale as the existing and would read as a sympathetic addition to the built form and, subject to a condition to secure final details of proposed materials, would secure a high quality of design.

6.5 Residential Amenity

- 6.5.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.
- 6.5.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

Amenity of future occupiers

- 6.5.3 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by:

- a. the location and dwelling mix;
- b. the likely needs of future occupiers of the development;
- c. the character and pattern of existing development in the area;
- d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
- e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping)."

- 6.5.4 The residential units would have access to a communal amenity space. The ground floor flat would have a 5 sqm private amenity space and the first and second floor flats would benefit from a 7 sqm balconies. Therefore the amenity space is considered to be appropriate and would accord within the minimum standards set out in the Mayoral Housing SPG (2016).
- 6.5.5 Table 3.3 of the adopted London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan (2016) specifies that these are minimum sizes and should be exceeded where possible.
- 6.5.6 In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan (2016) also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts. In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan (2016), and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (May 2016).
- 6.5.7 The room sizes of the proposed flats are shown in the table below, along with the minimum floor areas for rooms as recommended by the Housing SPG (2016).

	Gross Internal Floor Area	Bedroom	Storage
Mayor of London Housing SPG (2016)	1 bedroom, 2 person (50 sqm) 2 bedroom, 3 person (61sqm)	Double 11.5sqm Single 7.5 sqm	1.5 sqm 2 sqm
Ground floor 1 Bed, 2 person	57.8 sqm	12.5 sqm	1.6 sqm
First and second floor 2 bed, 3 person	68 sqm	12.5 sqm 9.3 sqm	1.6sqm

- 6.5.8 With reference to the above table. All proposed flats would comply with the minimum Gross Internal Floorspace of the Housing SPG (2016) and are therefore considered acceptable. It is noted that the provided storage space for the first and second floor flats would fall 0.4m under the required 2 sqm for a two bedroom 3 person flat. However given that the Gross Internal Floorspace exceeds that recommended the storage provision is considered acceptable in this instance.
- 6.5.9 The floor to ceiling height of the proposed units would be 2.6m which would comply with minimum requirements of the London Plan.

Accessibility

- 6.5.9 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow DMLP (2013) seeks to ensure that buildings and public spaces are readily accessible to all
- 6.5.10 The submitted plans and accompanying Design and Access Statement indicates that the proposed ground floor unit would meet “accessible and adaptable” objectives. It is evident from the plans that external door widths and turning circles would be sufficient to accommodate wheelchair users and to meet these Standards. A condition is recommended to be attached to the permission, should approval be granted which would require the units to be built to these standards. Subject to this, the proposed dwellings would provide an acceptable level of accessibility in accordance with the above policies.

Amenity of Neighbouring Occupiers

- 6.5.11 Paragraph 61 of the NPPF states inter alia that planning decisions should address the integration of new development into the built environment. London Plan Policy 7.6 B states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings in relation inter alia to privacy and overshadowing. Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 C & D of the Development Management Policies Local Plan require development to achieve a high standard of design and layout and set out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers to this end. The Council has also produced a Residential Design Guide SPD.

Privacy, Outlook Visual Impact, Loss of Light

- 6.5.12 The proposed extension would respect the 45 degree code with the existing and neighbouring block. Therefore it is considered that there would be no undue impact on residential amenities of neighbouring properties.

Refuse

- 6.5.13 A refuse store is proposed on the ground floor which is considered to be of sufficient size to accommodate the proposed units. However, no details of the capacity of the proposed bins has been provided. Therefore a condition is recommended for details of refuse to be submitted prior to occupation of the development.
- 6.5.14 In summary, officers consider that the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.6 Traffic, Parking and Drainage

- 6.6.1 The proposal would make provision for an additional 7 parking spaces, removing 2 kerbside parking spaces and introducing 9 echelon spaces. The slip road would also be changed from two way traffic to one way to alleviate congestion and ensure safe use of the echelon spaces. The Highways Authority have raised no objection on parking grounds. The submitted plans show a bin and cycle store to the rear at ground floor level, it is considered that this store would be of insufficient size to accommodate both the bins and the five secure cycle spaces. Therefore a condition is recommended for details of separate secure cycle storage to be submitted prior to occupation of the development.

Drainage

- 6.6.2 London Plan (2016) Policy 5.13 A states that development should utilise urban drainage systems, unless there are practical reasons for not doing so, and should aim to achieve Greenfield run-off rates. Core Strategy Policy CS 1 U requires development to be managed to reduce flood risk and increase resilience to flood events. Policy DM 10 A of the Development Management Policies Local Plan (2013) gives substantial weight to the achievement of Greenfield run-off rates and part B of the policy sets out the design and layout criteria for major development proposals.
- 6.6.3 The application site is located within a critical drainage area of Harrow. The Drainage Authority have raised no objection to the proposal subject to conditions which are recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new housing to the Council Housing Stock. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The development of the site is therefore considered to be acceptable in principle.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents ALX2 PL001; ALX2 PL002; ALX2 PL003 Rev A; ALX2 PL004; ALX2 PL005 Rev A; ALX2 PL006 Rev A; ALX2 PL007 Rev A; ALX2 PL008 Rev A; ALX2 PL009 Rev A; ALX2 PL010 Rev A; ALX2 PL011 Rev A; ALX2 PL012

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

3 Drainage 1

The development hereby permitted shall not commence until details of the works for the disposal of sewage to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

Reason: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems, in accordance with Policy 5.14 B of the London Plan (2016) and Policy DM 10 B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition.

4 Drainage 2

The development hereby permitted shall not commence until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

Reason: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems, in accordance with Policy 5.13 A of the London Plan (2016) and Policy DM 10 A & B of the Development Management Policies

Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition

5 Landscaping 1

Notwithstanding the approved plans, a landscape management plan, including species numbers/locations, long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas 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. Details are required prior to occupation to ensure a satisfactory form of development.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO THE OCCUPATION to ensure a satisfactory form of development and avoid potentially unenforceable conditions.

6 Landscape 2

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

Reason: To ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement), in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

7 Materials

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

- a. the buildings;
- b. the ground surfacing; and
- c. the boundary treatment.

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

Reason: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM 1 A & B and DM 10 B of the Harrow Development

Management Policies Local Plan (2013).

8 Refuse

Notwithstanding the approved plans, the development hereby approved shall not progress beyond damp proof course level until further details relating to the bin storage capacity as shown on the approved plans and the suitability of the approved units has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall thereafter be retained.

Reason: To ensure that means of enclosure of the bin store achieve a high standard of design and layout, having regard to the character and appearance of the area, and that the development achieves a high standard of amenity for neighbouring occupiers of the site and future occupiers of the development, in accordance with Policy DM 1 A & B and C & D of the Harrow Development Management Policies Local Plan (2013).

9 Cycle Spaces

Notwithstanding the approved plans, the development hereby approved shall not progress beyond damp proof course level until details relating to separate secured cycle storage to accommodate five cycles has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall thereafter be retained.

Reason: To ensure that means of enclosure of the bin store achieve a high standard of design and layout, having regard to the character and appearance of the area, and that the development achieves a high standard of amenity for neighbouring occupiers of the site and future occupiers of the development, in accordance with Policy DM 1 A & B and C & D of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016):

- 3.3 – Increasing Housing Supply
- 3.5 – Quality and Design of Housing Developments
- 3.8 – Housing Choice
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable Design and Construction
- 5.12 – Flood Risk Management
- 5.13 – Sustainable Drainage
- 6.3 – Assessing Effects of Development on Transport Capacity
- 6.9 – Cycling
- 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
- 7.6 – Architecture
- 7.21 – Trees and Woodlands

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Core Policy CS4 – South Harrow

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

Policy DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Residential Design Guide (2010)

Mayor Of London, Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 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.

3 Party Wall Act

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

4 Compliance With 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.

5 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.

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £8,505 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 £8,505 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 243 sqm. 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>

7 Local 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: £26,730.

APPENDIX 2: SITE PLAN



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NOTES
 ● all dimensions to be checked on site
 ● do not scale from drawings

1	2017/12/13	Final
2	2017/12/13	Final

Levit Bernstein Associates Ltd

1 Kingsway Exchange
 London E8 2BE
 Tel: 020 311 544 0000

Project
 313 Alexandra Avenue

Drawing		Revision	
No.	Date	No.	Description
1	22/12/13	1	ISSUED FOR PERMIT
2	2017/12/13	2	REVISED



APPENDIX 3: SITE PHOTOS

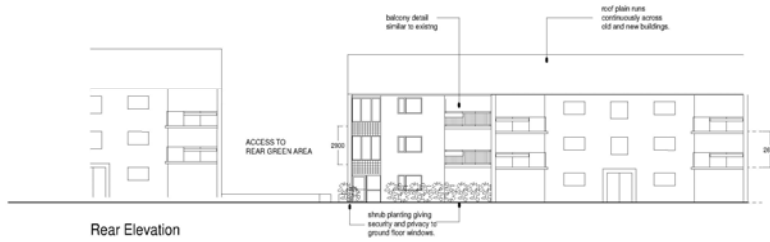




APPENDIX 4: PLANS AND ELEVATIONS



Alexandra Avenue Front Elevation



Rear Elevation



NOTES:
 ● all dimensions to be checked on site
 ● do not scale from drawings

1	2016/11/24	Issue
2	2016/11/24	Revised
3	2016/11/24	Final

Levitt Bernstein Associates Ltd

1 Margrave Passage
 London, E9 2BB
 Tel: 0207 751 7676

Project:
 Land adjacent to
 313 Alexandra Avenue

Drawing:
 Context Elevations

Drawn	2016/11/24	2016/11/24	2016/11/24
Checked	2016/11/24	2016/11/24	2016/11/24
Scale	1:250	A3	A



Alexandra Avenue street view looking west



Alexandra Avenue looking south

NOTES:
 ● all dimensions to be checked on site
 ● do not scale from drawings

1	2016/11/24	Issue
2	2016/11/24	Revised
3	2016/11/24	Final

Levitt Bernstein Associates Ltd

1 Margrave Passage
 London, E9 2BB
 Tel: 0207 751 7676

Project:
 Land adjacent to
 313 Alexandra Avenue

Drawing:
 3D Views

Drawn	2016/11/24	2016/11/24	2016/11/24
Checked	2016/11/24	2016/11/24	2016/11/24
Scale	1:250	A3	F

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