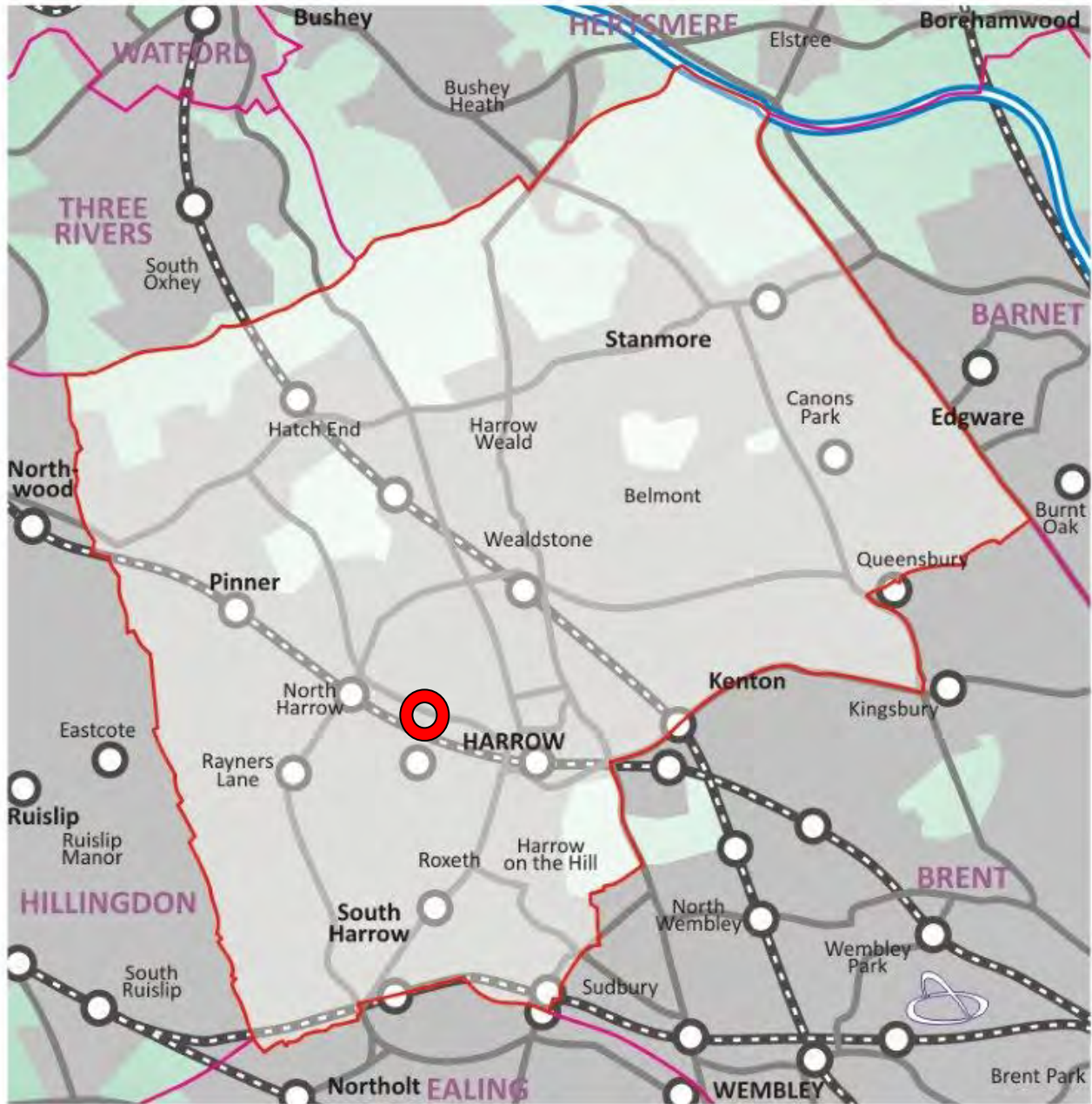
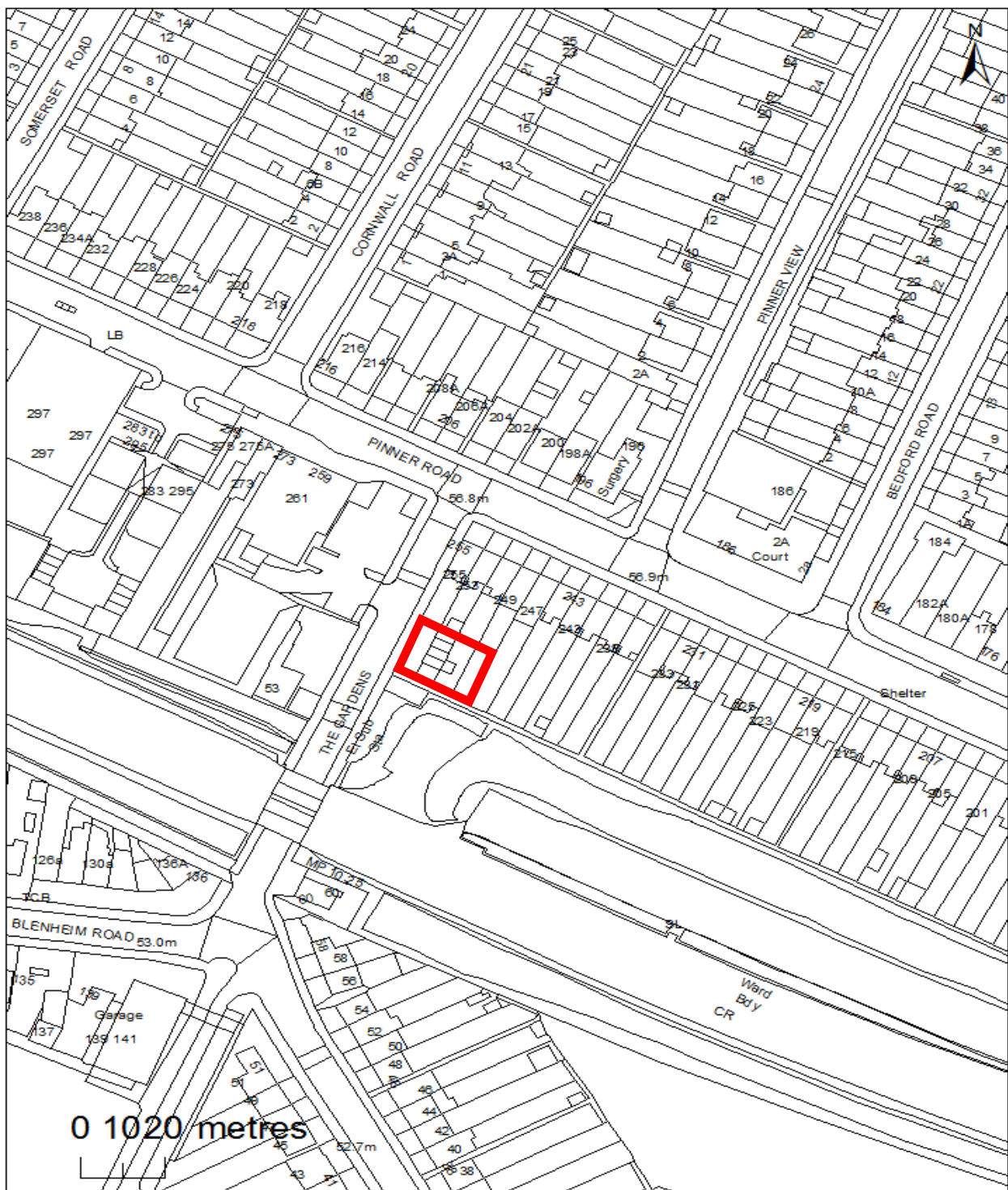


 = application site



Rear of 249-255 Pinner Road, Harrow

P/5994/16



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Rear of 249-255 Pinner Road, Harrow

P/5994/16

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th April 2017

APPLICATION NUMBER: P/5994/16
VALIDATE DATE: 19/01/2017
LOCATION: REAR OF 249-255 PINNER ROAD, HARROW
WARD: HEADSTONE SOUTH
POSTCODE: HA1 4EX
APPLICANT: MR VAGHJI HIRANI
AGENT: MR NITIN HIRANI
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 28/04/2017

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 to provide two storey building comprising six flats; bin and cycle storage

The Planning Committee is asked to:

RECOMMENDATION

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

REASON FOR THE RECOMMENDATIONS

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

INFORMATION

The application is reported to the Planning Committee because the proposal relates to a six flats. As such, it falls outside the scope of the exception criteria set out at Part 1(b) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	None
GLA Community Infrastructure Levy (CIL)	£10,800
Contribution (provisional):	
Local CIL requirement:	£31,680

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 (2016) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: PLANNING APPLICATION FACT SHEET

The Site	
Address	Rear of 249-255 Pinner Road, Harrow HA1 4EX
Applicant	Mr Vaghji Hirani
Ward	Headstone South
Local Plan allocation	N/A
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	N/A

Housing		
Density	Proposed Density hr/ha	
	Proposed Density u/ph	
	PTAL	3
	London Plan Density Range	
Dwelling Mix	Studio (no. / %)	6
	1 bed (no. / %)	0
	2 bed (no. / %)	0
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	0
	Social Rent (no. / %)	0
	Intermediate (no. / %)	0
	Private (no. / %)	0
	Commuted Sum	0
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Yes

Transportation		
Car parking	No. Existing Car Parking spaces	5
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	0
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	6
	Cycle Parking Ratio	1:1
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	
	Bus Routes	H18, H19, 183
Parking Controls	Controlled Parking Zone?	NO
	CPZ Hours	NO
	Previous CPZ Consultation (if not in a CPZ)	NO
	Other on-street controls	NO
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	Collection from front of site.

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The site is occupied by a row of five garages with direct access from 'The Gardens' and by land immediately to the rear which includes the private rear gardens of No.'s 249 and 251 Pinner Road. The part of the site currently occupied by garages was historically part of the rear gardens of No.'s 253 and 255 Pinner Road before planning permission was granted in 1967.
- 1.2 To the south of the site is an electricity substation installation enclosed by metal pallisade fencing. An intervening alleyway provides a small gap between the substation and the site southern side boundary.
- 1.3 Further to the south are elevated railways lines running between West Harrow and Pinner Underground Stations.
- 1.4 Between the railway and the rear of the properties along Pinner Road and the application site is a strip of land with wild trees, bushes and shrubbery. Planning permission to establish this land as wildlife reserve was granted in 1999 (LPA ref: WEST/67/99/FUL). The trees within this land are covered by a Group Tree Preservation Order (TPO).
- 1.5 Opposite the site on the west side of 'The Gardens' are a garage and bodywork repair shop and a Tesco foodstore with associated car park.
- 1.6 The site is within Floodzone 3a and 3b
- 1.7 The ground level falls toward the south of the site

2.0 PROPOSAL

- 2.1 Demolition of the existing garages and construction of a two storey building accommodating 6 flats.
- 2.2 The development would be set back 5m from the highway.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
LBH/2035/1	Erection 4 lock-up garages (revised)	Granted: 04 April 1967
P/3106/11	Demolition of existing garages; new three storey building comprising six flats; provision of six car parking spaces; landscaping and refuse	Refused: 26 January 2012
P/1409/12	Demolition of existing garages; new two storey building comprising 4 flats; provision of 4 car parking spaces; landscaping and refuse (revised)	Refused: 13/07/212
P/0546/13	Demolition of existing garages and construction of a pair of semi detached dwellinghouses access ramps at front and rear landscaping and bin storage	Refused: 29 April 2013 Appeal: Dismissed
P/5703/15	Demolition of existing garages and construction of three two storey terraced houses; refuse & cycle storage; associated landscaping	Granted: 17/03/2016
P/2349/16	Redevelopment to provide two storey building comprising six flats; parking; bin and cycle store	Refused: 20/06/2016 Appeal Dismissed

4.0 **CONSULTATION**

4.1 A total of 7 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 09/02/2017.

4.3 **Adjoining Properties**

Number of letters Sent	7
Number of Responses Received	1

Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.4 1 objection was received from an adjoining resident.

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

Details of Representation and date received	Summary of Comments	Officer Comments
M R Nayani	Objects to the application due to: Loss of privacy	See 6.53

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Highways
LBH Landscape Architects
LBH Waste Officer
LBH Drainage
London Underground

4.8 External Consultation

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

Consultee	Summary of Comments	Officer Comments
London Underground	No comments received	Noted. Officers will update the Committee of any representations that are received before Committee consideration.

4.10 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	Objection due possible increase in parking pressure on surrounding roads.	See 6.61
LBH Landscape Architects	No objection subject to conditions	Conditions recommended
LBH Drainage Authority	No objections subject to conditions	Conditions recommended

5.0 POLICIES

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

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

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

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

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

6.0 ASSESSMENT

- 6.1 The main issues are;
Principle of the Development
Regeneration
Character and Appearance of the Area
Residential Amenity
Traffic, Parking and Drainage

6.2 Principle of Development

- 6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 should be taken as a whole. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural well-being. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 6.2.2 Paragraph 12 of the NPPF states that: 'This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.'
- 6.2.3 This application follows a previous refusal P/0446/13. In dismissing the subsequent Appeal, the Inspector concluded that the development would not conflict with policy CS1.B of the Harrow Core Strategy in relation to the spatial growth of the Borough.
- 6.2.4 Given the above, the principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

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

6.4 Character and Appearance of the Area

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

London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation. Policy 7.8D of The London Plan (2016) states that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'.

- 6.4.3 Core Policy CS(B) states that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.'
- 6.4.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.5 The proposed development scale and design would essentially be the same as the previously approved application for a terrace of three dwellings (P/5703/15). There have been no significant changes in policy since this decision and therefore the scale and design are considered acceptable.

6.5 Residential Amenity

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

Amenity impacts in relation to scale, massing, siting and privacy

- 6.5.3 As noted above the proposed built development would be essentially the same as the previously granted application and therefore it is considered that there would be no additional impact on the residential amenities of the neighbouring residents with regard to visual amenity, overlooking or loss of outlook. The proposal for six one person studio flats would reduce the number of possible occupants from nine to six and therefore it is considered that there would be no

additional disturbance or loss of privacy above that which could be carried out under P/5703/15.

Amenity Impacts on the Future Occupiers of the Dwellings

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

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

- 6.5.4 The ground floor units would have access to their own private amenity space which is considered to be appropriate in size and form for these units and would accord within the minimum standards set out in the Mayoral Housing SPG (2012) and would address the previous reason for refusal.
- 6.5.6 Table 3.3 of the adopted London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan (2016) specifies that these are minimum sizes and should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Council's adopted SPD.
- 6.5.7 In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan (2016) also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts. In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan (2016), and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016).
- 6.5.8 With the exception of the first floor central unit all the units would exceed the minimum gross internal floor area (GIFA) of 39sqm. The first floor central unit at 39.78sqm would fall under the required GIFA. This shortfall is considered to be marginal and would be acceptable in this instance. It is therefore considered the flats would result in an acceptable form of accommodation.

Refuse

- 6.5.9 A refuse store will be provided for the flats adjacent to the front boundary which provides a convenient place for collection. The refuse stores would be a sufficient size to accommodate six large refuse containers which would provide sufficient capacity in accordance with the Council's refuse standards.

6.5.10 In summary, the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2016) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.6 Traffic, Parking and Drainage

6.6.1 It is noted that Highways have raised concern regarding additional pressure for parking on surrounding roads. However, the site benefits from an extant planning permission for a terrace of three, two bedroom 3 person homes. It is considered that the current scheme would not increase the demand for parking beyond a significant level above the likely demand generated by the extant permission.

6.6.2 The proposed development would displace parking provision by the removal of the existing garages and hardstanding where cars currently park, the site has a moderate public transport accessibility level [PTAL] of 3 and stringent parking restrictions are in place in the locality. In this light, and given the proximity of the site to local amenities, it is considered that a zero car parking provision can be accepted in this instance, as the development would be unlikely to result in issues of highway safety or convenience.

6.6.3 The site is in flood zone 3a and 3b. The applicants have submitted a flood risk assessment which the Harrow Drainage Authority have confirmed subject to conditions is sufficient to mitigate the effects of any possible flooding on site or elsewhere and include resistance and resilience to flooding and that suitable evacuation procedures would be implemented.

6.6.4 Subject to the above, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy, and policy DM 9 of the Harrow Development Management Policies Local Plan (2013).

7.0 CONCLUSION AND REASONS FOR APPROVAL

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

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site location Plan (1 of 7) Rev 1; Site Synthesis (2 of 2) Rev 1; Existing Site Plan (3 of 7); Proposed Floor plans (4 of 7) Rev 3; Proposed Elevation 1 (5 of 7) Rev 3; Proposed Elevation 2 (6 of 7) Rev 3; Proposed Elevation 3 and 4 (7 of 7) Rev 3; Design and Access Statement; Flood Risk Assessment

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

3 Drainage 1

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

REASON: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems. To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition.

4 Drainage 2

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

REASON: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems. To ensure that the works are agreed in time to be incorporated into the development, this is a **PRE-COMMENCEMENT** condition.

5 Construction Logistics Plan

The development hereby approved shall not be commenced until a Construction Logistics Plan has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the Plan so agreed, 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 and to ensure that the development does not adversely affect the free flow and safety of traffic on the transport network. To ensure that measures are agreed and in place to manage the amenity and transport impacts during the construction phase of the development, this condition is a **PRE-COMMENCEMENT** condition.

6 Materials

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

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

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

REASON: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable.

7 Landscaping 1

The development hereby permitted shall not proceed 150mm above ground level until there has been submitted to, and approved by, the local planning authority, a revised scheme of hard and soft landscape works for the front garden. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities in the front and rear gardens.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development. Details are required prior to the development proceeding beyond damp course level as the approval of details beyond this point would be likely to be unenforceable.

8 Landscaping 2

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.

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016)

3.3 – Increasing Housing Supply

3.5 – Quality and Design of Housing Developments

3.8 – Housing Choice

5.2 – Minimising Carbon Dioxide Emissions

5.3 – Sustainable Design and Construction

5.12 – Flood Risk Management

5.13 – Sustainable Drainage

6.3 – Assessing Effects of Development on Transport Capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.3 – Designing Out Crime

7.4 – Local Character

7.6 – Architecture

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 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 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Access for All (2006)
Supplementary Planning Document – Residential Design Guide (2010)
Supplementary Planning Document - Accessible Homes (2010)
Mayor Of London, Housing Supplementary Planning Guidance (May 2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 Considerate Contractor Code of Practice

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

3 Party Wall Act

PARTY WALL ACT:

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

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

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 Pre-application Engagement

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

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £10,800 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 £10,800 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 274sqm

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

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

7 Local CIL

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

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class

A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £31,680.

APPENDIX 2: SITE PLAN

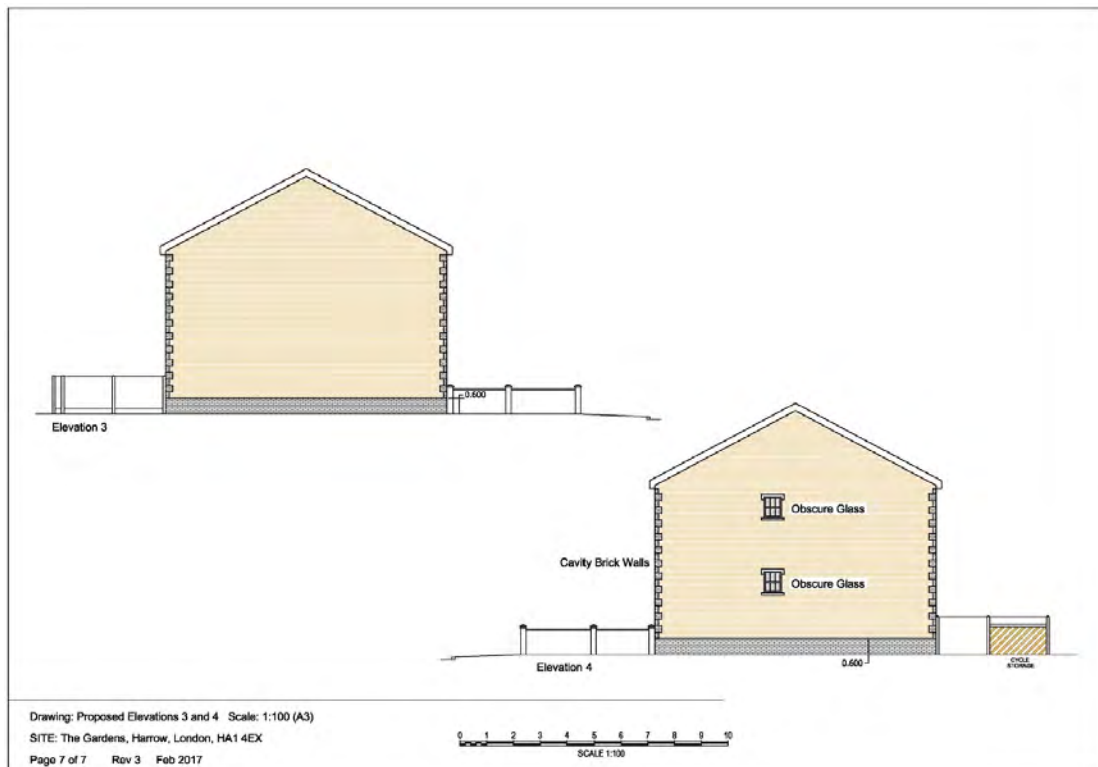
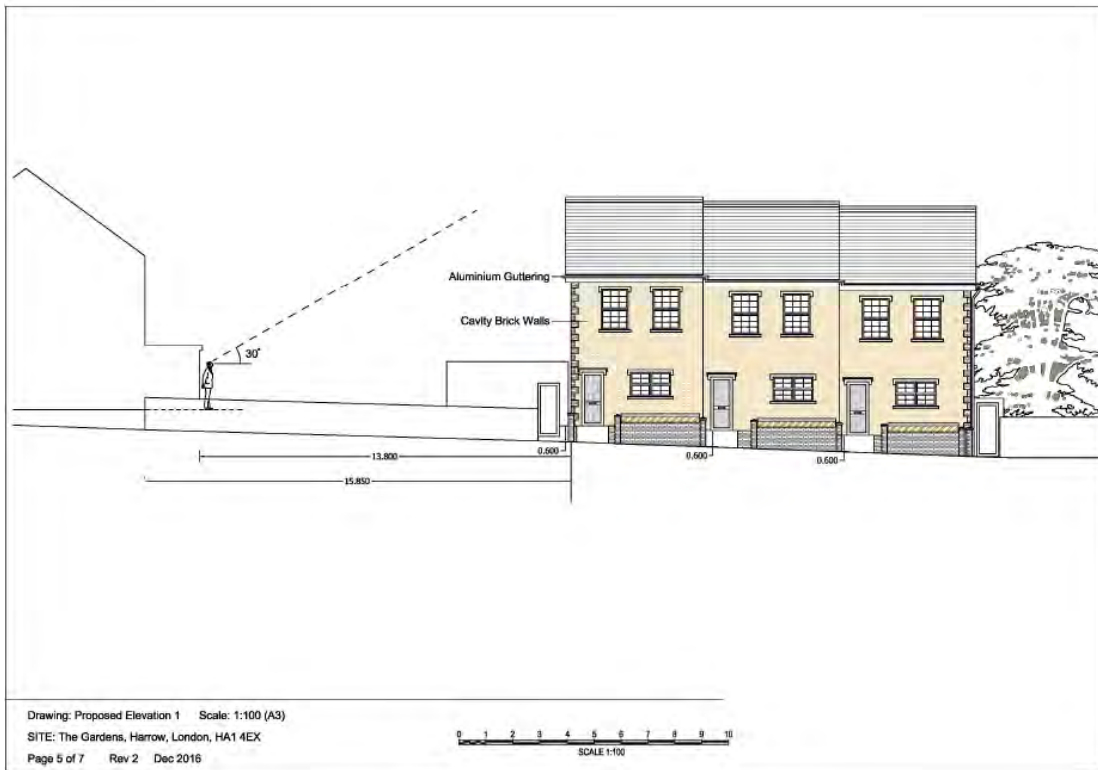


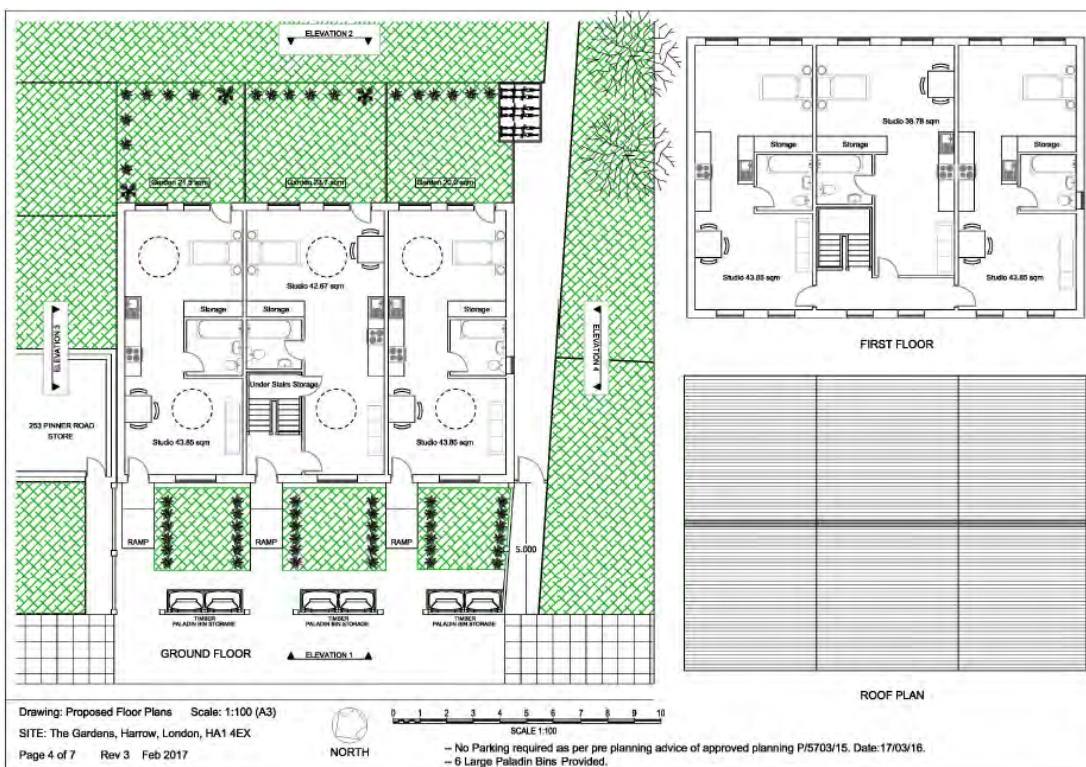
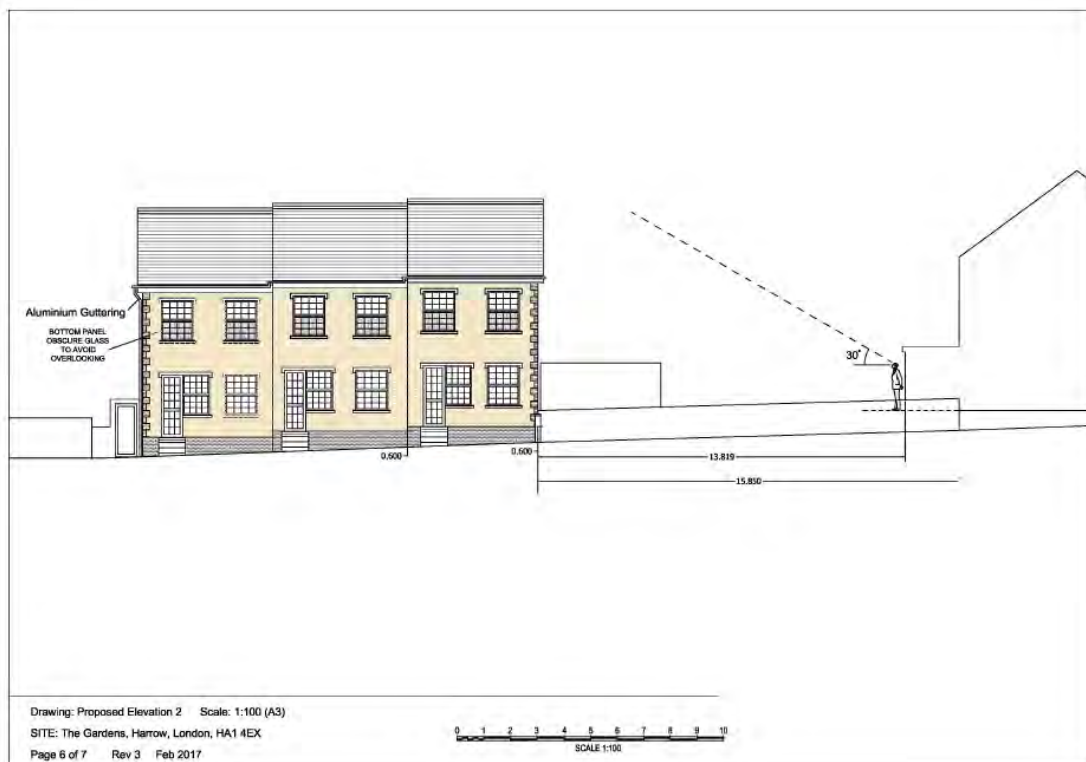
APPENDIX 3: SITE PHOTOGRAPHS





APPENDIX 4: PLANS AND ELEVATIONS





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