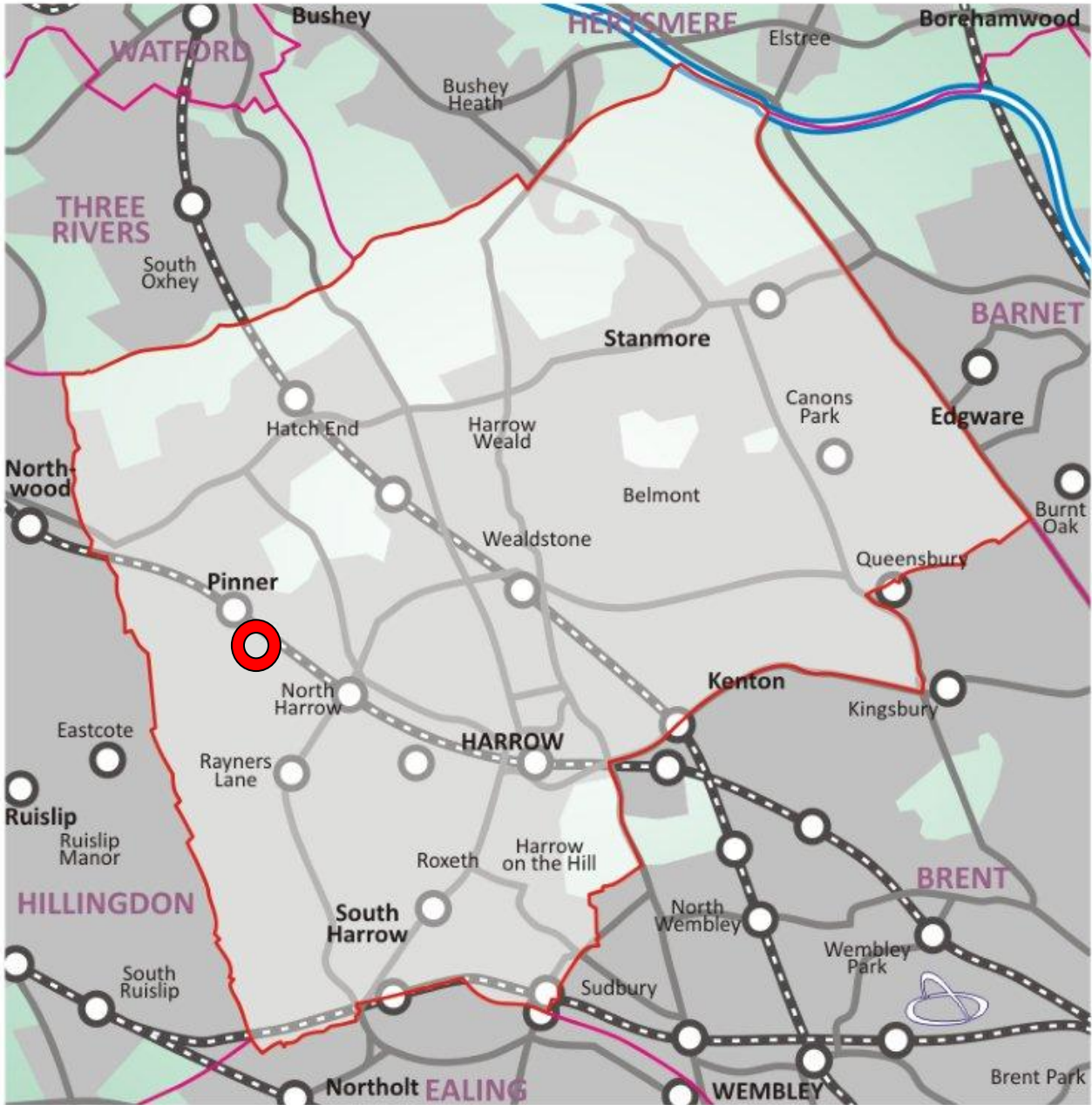


 = application site



Greenhill Service Station, Marsh Road, Pinner	P/5250/16
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Greenhill Service Station, Marsh Road, Pinner	P/5250/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th April 2017

APPLICATION NUMBER: P/5250/16
VALIDATE DATE: 24/11/2016
LOCATION: FORMER GREENHILL SERVICE STATION, MARSH ROAD, PINNER
WARD: PINNER
POSTCODE: HA5 5PB
APPLICANT: CHURCHILL RETIREMENT LIVING
AGENT: PLANNING ISSUES
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 22/02/2017

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.

Redevelopment: Construction of a five storey building to provide 30 bedroom sheltered retirement flats (use class C3) with parking, bin / buggy storage and landscaping.

The Planning Committee is asked to:

RECOMMENDATION A

The Planning Committee is asked to:

- 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) a. Financial Contribution towards off-site Affordable Housing;(£450,000
 - b. A review mechanism (to be agreed) to enable the financial viability of the development to be re-appraised at an appropriate time point (or points) during the course of the development to enable any additional Financial Contribution towards off-site Affordable Housing
 - ii) Financial Contribution towards ecological enhancements on the River Pinn;

- (20,000.00)
- iii) Financial Contribution towards Energy reduction in lieu of zero carbon (£44,130)
 - iv) Prior to Occupation of the Development notify all prospective owners, residents, occupiers or tenants of the Housing Units of the Development that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
 - v) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - vi) Planning Administration Fee: Payment of £2206.50 administration fee for the monitoring and compliance of the legal agreement

REASON FOR THE RECOMMENDATIONS

The proposed redevelopment of the site would provide a high quality development comprising of sheltered accommodation for the elderly. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with the National Service Framework for Older People (2001), Policies 3.16 and 3.17 of The London Plan (2016), Policy DM1 of the DMP (2013).

The site is currently vacant and the proposal would enhance the urban environment in terms of material presence, attractive streetscape and makes a positive contribution to the local area in terms of quality and character. The applicant has submitted a Sequential and Exception Test in support of this application which demonstrates that there are no other sites available of comparable site area and location that can deliver the development. Furthermore, in order to facilitate the development, the applicant has agreed to pay the sum of £20,000 for future naturalisation and re-grading of the river banks to help improve flood defence, bring about environment benefits and improve ecology and biodiversity value.

The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers and the development would contribute towards the strategic objectives of reducing the carbon emissions of the borough.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

RECOMMENDATION B

That if, by 24th July 2017 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason.

The proposed development, in the absence of a legal agreement to provide a contribution towards off-site affordable housing provision; and / or a contribution towards ecological enhancements on the River Pinn; and / or a contribution towards energy reduction, and / or the restriction of resident parking permits, would fail to comply with the requirements of policies 3.11 and 3.12 of The London Plan 2016 and policy CS1.J of the Harrow Core Strategy 2012 and Policies DM11 and DM46 of the DMP 2013 and would therefore be unacceptable.

INFORMATION

This application is reported to Planning Committee as it would provide in excess of 2 residential units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type:	Small Scale Major Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£88,865.00
Local CIL requirement:	£279,290.00

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 – Plans and Elevations

Appendix 4 – Site Photographs

OFFICER REPORT

PART 1: PLANNING APPLICATION FACT SHEET

The Site	
Address	Greenhill Service Station, Marsh Road, Pinner HA5 5PB
Applicant	Churchill Retirement Living
Ward	Pinner
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Housing		
Density	Proposed Density hr/ha	
	Proposed Density u/ph	188 (30 units, site area 0.16ha)
	PTAL	3
	London Plan Density Range	-
Dwelling Mix	Studio (no. / %)	
	1 bed (no.16 / %)	16 units / 53%
	2 bed (no. / 14 %)	14 units / 47%
	3 bed (no. / %)	-
	4 bed (no. / %)	-
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	100%
	Committed Sum	£450,000
	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	0
	No. Proposed Car Parking spaces	10
	Proposed Parking Ratio	10/30 = 0.33
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	4
	Cycle Parking Ratio	-
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	Pinner, Met Line 400m
	Bus Routes	H11, H132, H13, 183
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	Double Yellow Lines at the front
	Previous CPZ Consultation (if not in a CPZ)	-
	Other on-street controls	Double/ Single yellow lines
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	Refuse storage will be located at the rear of the site

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	40% reduction in carbon emissions plus Energy contribution of £44,130 in lieu of zero carbon

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site is on the west side of Marsh Road, opposite Pinner Library. Marsh Road is a Borough Distributor Road. The site is currently vacant, however was previously occupied by Esso Petrol Station. The site included a single storey sales kiosk, a shop at the northern end of the site, a canopy fuel filling area located toward the centre of the site and a car wash area located toward the western boundary of the site.
- 1.2 The site is wholly hard surfaced with concrete and block paving. The site is bound to the north-west by a car parking area. Beyond which is a three-storey terrace comprising commercial at ground floor with residential above. To the south-east is a four-storey office to residential conversion building, known as Evans House.
- 1.3 At the rear of the site is the River Pinn, beyond which is the rear of properties fronting Ashridge Gardens. The site is bound to the east by Marsh Road, beyond which is Pinner Library.
- 1.4 The application site is not within in a Conservation Area or within the setting of a Listed Building. The site is mainly with Flood Zone 3 but also within Flood Zone 2.

2.0 PROPOSAL

- 2.1 The site is currently vacant and the proposal seeks to construct a building 5 storeys high comprising 30 residential units to provide sheltered retirement accommodation for elderly residents.
- 2.2 The proposed new build would have a maximum height of approximately 14.3m, a depth of approximately 16.9m and a width of approximately 40.20m, fronting Marsh Road.
- 2.3 The proposal would adopt a contemporary design approach, incorporating recessed modelling to the front facade and an inset fifth floor. The proposed building would utilise two tones of brick, with the recessed fifth floor constructed of metal cladding.
- 2.4 The primary access to the building would be located at the north- eastern corner of the Marsh Road frontage. An additional entrance door would be located within the front elevation and another within the rear.
- 2.5 The ground floor would comprise 7 units, 6 x 1 bedroom and 1 x 2 bedroom. A lobby, reception, office and guest room would also be located at ground floor.

- 2.6 Two stairwells and a lift would provide access to the upper floors with the first floor would comprising 7 units, 6 x 1 bedroom and 1 x 2 bedroom. Each of these units would benefit from a roof terrace or winter balcony.
- 2.7 The second floor would comprise 7 units, 4 x 1 bedroom and 3 x 2 bedroom. Each of these units would benefit from a roof terrace or winter balcony.
- 2.8 The proposed third floor would comprise 7 units, 3 x 1 bedroom and 4 x 2 bedroom. Each of these units would benefit from a roof terrace or winter balcony.
- 2.9 The proposed inset fifth floor would include a 2 x two bedroom units and an owner's lounge.
- 2.10 A 148sqm communal amenity space would be provided at fifth floor at the north-western end of the building.
- 2.11 Refuse storage and 10 parking spaces would be provided at the rear of the site.
- 2.12 Vehicular access to this area would be provided at the southern end of the building, adjacent to Evans House

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/5932/15	Redevelopment: Construction of a four / five storey building to provide 29 sheltered retirement flats with parking bin / buggy storage and landscaping (demolition of existing petrol station)	02/09/2016 Granted at Committee
P/2304/15	Redevelopment: Construction Of Four Storey Building To Provide A 30 Bedroom sheltered retirement flats With Parking Bin / Buggy Storage And Landscaping (Demolition Of Existing Petrol Station)	Refused on 21/08/2015 various reasons which were subsequently address in the approved application P/5932/15
P/4529/16	Details pursuant to Condition 23 (contamination), Condition 24 (remediation scheme),	Granted 29/11/2016

	Condition 25 (approved remediation scheme) and Condition 26 (monitoring and maintenance scheme) of planning permission P/5932/15 dated 2.9.2016 for Redevelopment: Construction of a four / five storey building to provide 29 sheltered retirement flats with parking bin / buggy storage and landscaping (demolition of existing petrol station)	
P/1006/17	Details pursuant to conditions 3 (levels) 8 (travel plan) 11 (tree protection plan) and 15 (sustainability strategy) attached to planning permission P/5932/15 dated 02/09/2016 for redevelopment: construction of a four/five storey building to provide 29 sheltered retirement flats with parking bin/buggy storage and landscaping(demolition of petrol station)	Current

3.2 Revisions to previous application:

- 1) The applicant acquired land to the north of the site next to No. 137 -149 Marsh Road and as a result extended the approved development by a four storey side extension in order to increase the proposed units to 30.
- 2) Car parking spaces have also been increased from 8 to 10.

3.3 Revisions to this application:

- 1) Site levels shown to correspond with Peter Brett Floodplain Compensation Drawing 30481/4034/001 Rev G, as agreed with the EA.
- 2) Electric vehicle charging points and give way marking shown as required by Highways.
- 3) Boundary schedule changed to indicate 1100mm metal railings along the front (Marsh Road) boundary
- 4) Small staircase shown for access to Plant Room on rear elevation.
- 5) Finished Floor Level of 49.070m consistent with Flood storage requirements
- 6) Brick type amended as requested by Design Officer.
- 7) Wireframe Elevation AA added to the drawing showing detail and facade 1m in front of the building - this shows flood void grating and ground floor terraces

8) Marsh Road boundary treatment amended to show 1100mm railings with planting behind.

4.0 CONSULTATION

4.1 A Site Notice was erected on 30th November 2016, expiring on 21st December 2016.

4.2 Press Notice was advertised in the Harrow Times on the 1st December 2016 expiring on 22nd December 2016.

4.3 The application was advertised as a major application.

4.4 A total of 265 consultation letters were sent to neighbouring properties regarding this application.

4.5 The overall public consultation period expired on 20th December 2016.

4.6 Adjoining Properties

Number of letters Sent	265
Number of Responses Received	8
Number in Support	0
Number of Objections	8
Number of other Representations (neither objecting or supporting)	0

4.7 8 objections were received from adjoining residents

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

Details of Representation	Summary of Comments	Officer Comments
1	Loss of value to properties	This not considered a material planning consideration.
2	Pinner's population is already biased towards the elderly. The additional flats for elderly residents would put a strain on local services, in particularly the medical centre, which is already	The proposal to provide 30 residential units for the elderly addresses the needs for social care facilities as outlined

	over capacity	within policies 3.16 and 3.17 of the London Plan (2016). The principle of the proposed development is therefore supported. Further detail is provided within section 6.6 of this report.
3	5 storey height is too tall and out of scale of the site and surrounding development. A maximum of 3 storeys should be considered.	A full assessment of the scale and massing of the proposed new build has been discussed within section 6.6 of this report. As detailed, the proposed height is considered to be acceptable within the surrounding context of development.
4	Pinner is losing its identity as a village due to the saturation of building of blocks rather than family homes.	The scale, design and appearance of the proposed building would be appropriate within the wider context of the site and would not appear unduly obtrusive or bulky. The proposal complies with the intent of Policy DM1 of the DMP (2013). Further discussion is provided within section 7.3 of this report.
5	The proposal would increase traffic flow to an already congested area.	Please refer to section 7.6 of this report. The applicant has submitted a Transport Assessment in support of the

		proposed application. Subject to the imposition of conditions, the proposal is not considered to have a detrimental impact on the highways network
6	The proposal will increase the risk of flooding	The applicant has worked extensively with the Council's Drainage Team and the Environment Agency to come up with measure to minimise the risk of flooding and these details will be secured by condition and Section 106 agreements
7	The proposal would overlook properties in Ashridge Gardens and would cause a significant loss of privacy. The roof top amenity area would result in a loss of privacy and perception of overlooking to surrounding residents.	Given the separation distances provided between the application site and the properties in Ashridge Gardens and the relationship with surrounding properties, no undue loss of amenity would result. Please refer to section 7.4 for further discussion.
8	Site boundary is wrong as it shows land that does not belong to the applicant.	The applicant has served the requisite notice to the Council. Planning permission does not override private property rights.

4.9 Statutory and Non Statutory Consultation

4.10 The following consultations have been undertaken:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
CIL Administrator
LBH Tree Officer
Health and Safety Officer
LBH Regeneration
LBH Landscape Architects
Affinity Water
Bio Diversity Officer
LBH Waste Officer
TFL
The Pinner Association
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
Thames Water Authority

4.11 Internal and External Consultation

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

External Consultations

Consultee	Summary of Comments	Officer Comments
Environment Agency	No objections subject to securing S106 for improvements to the river bank and standard drainage conditions	Conditions attached and drafting of S106.
Transport for London	No objections	N/A
Thames Water	No objections subject to conditions	Conditions attached
Designing Out Crime Officer, Metropolitan Police Service	Recommendation for Certificate of compliance to be discharged as a condition.	Condition attached

Internal Consultations

Consultee	Summary of Comments	Officer Comments
LBH Drainage	The (drainage) design is acceptable. Thames Water	The comments have been noted and

	consent for connections to the public sewers is required. Management plan for disposal of ground water during construction phase will be required pre-commencement	conditions are accordingly attached
Highways	No objections however, a construction method statement and logistics plan should be secured by condition.	Condition attached
Design Officer	Comments regarding a difference to the tone of brick to the new side extension. Requested change to glass balustrade and replace with metal railings.	Amended plans received to show same brick type and other minor changes highlighted in a section named Revisions to this application on section 3.3 above.
Landscape Officer	No objections subject to landscaping conditions and submission of Arboricultural Impact Assessment and Tree Protection Plan	Conditions attached
Planning Policy	Any permission should include a condition requiring zero carbon with this to be demonstrated through the submission of a further energy strategy that includes detailed calculations / Building Regulations output.	Conditions attached

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 Development
Regeneration
Functional Flood Plain
Affordable Housing
Design, Character and Appearance of the Area
Siting and Layout
Massing and Scale
Architecture
Refuse and Servicing
Residential Amenity
Internal Layout
Outdoor Amenity Space
Impact on neighbouring properties
Traffic, Safety and Parking
Landscaping,
Trees
Landscaping
Biodiversity
Accessibility
Development and Flood Risk

6.2 Principle of Development

- 6.2.1 The proposed development seeks to establish a part four storey / part five-storey building, to provide sheltered retirement accommodation for elderly residents. While the site is currently vacant, the last lawful use was a petrol filling station (Class sui generis). However there is an extant planning permission P/5932/15 for construction of a four / five storey building to provide 29 sheltered retirement flats with parking bin / buggy storage and landscaping (demolition of existing petrol station). Following this, the buildings on site were demolished and the site was levelled. Accordingly, at present, the site is entirely hardstanding.
- 6.2.2 There are no specific policies contained within the Development Management Policies Document (2013) that directly relate to the loss of petrol filling stations. Similarly, there is no specific policy within the London Plan. Accordingly, in the absence of any specific policies within the development plan to safeguard this type of use, and also considering the petrol filling station ceased operation and was demolished in late 2015, there are no objections to the redevelopment of the site.
- 6.2.3 Furthermore, the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy. These policies seek to redirect all new development the Harrow and Development Opportunity Area, to town centres and to previously developed land. On this basis, the proposal to develop this site is considered to be acceptable in principle.
- 6.2.4 In terms of the proposed use of the site, the proposal seeks to establish 30 sheltered retirement flats for elderly residents. This use would fall within Use Class C3. This revised application seeks to add a side extension to the approved scheme in order to increase the number of flats to 30 and increase car parking spaces to 10. The principle of developing the site to provide for residential flats has already been established within application Number P/5932/15 and it is considered to result in an efficient and effective use of the site. The revised side element of the proposal would be appropriate in this location.
- 6.2.5 Paragraph 50 of the National Planning Policy Framework outlines that “local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, older people, people with disabilities, service families and people wishing to build their own homes).
- 6.2.6 London Plan policy (2016) 3.16 outlines the need for additional and enhanced social infrastructure provision to meet the needs of its growing and diverse

population. It states that “development proposals which provide high quality social infrastructure will be supported in light of local and strategic needs assessments...Facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport”. Further to this, 3.17 ‘Health and Social Care Facilities states that “proposals that provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport , cycling and walking”.

6.2.7 The London Plan (2016) also identifies a need for specialist accommodation for older people (including sheltered accommodation, extra care accommodation and nursing home care). Paragraph 3.50b states:

6.2.8 “Research suggests that the choices open to older Londoners to move into local specialist housing may have been constrained through inadequate supply. Extending these choices through a higher level of specialist provision will in turn free up larger family homes for family occupation.

Over the period 2015-2025, older Londoners may require 3,600-4,200 new specialist units per annum. At the mid-point of this range, these might be broken down broadly into 2,600 private units pa, 1000 in shared ownership and some 300 new affordable units. There may also be a requirement for 400-500 new bed spaces per annum in care homes”

6.2.9 Table A5.1 of The London Plan provides indicative strategic benchmarks to inform local targets and performance indicators for specialist housing for older people (including sheltered accommodation, extra care accommodation and nursing home care) between 2015 and 2025. The annual benchmark figure for Harrow is stated as 150 units.

6.2.10 Local plan policy DM 29 states that “the Council will support proposals on previously developed land for sheltered housing, care homes and extra care housing (across all tenures) for older people and those who may be vulnerable, provided that the proposal is accessible by public transport with good access to local amenities including shops and local facilities”.

6.2.11 The application site is located on the south-western side of Marsh Road, a busy route running from the south east of Pinner’s town centre. The application site has a Public Transport Accessibility Level of 3. The site is approximately 400m to the Pinner Station, while bus stops are providing directly opposite the site and approximately 120m on Eastcote Road. It is considered that the location of the application property, in highways terms, is highly sustainable and would comply with this part of Policy DM29.

6.2.12 The application site is located adjacent to a small parade of shops on Marsh Road, 300m from the High Street and 450m from Bridge Street; both streets having an extensive range of shops and amenities. Given the age of the future residents, accessibility to health services, fresh food shops, leisure facilities and other local amenities are likely to be the key services of interest. Access to employment and education is not considered to be of significance. In this

respect, it is noted that shops along Marsh Road include a newsagent, take-away shops, pharmacy, dry cleaners, and barbers. Off Marsh Road there is a library. The High Street includes restaurants, supermarkets and a range of retail and coffee shops. Given the proximity to the vast number of amenities, the proposed location is considered to satisfy policy DM29 in this respect.

- 6.2.13 It is noted that objections have been received from surrounding residents regarding the proposed use as sheltered accommodation for the elderly. Specifically, in light of the high amount of proposals for residential development within Pinner, it was suggested that the site should accommodate a medical centre to serve the growing population.

While the need for additional health and social facilities is acknowledged, The London Plan also identifies the need for sheltered accommodation for the elderly. In this context, the proposal is considered to address the needs for social care facilities as outlined within policies 3.16 and 3.17 of the London Plan (2016).

- 6.2.14 In conclusion, having regard to the fact that there is no presumption against the loss of the site as a petrol filling station, and taking into consideration that the site is regarded as previously developed land, the proposed redevelopment is considered to be acceptable. Furthermore, given the site's good access to public transport and local amenities, the provision of sheltered accommodation is considered acceptable in the location, in accordance with Policy DM29 of the DMP. Notwithstanding this, given the site is located within floodplain zones 2 and 3, the proposed development of the site must meet the sequential and exceptions test as discussed below.

6.3 Regeneration

- 6.3.1 Given the location of the site within the Town Centre, the high PTAL level and the scale and intensity of surrounding development, the site is currently considered to be underutilised. The proposed development allows the site to be used in a more efficient way that would also result in the creation of temporary jobs, arising from the construction process.

- 6.3.2 The proposed development would provide for housing for the elderly and as such would constitute an increase in housing stock within the Borough in terms of unit numbers. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Functional Flood Plain

- 6.4.1 The Council's Strategic Flood Risk Assessment maps show that the site is located within floodplain zones 2 and 3. The site is therefore has a Medium – High Probability of flooding and is within the functional floodplain. Only essential infrastructure and water compatible development may be permitted within the functional floodplain.

- 6.4.2 Any development located within floodplains 2 and 3 requires a Sequential test to be applied as required by National Planning Policy Framework (2012), policy DM9 of the DMP and the adopted Strategic Flood Risk Assessment (Level 1 SFRA) Volume 1- Planning & Policy Report (2009). Following the Sequential test, it will also need to be demonstrated that the development would meet the Exception test as set out under the Technical Guidance to the National Planning Policy Framework.
- 6.4.3 The applicant has submitted a Sequential Assessment (SA). Since the submission of this application, the applicant has updated the SA to incorporate comments by the Council's Policy Officer in regards to the selection criteria and site selection. The amendments are discussed as follows:
- 6.4.4 The applicant initially proposed the following parameters:
- within 0.5mile level walk to town centre shops and amenities;
 - regularly shaped and between 0.3 and 1.5 acres;
 - reasonably available;
 - site must be lower risk of flooding than the application site; and,
 - site must be able to accommodate a single block development without unacceptable impact on the character of the area.
- 6.4.5 Further detail was requested as to the methodology for judging whether the walk to the centre would involve a long or steep climb. It was noted that a number of sites were dismissed for this reason, and given many services in Pinner require walking uphill, therefore a comparison of the ascent or difficulties in accessing services from the discounted sites relative to Marsh Rd should be provided.
- All other selection criteria were accepted.
- 6.4.6 With regards to the selection of sites, it was noted that the applicant solely focused on those allocated within the Development Plan. In addition to these sites, it was requested that sites identified within the Council's most recent housing trajectory (fitting the agreed criteria) were also considered and assessed.
- 6.4.7 Within the approved application P/5932/15 an updated Sequential test was prepared in response to these comments. Whilst the applicant didn't provide a firm methodology for assessing walking routes with regards to inclines, the sites previously excluded for that reason (H9: Jubilee House, 10: Land at Stanmore Station, 13: Wolstenholme, Rectory Lane and 16: Hills Yard, Bacon Lane) have been re-appraised, and it is agreed they are not available for the reasons stated. Additionally those sites identified within the Council's most recent housing trajectory fitting the agreed selection criteria have now been assessed and none found reasonably available.
- 6.4.8 Accordingly, the Council's Planning Policy Officer confirmed that there were no objections to the site exclusions and concluded that;

6.4.9 In terms of the Exception Test (ET), the applicant has put forward some justification to the wider sustainable benefits of the development, which includes the provision of a high quality development in a sustainable location, delivery of new sheltered homes for the elderly and has provided a site-specific flood risk assessment to demonstrate that the proposal would be safe and would not give rise to risk of flooding within the site and elsewhere.

6.4.10 The Council's drainage authority is satisfied with the submitted flood risk assessment for the site. While the proposed development does not include the naturalisation of the river banks (as discussed in detail below), an off-site contribution aimed towards enhancing the ecology and biodiversity of the surrounding area has been agreed. On this basis, the exception test was met.

6.4.11 Conclusion

In conclusion, the proposed redevelopment of the vacant site within a functional flood plain has met the requirements of the sequential and exception tests in line with the above policies. Furthermore, the cash-in-lieu payment (as discussed in detail) would allow for river corridor enhancement works in the surrounding area which would not have been possible had this site not come for redevelopment. The site is regarded as previously developed land and the proposed development is considered to be acceptable within this context. On this basis, the proposal is considered to be acceptable with regard to the above policies.

6.5 Affordable Housing

Policy CS1.J of the Harrow Core Strategy 2012 sets an aim for 40% of new housing development in the borough to be affordable housing and states that the Council will seek the maximum reasonable amount of affordable housing on all development sites with a capacity to provide for ten or more units having regard to various criteria and the viability of the scheme. Such requirements are in line with London Plan policy 3.12.A/B which requires the maximum reasonable level of affordable housing to be provided. The reasoned justification to policy 3.12.A/B of The London Plan 2016 states that boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis. As noted under section 1 of the appraisal, the consolidated London Plan 2016 designates Harrow and Wealdstone as an Opportunity Area and seeks to increase the minimum annual housing target for Harrow from 350 to 593 per annum.

6.5.1 Policy 3.11A of The London Plan sets out that of the 60% of the affordable housing should be for social and affordable rented accommodation and 40% for intermediate rent or sale of the overall affordable housing provision on any given development site.

Policy 3.11B sets out that individual boroughs should set out in their LDF the amount of affordable housing provision needed.

6.5.2 Having regard to Harrow's local circumstances, Policy CS1 (J) of the Core Strategy sets a Borough-wide target for 40% of all homes delivered over the

plan period (to 2026) to be affordable, and calls for the maximum reasonable amount to be provided on development sites having regard to the following considerations:

The availability of public subsidy;
The housing mix;
The provision of family housing;
The size and type of affordable housing required;
Site circumstances/ scheme requirements;
Development viability; and,
The need to meet the 40% Borough-wide target.

- 6.5.3 Policy DM24 (Housing mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on site. The policy undertakes to have regards inter alia to the target mix for affordable housing set out in the Planning Obligations SPD and the priority to be afforded to the delivery of affordable family housing.
- 6.5.4 Within the approved scheme P/5932/15, it was agreed between the Local Authority and the applicant that a financial contribution towards the provision of off-site affordable housing was the accepted option for this development. In this respect, the Financial Viability Assessment submitted with this application proposed a contribution of £470,000.
- 6.5.5 The revised proposal is for an increase of the number of units from 29 to 30 and within this revised scheme an independent assessment of the Financial Viability Assessment concluded that an affordable housing contribution of £440,000.00 as offered by the applicant is not the optimum amount that the scheme could viably provide. Alternatively, it was demonstrated that the proposed scheme could viably provide an off-site contribution payment towards affordable housing of £450,000.00 together with an additional payment Energy contributions of £44,130 and a further payment of around £450,000 towards CIL. This offsite contribution would equate to a proportion of 23% affordable housing. This affordable housing figure falls short of the Council's target of 40%, however it is noted that the applicant has incurred additional costs in securing land from the council in respect of the extra land acquired for the proposed extension in this application.

These costs have not been included within the viability appraisal as to do so would reduce the affordable housing contribution. The applicant's assessment has been the subject of independent appraisal by consultant BNP Paribas Real Estate on behalf of the Council ("the Council's independent appraisal"). BNP Paribas has scrutinised the applicant's Viability Assessment.

As such, a robust assessment of the viability information has been undertaken.

- 6.5.6 The 40% Core Strategy target is a Borough-wide target for delivery of new housing over the plan period and is not a site specific target. Nevertheless, the target is a useful indicator of the performance of development in terms of delivering new affordable homes within the Borough. The submitted Financial

Viability Assessment, which has been robustly tested by the LPA, shows that the scheme would deliver the 'maximum reasonable amount' of affordable housing (offsite), subject to the recommended obligations, and thereby meets the policy requirements of the Development Plan.

- 6.5.7 Subject to the above mentioned planning obligations, officers consider that the proposed affordable housing offer (23%) is the maximum that the site can support at the present time (alongside delivery of the other infrastructure outcomes required). The proposal would deliver much needed funds for Affordable Rented units and Shared Ownership units elsewhere in the Borough.
- 6.5.8 As mentioned above, the Council's independent consultant has reviewed the scheme and considered the input and assumptions to be broadly fair, albeit the scheme would result in a marginal financial surplus, as such a review of the scheme's viability is recommended at an appropriate point in the development programme, and to seek additional contributions to affordable housing provision if appropriate in light of that review. London Plan Policy 3.12 makes reference to the re-appraisal of scheme viability and the Mayor's SPG provides further amplification, referring to such provisions as contingent obligations. Harrow's SPD also sets some expectations as to the use of such review mechanisms. It is considered necessary to require a review of scheme viability at an appropriate point in the development programme, and to seek additional contributions to affordable housing provision if appropriate in light of that review.

Planning obligations to this effect are, therefore, recommended. To this end, the development would accord with the aims and objectives of the Development Plan in respect of affordable housing.

6.6 Design, Character and Appearance of the Area

- 6.6.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- 6.6.2 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.'
- 6.6.3 Policy DM1 of the DMP gives advice that "all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted."
- 6.6.4 Marsh Road is characterised by a mixed pattern of development with varying styles of buildings depicting the era that the buildings were built in.

Specifically, development further south along Marsh Road is generally characterised by traditional, two-storey detached and semi-detached dwellings. A more modern four storey commercial building (Evans House), constructed of redbrick and metal cladding is located to the south of the site. This property has been converted to flats under prior approval. Pinner Library is located opposite. Further north along Marsh Road, towards the railway line, is Monument House, a 4 storey 1980's purpose built office block. This northern end of Marsh road also includes a parade of 2 storey terraced properties, comprising of ground floor commercial units with residential/ offices above. These appear to be 1920's/ 30's construction. On the northern side of the railway bridge is Bridge Street and High street, which fall within the boundary of Pinner High Street Conservation Area.

6.6.5 Within the surrounding context, there is an extant planning permission (reference P/4013/14) to redevelop the former George Public House. This permission allowed for the redevelopment of the site to provide a part four / five / six storey building comprising 25 flats and flexible commercial floorspace. The construction of this approval would introduce a high standard of contemporary architecture to the surrounding context.

6.6.6 The application site is currently vacant in terms of use, but has been used most recently as a petrol filling station. There is also a most recent planning approval for 29 units under P/5932/16. The site is also void of any physical structures.

6.6.7 Whilst it is noted that an objection was received in relation to the loss of the petrol station and associated structures, the buildings occupying the application site were not afforded any protection by virtue of being listed or within a conservation and as such, the demolition of these structures did not require planning permission. Furthermore, there are no specific policies contained within the Development Management Policies Document (2013) that directly relate to the loss of petrol filling stations.

6.7 Siting & Layout

6.7.1 As discussed above the principle and design issues were considered acceptable and approved under application number P/5932/15. Therefore, this application will assess the impact of the additional side extension.

6.7.2 This amended scheme continues to achieve sufficient set back from the Marsh Road frontage. It is considered that the setback from the Marsh Road frontage, the design which results in a stepped, articulated frontage, helps to improve the appearance of the scheme approved under P/5932/15. Specifically, the new side element has been revised so that it uses the same tone of brick as the approved element and as such remains in keeping with the rest of the building.

6.7.3 The depth of the building has not been affected by the new side element; however the width of the building has increased but still maintains a gap with the neighbouring building at 137 -149 Marsh Road.

- 6.7.4 Accordingly, when considered in context with the surrounding development on this side of Marsh Road, the proposed new build would generally follow the established front building lines.
- 6.7.5 The setback from Marsh Road and the depth of the building also improves the overall layout of the site, allowing for improved circulation around the building and a suitable arrangement of hard and soft landscaping.
- 6.7.6 Ground level planting, areas of hard landscaping and a low-level hedge would be located along the front of the building, which would soften the frontage along Marsh Road and would enhance the overall appearance of the development.

While concerns were previously raised to the proximity of the front facing amenity areas to Marsh Road, the increased setback is considered to address this concern. In addition, it is also intended to line the front of the building with soft landscaping which would serve a dual purpose in creating a soft/ green landscaped corridor and to also provide a defensible area between the proposed public realm and the ground floor units.

Notwithstanding this, in order to ensure an adequate degree of privacy is maintained to the ground floor units, a condition of approval will require further detail regarding the proposed defensible planting. Given the site constraints and the location of the site along a busy road, it is considered that any form of landscape feature to the front of the building would enhance the development at this location, which at present has no formal landscaped areas.

- 6.7.7 While further concerns were raised in regards to the siting of the building to an existing street tree, the applicant has submitted an arboriculture impact assessment addressing the impacts on this tree. This will be discussed in forthcoming sections of this report.
- 6.7.8 Within the amended scheme, the layout of the rear/side of the site has been altered to accommodate required changes to the car parking area. Specifically, the hardstanding area has been increased to accommodate wheelchair parking bays, cycle parking and an electrical charging point. The layout has also been amended to provide improved access to the refuse storage and cycle / buggy storage areas. As a result, the landscaped area, which was previously considered to be unacceptable as an amenity space due to its size and location, has now been further reduced
- 6.7.9 While this loss of soft landscaping is regrettable, the requirement to increase from 8 parking spaces to 10 was considered imperative to the favourable recommendation of the proposed scheme. However, in order to compensate for the loss of soft landscaping at the rear of the site, the LPA has confirmed with the applicant that the provision of soft and hard landscaping must be provided to a high standard. Specifically, soft landscaping and boundary planting should be provided where practical and the palette of materials utilised within the hard landscaping must relate well to the proposed building.

A planning condition will ensure that an appropriate landscape strategy is agreed prior to works commencing on site.

6.7.10 It is considered that the addition of a side extension to the scheme would not detract from the approved design of the approved scheme and is therefore acceptable in terms of siting. While it is acknowledged that the proposed site coverage of the new build is substantial, the revised siting of the building appropriately relates to the surrounding development and allows for a suitable amount of soft landscaping to enhance the appearance of the property within the streetscene. Accordingly, the revised siting of the building and associated alterations to the layout of the site are considered acceptable and in keeping with the proposals approved under P/5932/15.

6.8 Massing and Scale

6.8.1 Within the approved scheme P/5932/15 reasons for a refused scheme under P/2304/15 were addressed. The addition of a side extension in this scheme is considered to not detract from the accepted massing of the proposal due to the reduction in depth and improved siting of the building.

6.8.2 As discussed, the combination of the amended siting, reduction to the depth of the building and the articulated contemporary design are considered to reduce the overall bulk and dominance of the proposal, therefore overcoming the previous reason for refusal.

6.8.3 In terms of height, the proposed building would include a maximum height of 5 storeys. The recessed fifth storey element would only extend over part of the development, with the remaining building being 4 storeys in height. Furthermore, the use of metal cladding ensures that the fifth floor would be distinguished from the appearance of the lower levels, thereby breaking up the mass of the building. The inset of the fifth floor from all parapets ensures that this top floor appears as a recessive element, which does not dominate the appearance of the building within the streetscene.

6.8.4 it is noted that a number of objections have been received with respect to the part four / part five storey height of the building. In addition to this, comments have been made in regards to the scale of the building being inappropriate within a village setting. Whilst it is noted that many local residents still associate Pinner as a village, it is important to point out that for the purposes of the development plan, the application site is in close proximity to the designated district town centre. Accordingly, whilst there are examples of the old village mainly around the High Street area, the area is densely developed to the extent that it would now be categorised as an urban area due to the varying scale and uses that are more associated with an urban form of development.

6.8.5 When considering the proposed height in context with the surrounding area, it is noted that the four-storey element of the building would be in keeping with the pitched roofs of the adjacent three-storey terrace building, located to the north-west of the site (no. 137-149). While the five storey element would

extend marginally higher than this adjoining terrace, given the bulk of the fifth floor has been set away from the north-western end of the building and also considering the separation between the buildings, the difference in height would not be overly discernible within the streetscene. Furthermore, the maximum height of the building would not exceed that of the adjoining property to the south-east, Evans House. This aspect of the development hasn't changed from what was approved under P/5932/15 and as such is considered acceptable.

6.8.6 This amended scheme has not increase the height of the building therefore, when considering the character and massing of surrounding development, the increased width of the new build, the height and proportions of the proposed development is considered acceptable.

6.9 Architecture

6.9.1 Within the approved scheme P/5932/15, the roof design was considered acceptable and this new side element follows to same roof profile therefore is considered acceptable.

6.9.2 The applicant has maintained the contemporary style, which includes a recessed flat roofed fifth floor. The building elevations incorporate a stepped design with projecting elements and recessed balconies to provide articulation to the facades. Overall, the generous window pattern and use of projecting elements with recessed balconies, results in a coherent and legible façade to the building along Marsh Road.

6.9.3 The articulation in design is continued within the proposed roof profile. Specifically, small steps are proposed within the height of the roofline in line with the projecting elements below. The proposal plans demonstrate a white parapet line and the extension of glazed screening panels atop of the roofline. The proposed parapet should be constructed in materials that complement the proposed building, while the parapet detailing should provide an appropriate termination to the roofline. Furthermore, the proposed glazed panels should be set behind the parapet to obscure their presence within the streetscene. Accordingly, a condition of approval will require that further information is submitted in this respect.

6.9.4 The generous solid to void ratio and legible pattern of fenestration helps to delineate each of the proposed storeys, while the use of Juliet balconies within the front elevation provides a degree of vertical emphasis to the proposal. Overall, it is considered that the pattern of fenestration and inset balconies would provide a sense of rhythm and legibility to the building. Details have not been submitted to demonstrate the depth of the reveals to the windows or full-length doors. Providing depth to these elements is important as this ensures that there would be sufficient articulation within the elevations. It is therefore considered reasonable that a condition requiring details of the reveal depth of the proposed fenestration is attached to this decision.

- 6.9.5 On the rear elevation of the building, it is proposed to include projecting balconies. This design of balcony would not be widely visible from the surrounding area and as such, is considered acceptable. In addition, the balconies would assist in providing natural surveillance into the rear car parking area.
- 6.9.6 In terms of the appearance of the building, the applicant is seeking to use two tones of brick. A red / orange brick finish would be utilised throughout, with a darker brick (grey / brown) at ground floor level.

The use of the two tones of brick is considered to be a successful method to provide visual articulation to the building. The top floor would be constructed of fibre cement wall cladding, while the windows and doors would be dark grey uPVC. The balconies would include glazed panels with aluminium railings. In line with the proposed balcony railings, the use of aluminium for the proposed windows and doors is favourable to uPVC in quality and appearance. While the principal materials are generally considered to be acceptable, the final palette of materials will be subject to a pre-commencement condition requiring samples and further information on specific detailing of the materials, including alternatives to uPVC.

6.10 Refuse and Servicing

- 6.10.1 It is proposed that a refuse storage area is located to the rear of the site adjacent to the car parking area. The refuse store is accessible externally by residents and has doors which remain locked at all times when not in use. Harrow Council's 'Code of Practice for the Storage and collection of Refuse and Materials for recycling in domestic properties', was consulted to determine the amount of space needed for the refuse room. Due to this, the size and layout of the proposed refuse storage shelter reflects the capacity required for this development and complies with Policy DM45 of the Development Management Plan policies. Notwithstanding this, no further details have been provided regarding the scale and appearance of this structure. A condition of approval will require further details in this respect.
- 6.10.2 The applicant's Design and Access statement indicates that the Lodge Manager would be responsible for taking bins to an area outside of the refuse storage area prior to refuse collection. It is therefore considered that the proposed servicing, subject to appropriate conditions, would be satisfactory and would accord with the Development Management Plan policies.
- 6.10.3 In conclusion, the proposed development would provide a good quality development on the vacant site. The contemporary design of the building would add positively to the built form, setting out a high quality contemporary design that other developments in the town centre will set as a standard.

It is considered that the development proposal does not detract from the design within approved P/5932/15 and would accord with policies 7.4.B and 7.6.B of the London Plan 2016, policy CS1.B of The Harrow Core Strategy

2012 and policy DM1 of the Development Management Policies Local Plan 2013.

7.1 Residential Amenity

Residential Amenity of Future Occupiers

- 7.1.1 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.
- 7.1.2 Policy DM1 of the DMP 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”.
- 7.1.3 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people’s needs.
- 7.1.4 The proposed development is a purpose built scheme to provide sheltered accommodation for elderly people. The applicant, Churchill Retirement Living, has indicated that the self-contained apartments would be sold with a lease containing an age restriction which ensures that only people of 60 years or over (or those over this age with a partner of at least 55) can live in the development. The development would provide 30 units (an increase from 29 units approved under P/5932/15), comprising 14 x 2 bedroom flats and 16 x 1 bedroom flats.
- 7.1.5 A lodge manager would be employed to provide assistance and security for the residents. The manger would be on call during normal working hours, however, at times when the manager is off site, there is an emergency alarm system fitted in each of the apartment and communal areas for use by the residents in an emergency, The residents would also have the option of an emergency button on a pendant which would activate this alarm.
- 7.1.6 An owners lounge and library would be provided at fifth floor, for use by all of the residents and their guests. In addition to the use of this space for leisure purposes, this area would be used for special events and residents meetings. A communal landscaped garden would also be located at this level.

7.2 Internal Layout

- 7.2.1 The applicant has confirmed that the building has internal layouts, specifications and construction details that would allow safe and convenient use by owner and visitors and would meet the requirements of Part M of the current Building Regulations.

It is an essential feature of Category II types sheltered housing that access within the building is achievable without the need for steps, with level floor plans provided throughout the development. Accordingly, the proposed development has lift access to all floors. The staircases are also designed to suit the needs of 'ambient disabled' people in accordance with the Building Regulations.

- 7.2.3 In terms of individual rooms and units, the applicant has indicated that each of the rooms and private amenity space would accommodate the required 1500mm manoeuvring area. All units would also be wheelchair adaptable. The flats would comply with the minimum room and flat space standards as required by the London Plan (2016).
- 7.2.4 In terms of the layout and relationship between the proposed flats, despite some minor conflicts identified between the horizontal stacking of the units, on balance the layout would not result in an undue level of noise and disturbance to the future occupiers. Furthermore, as a new build construction, the building would be rigorously tested regarding sound insulation internally.
- 7.2.5 Although the proposed flats include windows within the flank elevations, these would be finished in obscured glazing. In this context, all of the flats are considered to be single aspect. Whilst the preference would be dual aspect units, the proposed units would have east and west facing aspects and thereby each unit would receive adequate levels of natural daylight and sunlight. Furthermore, given the layout and relatively narrow configuration of the units, all habitable rooms would be served by an appropriate level of outlook and natural light.
- 7.2.6 It is noted that the a recent scheme (P/2304/15) included a reason for refusal relating to the amenity of the future occupiers of ground floor flats 2, 3, 4, 5 and 6. Specifically, it was noted that these flats were sited in close proximity to the public highway and would be separated from the pavement by only a thin strip of landscaping (1.3m deep). This landscaped buffer zone was considered to be inadequate for the future occupiers of these flats as it would likely result in unacceptable levels of noise and disturbance, as well as overlooking and a loss of privacy.
- 7.2.7 An approved scheme P/5932/15 was amended to include an increased setback from Marsh Road. A distance of approximately 5.0m would now be maintained between the front facing windows and the public footway. A distance of approximately 3.0m would be provided to the front facing private amenity spaces. Notwithstanding this, while it is noted that the level of privacy maintained to the ground floor windows would to some degree be affected, the use of a defensible buffer zone can ameliorate this.

While the proposal plans demonstrate the inclusion of defensible planting outside these windows and amenity areas, further detail is required in this respect to ensure that the defensible barrier / screening is sufficient in protecting the privacy of these residents. Notwithstanding this, it is acknowledged that this relationship is not uncommon in flatted developments

and would not result in a substandard level of accommodation to these residents.

7.2.8 In terms of private amenity space on the upper floors, all balconies within the front elevation of the building would be recessed and in general, the return stepped element of these balconies would provide screening for these private amenity areas. The projecting rear balconies would include obscured privacy screens. Where there are instances when two balconies adjoin, these would be provided with privacy screens to protect the privacy of the occupiers of each respective unit. The detail for the privacy screens will be conditioned to ensure that an appropriate form of material is used and that the correct level of obscurity is achieved. This is of specific importance for the proposed two bedroom flat at fifth floor, to ensure that the occupiers do not experience an undue loss of privacy from the users of the communal amenity space.

7.2.9 It is considered that this amended scheme to provide 30 units would not have a negative impact on the internal layout and would not detract from the recently approved scheme.

7.3 Outdoor Amenity Space

7.3.1 Policy DM1 of the DMP seeks to inter alia ensure that development proposals provide an appropriate form of useable outdoor space. This is further reinforced under paragraph 4.64 of the SPD requires that residential development should provide appropriate amenity space.

7.3.2 The applicant has demonstrated that a form of private amenity space would serve each of the units. The ground floor units would include small courtyard areas, while the upper levels would include roof terraces.

7.3.3 While the private amenity spaces would all meet the minimum depth of 1.5m set out in the Mayors SPG, in some cases, the amenity areas fall marginally short of the minimum space standard of 5sqm. Notwithstanding this, it is considered that the marginal shortfall would be offset by the provision of approximately 125 sqm communal amenity space. Given the nature of the residential accommodation and scale of the development, it is considered that the communal amenity space is an appropriate form of amenity space for the future occupiers.

7.3.4 In conclusion, subject to the imposition of appropriate planning conditions aforementioned, it is considered that the proposed internal layouts, specifications and management of the proposed development is compliant with the aspirations, principles and objectives of the National Service Framework for Older People (2001) and would provide an acceptable standard of accommodation, in compliance with policies 7.4B and 7.6B of The London Plan 2016), policies DM1 and DM30 of the DMP and the Council's adopted Supplementary Planning Document 'Residential Design Guide (2010)' in that respect.

7.4 Impact on neighbouring properties

7.4.1 The proposed development would introduce 30 residential units to the application property. It is likely that up to a maximum of 60 people would occupy the proposed development. Given the mixed character of the surrounding area and also considering the location of the site on a busy road, close to the Pinner District Centre, 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 would be limited to the scale and siting of the proposed building.

7.4.2 The application site adjoins Marsh Road to the east, unadopted vehicular access roads to the north and south and the bank to the River Pin to the south. In this context, the proposed new build would not directly adjoin the surrounding development. Notwithstanding this, an assessment of the potential amenity impacts on surrounding residents has been undertaken:

7.4.3 Evans House

Evans House, a four storey office to residential conversion building, is located to the south-east of the site, on the opposite side of the private vehicular access road. The ground floor of the building is located approximately 10m from the flank elevation of the new build, while a separation of 13.6m is provided to the upper floors.

7.4.4 The impact of the proposal remains the same as was approved under P/5932/15, this is because the amendment to this application is to the north west of the building therefore would not impact on the amenities on Evans house.

7.4.5 In this respect, the amended scheme is not considered to result in an undue loss of light to the habitable room windows of Evans House.

7.4.6 Within the approved application P/5932/15 a condition requiring windows facing Evans House to be non-opening and constructed of obscured glazing would be attached to this permission, this would sufficiently restrict overlooking between the flank windows of these buildings. Furthermore, given the location of the roof terraces, it is not considered that any direct overlooking would result in this respect

7.4.7 Accordingly, the amended proposal is considered to have an acceptable impact on the occupiers of Evans House as per approved application.

7.5 137-149 Marsh Road

7.5.1 No. 137-149 Marsh Road is a three-storey end of terrace property, located to the north-west of the application site. This property includes a commercial ground floor with residential above. A vehicular access road and parking area separates the application site from this property (approximately 10m).

7.5.2 The proposed amendment would be sited to this side therefore the building would be much closer to this neighbouring building. While the application property sits marginally forward of the building line of this neighbour, this would not have an impact on the amenity of the upper floor residents due to the separation provided by the vehicle access road and also the curvature at this part of Marsh Road. As this property does not include flank wall windows oriented towards the application site, it is also considered that the proposal would not have an impact on the outlook of these residents. Notwithstanding the absence of flank wall windows, a condition of approval would require the proposed windows in the northern flank of the proposal to be fixed shut and constructed of obscured glazing.

7.5.3 Properties at Ashridge Gardens

The site backs on to the bank of the River Pin at the rear. On the opposite side of this bank is the rear of properties at Ashridge Gardens. Objections have been received from residents of this street, raising concerns in regards to overlooking and a loss of privacy as a result of the roof terraces.

7.5.4 As per the approved application a minimum distance of 32m separates the rear elevation of the proposed development from the rear elevation of the closest properties at Ashridge Gardens. In this respect, no loss of light would occur to these neighbouring properties. While some degree of mutual overlooking is not unusual given the compact nature of the urban built form, it is considered that the separation distance would severely restrict the potential of overlooking.

While concerns were raised in regards to the impact of the rear facing terraces, a condition of approval will require that further details regarding the screening of these areas is provided to the LPA for approval prior to development commencing.

7.5.5 Properties on the opposite side of Marsh Road

7.5.6 While the application site primarily sits opposite the Pinner library, the eastern side of Marsh Road is generally characterised by two-storey detached and semi-detached dwellings. Given these properties are located over 20m from the proposed building, it is considered that there would be no detrimental impacts to the amenity of these properties.

7.5.7 Notwithstanding this, in order to restrict any perceived and real overlooking from the front elevation terraces and the rooftop amenity space, a condition of approval will require further details regarding privacy screens to these areas.

7.5.8 Accordingly, the proposed development would have an acceptable impact on the amenities of neighbouring occupiers, 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).

7.6 Traffic, Safety and Parking

7.6.1 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 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 and implementation of a Travel Plan.

7.6.2 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

7.6.3 The application site is located within an area with a PTAL (public transport accessibility level) of 3. The site and surrounding area is well served by public transport both in bus and rail terms with relatively extensive parking controls in the surrounding residential streets.

7.6.4 The proposed development would include 10 parking spaces within a car parking area to the rear of the building. An electrical charging point and two wheelchair accessible bays would be provided. The applicant has indicated that the site has the benefit of an established right of way giving vehicular access to the land immediately south of the site. Accordingly, vehicular access to the site would be taken from Marsh Road. The secondary access to the site will be closed.

7.6.5 The applicant has provided a transport assessment (TA) in support of the proposal which concludes that the proposal would be acceptable in terms of highway safety and transport congestion. Specifically, it is noted that the site is located within walking distance to local shops and services. A local bus service, with stops located opposite the site, also links the proposed development to these retail areas.

7.6.6 In terms of on-site parking, the TA indicates that the provision of 10 spaces is considered appropriate based on evidence from similar established sheltered housing sites. Furthermore, when considering the permitted use of the site as a petrol filling station, it is considered that the proposed development would result in a net reduction of trips.

7.6.7 While concerns have been raised by surrounding residents in regards to the provision of parking, on balance, the proposed ratio of car parking is considered to be acceptable for the use of the site. As previously demonstrated through compliance with the sequential test and Policy 20 of the DMP (2013), the application site was selected due to its easy and close proximity to public transport and local amenities. In this context, it is reasonable to consider that car ownership within sheltered housing developments is generally lower than a C3 residential development.

Notwithstanding this, a condition of approval and legal agreement would be entered, restricting the future residents from applying for parking permits. This restriction would not apply to blue badge holders.

7.6.8 Given the above, it is considered that the on-site parking would predominantly accommodate visitors. No information has been provided regarding the management of the parking or proposed travel arrangement for staff and visitors. Accordingly, the submission of a Travel Plan is required by way of a condition of approval.

7.6.9 Secure and readily accessible cycle parking has been demonstrated at the rear of the building. The Highways Authority has noted that a lower provision for cycle parking could be permitted for this development given the target market. Specifically, in accordance with London Plan requirements (2016), cycle parking could be provided at 1 space per 5 staff (long stay) and 1 space per 20 bedrooms. Accordingly, the provision of 4 spaces is acceptable in this case.

7.6.10 It is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

7.6.11 The Highways have commented that the proposed parking arrangements are acceptable, however, given the physical site constraints and the traffic sensitivity of the site location, a construction management plan would need to be secured via planning condition to help ensure minimal disruption to the local public realm.

7.7 Tree Protection

Policy DM1 of the DM Policies states that the assessment of proposals will have regard to the need to retain existing trees and also the functionality of the development including parking. The supporting text to 'Policy DM22: Trees and Landscaping' states that street trees may be of significant amenity value even if they do not merit the formal protection of a Tree Protection Order. The supporting text of 'Policy DM23: Streetside Greenness and Forecourt Greenery' states that street trees in the Borough make a positive contribution to the environmental character of residential areas and that the Council considers that street trees should be retained and enhanced.

7.7.1 Application P/2304/14 included the following reason for refusal:

The application has failed to demonstrate that the development would not result in the loss of the tree sited on the boundary with Marsh Road, which is of significant amenity value, as a result of post development pressure, to the detriment of the character and appearance of the surrounding area, contrary to policies 7.4B and 7.21B of The London Plan (2015) and policy DM22 of the Harrow Development Management Policies Local Plan (2013).

7.7.2 In response to this, the proposed building has been set further from the boundary with Marsh Road. Furthermore, the new application has been supported by tree protection plan. The previous approved application was accompanied by an Arboriculture Assessment and Method Statement, prepared by Barell tree consultancy, this has not been submitted with this application.

7.7.3 The report concluded that while no trees would be lost as a result of the proposal, construction activity may affect trees if appropriate measures are not taken. The report identified potential trees at risk from the proposed development and provided generic recommendations on the protection of these trees during construction.

7.7.4 While it is considered that the increased setback from Marsh Road would lessen any impact on this tree, specific protection measures are required. In this respect, the applicant has indicated that temporary ground protection would be installed during the construction phase, which will be removed without digging into the soil below. Although further details are required in this respect, it has been demonstrated that the previous reason for refusal is able to be overcome.

7.7.5 A review of the proposal demonstrates that a retaining wall is to be constructed at the rear of the site. Various mature trees run parallel to this boundary. The exact details of how the retaining wall is to be constructed and the type / design of foundation to be used has not been specified. Furthermore, without access to the design and engineering specifications, the arboriculture report has only been able to provide generic recommendations for the protection of these trees.

7.7.6 The Council's tree protection officer has reviewed the document and has advised that a site specific method statement and tree protection plan is required to demonstrate that the retaining wall is feasible without undue tree impact. A pre-commencement condition has been attached to this decision requiring this submission and approval of this information prior to development. (These comments are the same as per the approved P/5932/15).

7.7.7 Accordingly, subject to the approval and compliance with this condition, the proposal is considered to comply with Policy DM22 of the DMP (2013).

7.8 Landscaping

7.8.1 Policy DM 22 of the Harrow Development Management Policies Local plan (2013) seeks the following:

- B. Development proposals will be required to include hard and soft landscaping that:
 - a. is appropriate to the character of the area;
 - b. is well laid out in terms of access, car parking and the living conditions of future and neighbouring occupiers;
 - c. achieved a suitable visual setting for the buildings; provides for sufficient space for new or existing trees to grow; and,
 - d. supports biodiversity.

7.8.2 Given the significant site coverage and areas of hard standing associated with the development, the proposal would leave minimal space for meaningful soft landscaping. Specifically, due to the proximity of the building to the side boundaries, landscaping would be restricted to the area to the front of the building and to the rear. While it is acknowledged that the overall amount of soft landscaping has been reduced from the refused scheme, this is due to the amendments required to the rear parking area. These amendments were fundamental in securing a positive recommendation for the proposal.

7.8.3 Notwithstanding this, due to the amended siting of the building, the current proposal represents a larger area of soft landscaping along the Marsh Road frontage. Given the minimal areas for landscaping, the applicant has been advised that the Local Authority will be seeking a high standard of soft landscaping and planting to soften the appearance within the streetscene and from surrounding properties. The areas of hardstanding must also be finished to a high standard, consisting of a palette of materials that complements the building.

7.8.4 In this context, and despite the submission of a landscape plan by the applicant, the Council's Landscape Architect has requested that detailed information is submitted to the LPA for approval, relating to landscaping (hard and soft), planting and levels. Specifically, the Landscape Officer has advised that the native planting proposed for the site is inappropriate. The applicant has been advised that the planting should include ornamental planting, suitable for a garden space.

7.8.5 The previous approved scheme mentioned a green roof however the applicant has confirmed that this was a mistake as they never proposed a green roof. Therefore comments relating to a green roof are not being considered in this application.

7.8.6 As previously discussed, the applicant is also required to submit details of the proposed retaining wall, located adjacent the rear boundary. This information should include details of heights, width foundations and impacts on the surrounding spaces.

7.8.7 Accordingly, while it is acknowledged that a significant amount of further detail is required in regards to the proposed landscaping, the applicant has displayed willingness to work with the Council's Landscape Officer to ensure the current concerns are addressed to the Council's requirements. Furthermore, it is not unusual for this type of information to be requested by way of pre-commencement condition. In this respect, subject to the aforementioned conditions, the proposal is considered to comply with Policy DM22 of the DMP 2013.

7.9 Biodiversity

7.9.1 Policy DM 20 seeks to protect biodiversity and access to nature outlining that "The design and layout of new development should retain and enhance any significant existing features of biodiversity value within the site. Potential impacts on Biodiversity should be avoided or appropriate mitigation sought. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on site or through contributions towards the implementation of relevant projects in Harrow's Biodiversity Action Plan."

7.9.2 Policy DM 21 of the Harrow Development Management Policies Local plan (2013) seeks to enhance biodiversity and access to nature stating "A. Opportunities to enhance locally important habitats and to support locally important species will be sought in accordance with the Harrow Biodiversity Action Plan.

Where possible, proposals should secure the restoration and re-creation of significant components of the natural environment as part of the design and layout of development. Particular attention will be paid to:

- a. green corridors and green chains, including the potential to extend or add to the network;
- b. gardens, including planting for wildlife, green roofs and green walls;
- c. landscaping, including trees, hedgerows of historical or ecological importance and ponds;
- d. allotments; and
- e. habitat creation, such as nesting and roosting boxes, especially when replacing an old building that provided certain habitats."

7.9.3 Following initial comments from the Council's Biodiversity Officer, the proposal has been amended to include the installation of house sparrow terraces and bat boxes. As recommended, these features have been incorporated into the building. Accordingly, it is considered that the ecological and aesthetic value of the area would be enhanced and the development would thereby comply with policies DM 20 and 21 of the DMP (2013).

7.10 Accessibility

7.10.1 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.

- 7.10.2 Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes. Supplementary Planning Document Accessible Homes 2010 (SPD) outlines the necessary criteria for a 'Lifetime Home'.
- 7.10.3 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'.
- 7.10.4 The Design and Access Statement has confirmed that the common areas within the building, including the stairwells corridors and lobbies, would be designed to comply with Part M of the Building Regulations and Wheelchair standards. The applicant has also indicated that all of the proposed flats would comply with Part M and would be wheelchair adaptable.
- 7.10.5 Level / gentle sloped thresholds have been provided at the primary front entrance from Marsh Road and also from the rear car parking area. In addition to this, the scheme proposes a covered mobility vehicle store and wheelchair parks.
- 7.10.6 While the above compliance with Part M of the Building Regulations is acknowledged, a condition of approval will ensure that the proposed development would meet regulation M4 (2) of the building Regulations as demonstrated on the proposal plans, which would secure an appropriate standard for future occupiers and make the units accessible to all.
- 7.10.7 Accordingly, subject to compliance with this condition, it is considered that the proposed accommodation would be satisfactory and as such would comply with policy 3.5 of The London Plan (2016), standard 5.4.1 of the Housing SPG (2012).

8.1 Development and Flood Risk

- 8.1.1 As noted above, the Council's Strategic Flood Risk Assessment maps show that the site is located within floodplain zone 2 and 3. The site therefore has a Medium – High Probability of flooding and is within the functional floodplain. Only essential infrastructure and water compatible development may be permitted within the functional floodplain.
- 8.1.2 As previously discussed, the applicant has met the requirements of the Sequential and Exception Test. As such, the principle to develop on this site could be supported subject to a robust Flood Risk Assessment for the site.
- 8.1.3 Following extensive correspondence with the local authority drainage officer, the applicant has provided all the required information to address the flood risk associated with the site and proposed development. Specifically, further

information was requested in regards to flood mitigation measures and emergency evacuation. Accordingly, the proposal is considered to meet the requirements of policy 10 and 11 of the DMP (2013).

8.2 Buffer Zone to the River Pinn

- 8.2.1 The River Pinn is located adjacent the rear boundary and therefore this application is required to be assessed against Policy DM11 of the DMP. This policy requires inter alia in the case of sites containing main river within the site boundary to maintain an undeveloped buffer zone of 8 metres either side of a main river, or an appropriate width as may be agreed by the Environment Agency (EA), which manages the main river.
- 8.2.2 Within this application, a suitable buffer zone was not provided to the River Pinn. The Environment Agency (EA) objected in this respect, this was followed by extensive meetings and correspondence between the EA and the applicant has now demonstrated sufficient flood plain compensation on site, through the use of voids.
- 8.2.3 The EA has removed its objection and it has been agreed that the development would provide unrestricted 24 hour access to the River and a cash-in-lieu payment of £20,000 to mitigate the lack of enhancement within the buffer zone.
- 8.2.4 While it was preferable for the buffer zone to be maintained, the applicant provided suitable justification as why this could not be achieved at the application site. The LPA and EA accepted these reasons and agreed that the only remaining option was to explore offsite mitigation, in accordance with part C of DM11. The sum of £20,000 was then agreed based on the approved scheme P/5932/15 and similar projects for river bank neutralisation.
- 8.2.5 The EA agreed in principle to the removal of the initial objection, subject to a suitably worded section 106 agreements and condition.
- 8.2.6 Accordingly, it has been agreed that the scheme will prohibit the inclusion of a naturalised buffer strip and naturalisation of the River Pinn and cannot provide necessary mitigation/compensation on the River Pinn.

In order to mitigate for this, the developer has agreed to pay the sum of £20,000 for ecological enhancements on the River Pinn. If, after 2 years a suitable project cannot be identified along the River Pinn, an alternative site on the council's wider river networks may be considered. This cash-in-lieu payment enables offsite mitigation in compliance with Policy DM11 and the Water Framework Directive actions.

8.3 Sustainability

- 8.3.1 Within the approved application P/5932/15, the London Plan (2016) required a 40% reduction in carbon dioxide emissions over Building Regulations 2010 Target Emissions Rate (TER), and to achieve Code for Sustainable Homes

(CSH) Level 4 (for residential) and BREEAM Very Good (for the commercial uses). Since the submission of this amended scheme, this requirement has changed to a zero reduction.

8.3.2 Policy DM12 of the DMP requires the design and layout of development proposals to inter alia utilise natural systems such as passive solar design, incorporate high performing energy retention materials, incorporate techniques that enhance biodiversity, such as green roofs and green walls.

8.3.3 The applicant has submitted an energy strategy for the building which indicates that the proposed building would achieve a 40% reduction in target carbon emissions set out in 2013 Building Regulations. This falls short of the desired 0% target reduction set out in the London Plan. However, the energy strategy proposes a strategy that follows the energy hierarchy outlined in the London Plan, namely prioritising energy efficiency measures first, followed by 'clean' (low carbon) technologies and followed by 'green' technologies i.e. renewables.

The proposal achieves compliance with the 2013 Building Regulations through energy efficiency / 'be lean' measures alone (achieving a 7.4% reduction below the 2013 Building Regulations 'Baseline'), which meets the requirements in the London Plan with respect to energy efficiency. The strategy then proposes a communal heating system, powered by Ground (or Air) Source Heat Pumps, under the GLA Guidance on Preparing Energy Assessments Heat Pumps are listed under the Guidance on Different Types of Renewables. The Heat Pumps reduce carbon emissions by 33.1% against the 2013 Building Regulations when combined with the energy efficiency measures, with a cumulative reduction of 40% to be achieved by including 6.3 kWp of Solar PV on the flat roof structure of the development.

8.3.4 The energy strategy proposes to offset the remaining emissions (i.e. 60% / 24.5 tonnes of carbon) through a carbon offsetting payment based on the Mayor's rate of £1,800 per tonne (£60 / tonne / year over 30 years); this is the rate used by the Council. At 24.5 tonnes to be offset, the zero carbon payment is £44,130.00, which would be secured by way of a S.106 obligation.

8.3.5 Heat Pumps and Solar PV (maximised to the development's available area) are proposed, both of these are considered as Renewables within the GLA Guidance on Preparing Energy Assessments.

8.3.6 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. Furthermore, an obligation with eh S.106 shall also be agreed to capture the cash in lieu payment as detailed above. An obligation and conditions to capture this has been recommended.

8.4 Environmental impact Assessment

8.4.1 The application has been screened under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (as amended) and it is considered that the development does not constitute Environmental Impact Assessment (EIA) Development as the development would have relatively low impact on the wider environment. The associated environmental impact associated within the site itself and more specifically associated with the management of the River Pinn would be addressed through appropriate conditions in order to enhance the ecology and biodiversity value of the site.

8.5 Statement of Community Involvement

8.5.1 The NPPF, Localism Act and the Council's Statement of Community Involvement encourage developers, in the case of major applications such as this to undertake public consultation exercise prior to submission of a formal application.

8.5.2 The Council also sent out letters of consultation to local residents in the surrounding area inviting them to make representations on the proposed development.

8.5.3 The applicant has sought to encourage public consultation in respect the proposal in line with the guidance set out in the NPPF and the Localism Act.

8.6 Conclusion and Reasons for Approval

8.6.1 The proposed redevelopment of the site would provide a high quality development comprising of sheltered accommodation for the elderly. The proposed internal layouts, specifications and services offered by the proposed development would provide an acceptable standard of accommodation in accordance with the National Service Framework for Older People (2001), Policies 3.16 and 3.17 of The London Plan (2016), Policy DM1 of the DMP (2013).

8.6.2 The site is currently vacant and the proposal would enhance the urban environment in terms of material presence, attractive streetscape and makes a positive contribution to the local area, in terms of quality and character. Within a recent approved scheme P/5932/16, the applicant has submitted a Sequential and Exception Test in support of this application which demonstrates that there are no other sites available of comparable site area and town centre location that can deliver the development. In order to facilitate the development, the applicant has agreed to pay the sum of £20,000 for future naturalisation and re-grading of the river banks to help improve flood defence, bring about environment benefits and improve ecology and biodiversity value.

8.6.3 The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the

amenities of the neighbouring occupiers and the development would contribute towards the strategic objectives of reducing the carbon emissions of the borough.

- 8.6.4 The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

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 92 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 documents and plans:

40017PN PL031,

40017PN PL032 Rev A

40017PN PL033 Rev A

40017PN PL034

40017PM PL035

40017PN PL036 Rev A

40017PN PL037 Rev A

40017PN PL038

149_PP_300 Rev C

Energy Statement dated October 2016 and Renewable energy details,

Ecological Enhancement Plan, October 2016,

Design and Access Statement, November 2016,

Transport Statement, November 2016

Flood Risk Assessment, Revision A, March 2017

Flood Resilient Construction measures statement (30481/4034/001 rev. G) dated January 2017

Tree Protection Plan

Affordable housing and viability report, dated November 2016

Ecological Enhancement Plan Rev 1

Ground Investigation Report Revised March 2017

Travel Plan March 2017

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

3 Highways

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site or land adjacent (inclusive of retaining wall(s) structural detail), have 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.

Reason: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

4 Materials

Notwithstanding the details shown on the approved drawings, the development hereby approved shall not progress beyond 150mm above ground level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, provided on site, and agreed in writing by, the local planning authority:

- facing materials for the building, including brickwork and spandrel detail;
- windows/ doors;
- boundary fencing including all pedestrian/ access gates;
- external materials of the proposed bin, cycle and buggy storage; and,
- external seating

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

Reason: To safeguard the appearance of the locality and to ensure a satisfactory form of development. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT BEYOND 150MM ABOVE GROUND LEVEL.

5 Flank elevation windows

Notwithstanding the details shown on the approved drawings, all windows in the flank elevations should:

- a) be of purpose-made obscure glass,
- b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To ensure the development would not have any undue overlooking of the neighbouring properties.,

6 Details of windows and doors

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not progress beyond 150mm above ground level until there has been submitted to and approved in writing by the Local Planning Authority:

- i) detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations;
- ii) sections and elevations of the parapet detail and roofline of the proposed building.

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. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT BEYOND 150MM ABOVE GROUND LEVEL.

7 Travel Plan

Prior to commencement of the development hereby permitted, a Travel Plan 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.

8 Landscaping

The development hereby approved shall not be occupied until a scheme for the hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters and external seating, has been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private amenity space and the public pedestrian footpath, and communal areas. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity. Details are required PRIOR TO OCCUPATION OF DEVELOPMENT.

9 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.

10 Tree Protection Plan and Method Statement

Notwithstanding the details provided within the Arboricultural Assessment & Method Statement, no works or development shall take place until a site-specific Tree Protection Plan and Method Statement has been approved in writing by the LPA. This scheme shall include:

Plans showing the position, crown spread and Root Protection Area of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

Details and positions of Tree Protection Barriers (identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to construction commencing and remain in place, and undamaged for the duration of development.

Details of site access, construction access routes, storage area, site huts etc (to be shown on plan)

Details and positions of Ground Protection Zones, Construction Exclusion Zones, details of any no-dig methodology to be used in relation to installation of footpaths, driveways etc within RPA of retained trees

Details of any special engineering required to accommodate the protection of retained trees in relation to proposed retaining walls in close proximity to existing retained trees

Details of how the tree protection measures will be assessed before construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

REASON: To ensure protections measures and put in place to protect the existing trees at the application site and on adjacent land. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

11 Privacy screens

Notwithstanding the approved plans, prior to construction of the development beyond 150mm above ground level, details of privacy screens to be installed to all balconies and the proposed landscape buffer to proposed flat '30' at fifth floor shall be 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 be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, Details are required

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT BEYOND 150MM ABOVE GROUND LEVEL.

12 Construction Method Statement & Logistics Plan

Prior to commencement of the development hereby permitted, a Construction Method Statement & Logistics Plan shall be submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for: detailed timeline for the phases and implementation of the development; demolition method statement; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; measures to control the emission of dust and dirt during construction; and scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of the Local Plan, and to ensure that development does not adversely affect safety on the transport network. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

13 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

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.

14 Energy Strategy and Sustainability Strategy

The development hereby permitted shall be built in accordance with approved documents Sustainability Statement (Dated January 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.

15 Post Construction Assessment

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 Energy Strategy and Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development.

16 Refuse storage

The refuse bins shall be stored at all times in the designated refuse storage area, as shown on the approved drawing plans.

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

17 Building Regulations

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

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

18 Age Restriction

No persons under 60 years of age, with the exception of a partner living with them who is not less than 55 years of age, shall occupy any of the apartments hereby permitted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the development continues to cater for those users requiring sheltered housing, and thereby maintaining an appropriate housing choice and offer in the Borough.

19 Plant or machinery

No plant or machinery, including that from fume extraction, ventilation and air conditioning, which may be required by reason of granting this permission, shall be installed within the building without the prior written approval of the local planning authority. Any approved plant or machinery shall be operated only in accordance the approved details.

REASON: To ensure that the proposed development does not give rise to noise or odour nuisance to neighbouring residents.

20 Flood Risk Assessment

The development permitted by this planning permission shall be carried out in accordance with the approved Additional Flood Risk Assessment (FRA) dated 09/03/2017 and the following mitigation measures detailed within the FRA:
Provision of compensatory flood storage measures detailed within the FRA.

Provision of 24hour access to the watercourse via gate marked on drawing number PBA Drawing 30481/4034/001 rev G dated January 2017. A key/gate code must be provided to the Environment Agency to ensure 24 hour access.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure that the development would not exacerbate the risk of flooding within the site or increase the risk and consequences of flooding elsewhere achieves.

21 Location of Communal Facilities

Prior to the occupation of the development hereby permitted, 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. Details are required PRIOR TO OCCUPATION as the approval of details beyond this point would be likely to be unenforceable.

22 Contamination 1

The development hereby permitted shall not be commenced until an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 Contamination 2

The development hereby permitted shall not be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

24 Contamination 3

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

25 Contamination 4

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 23, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 24.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

26 Contamination 5

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

27 Flood Water Disposal 1

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

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions.

The applicant should contact Thames Water Utilities Limited and Harrow Drainage Section at the earliest opportunity.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

28 Flood Water Disposal 2

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF.

The applicant should contact Harrow Drainage Section at the earliest opportunity.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

29 Surface Water Attenuation

The development of any buildings hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF. For allowable discharge rates the applicant should contact Harrow Drainage Section at the earliest opportunity.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

INFORMATIVES:

1 Policies

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2012)

The London Plan 2016

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable Housing Targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable Housing Thresholds
- 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
- 7.5 Public Realm
- 7.6 Architecture
- 7.19 Biodiversity and Access to Nature

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

- Policy DM 1 – Achieving a High Standard of Development Policy
- DM 2 – Achieving Lifetime Neighbourhoods Policy
- DM 9 - Managing Flood Risk Policy
- DM 10 – On Site Water Management and Surface Water Attenuation
- Policy DM 11 – Protection and Enhancement of River Corridors and Watercourses
- Policy DM 12 – Sustainable Design and Layout
- 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
- Policy DM 42 – Parking Standards

Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document: Sustainable Building Design (2010)
Supplementary Planning Document: Garden Land Development (2013)
The London Plan Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

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:

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 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.

5 London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £88,865.00 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 £88,865.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 2,539sqm

You are advised to visit the planningportal website where you can download the appropriate document templates.

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

6 Harrow Council CIL Charges

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 contribution for this development is £279,290.00

7 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.

8 Street numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

9 Possible contamination

The proposed development site appears to have been the subject of past industrial activity which poses a high risk of pollution to controlled waters. We are however unable to provide detailed site-specific advice relating to land contamination issues at this site and recommend that you consult with your Environmental Health / Environmental Protection Department for further advice. Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlled waters from contamination at the site. This approach is supported by Paragraph 109 of the National Planning Policy Framework. We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that is required in order to assess risks to controlled waters from the site.

The Local Authority can advise on risk to other receptors, such as human health.

3. Refer to the contaminated land pages on GOV.UK for more information. The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:
excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency

should be contacted for advice at an early stage to avoid any delays. The Environment Agency recommends that developers should refer to: the Definition of Waste: Development Industry Code of Practice on the CLAIRE website and;

The Environmental regulations page on GOV.UK.

Contaminated soil that is, or must be, disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

Duty of Care Regulations 1991

Hazardous Waste (England and Wales) Regulations 2005

Environmental Permitting (England and Wales) Regulations 2010

The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to the Hazardous Waste pages on GOV.UK for more information.

APPENDIX 2: SITE PLAN



APPENDIX 3: PLANS AND ELEVATIONS

Ground and Second Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Ground Floor FFL = 49.070m

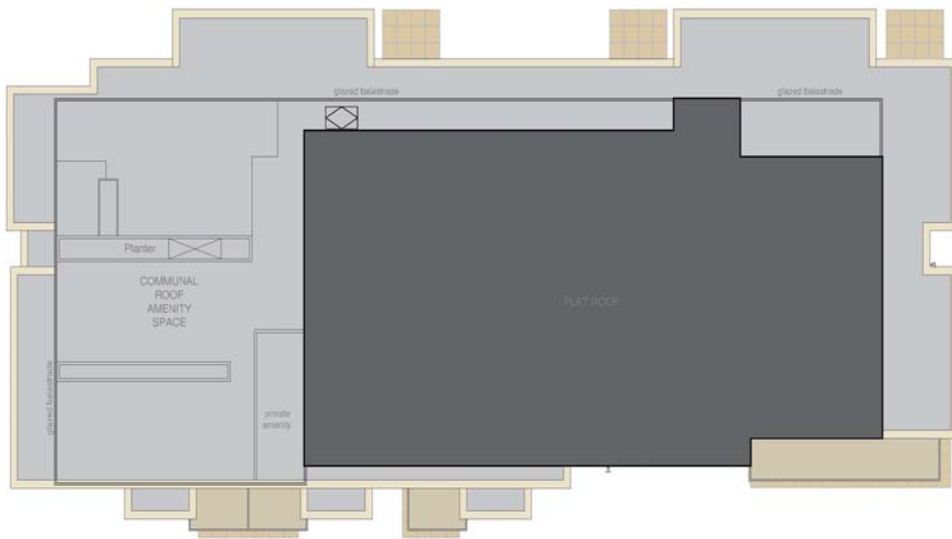
Second and Third Floor Plans



THIRD FLOOR PLAN



Fourth and Roof Plan



ROOF PLAN



Marsh Road Elevation



Rear /Side Elevations

MAIN BRICKWORK	Red / Orange Brick Bond
NAME / REF. NO.	
SECONDARY BRICKWORK	Brick / Grey Brick
NAME / REF. NO.	
WALL FINISH	Wetlay Bond - Exposed Lime
NAME / REF. NO.	Flint cement wall finishing - 1:2:3 Fettle
COLOR	
BALCONIES	Glass Balconies with aluminium railings
RAILINGS	SPAC Dark Grey
RAILINGS BRACKETS	SPAC Dark Grey
WINDOWS	See Site Plan for Boundary Schedule
BOUNDRARY TREATMENT	SPAC Brick
JOINTS	

Note: Underfloor void grating indicated at low level

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Churchill
Retirement Living

Project No: 40017PN/PL037
Site: East Pinner Station, Marsh Road, Pinner
Phase: R&D SPA

Drawing No: Elevations BB + CC + DD

Scale: 1:100

40017PN/PL037 A

APPENDIX 4: Site Photographs





Looking towards No 147 Marsh Road



Looking towards the north



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