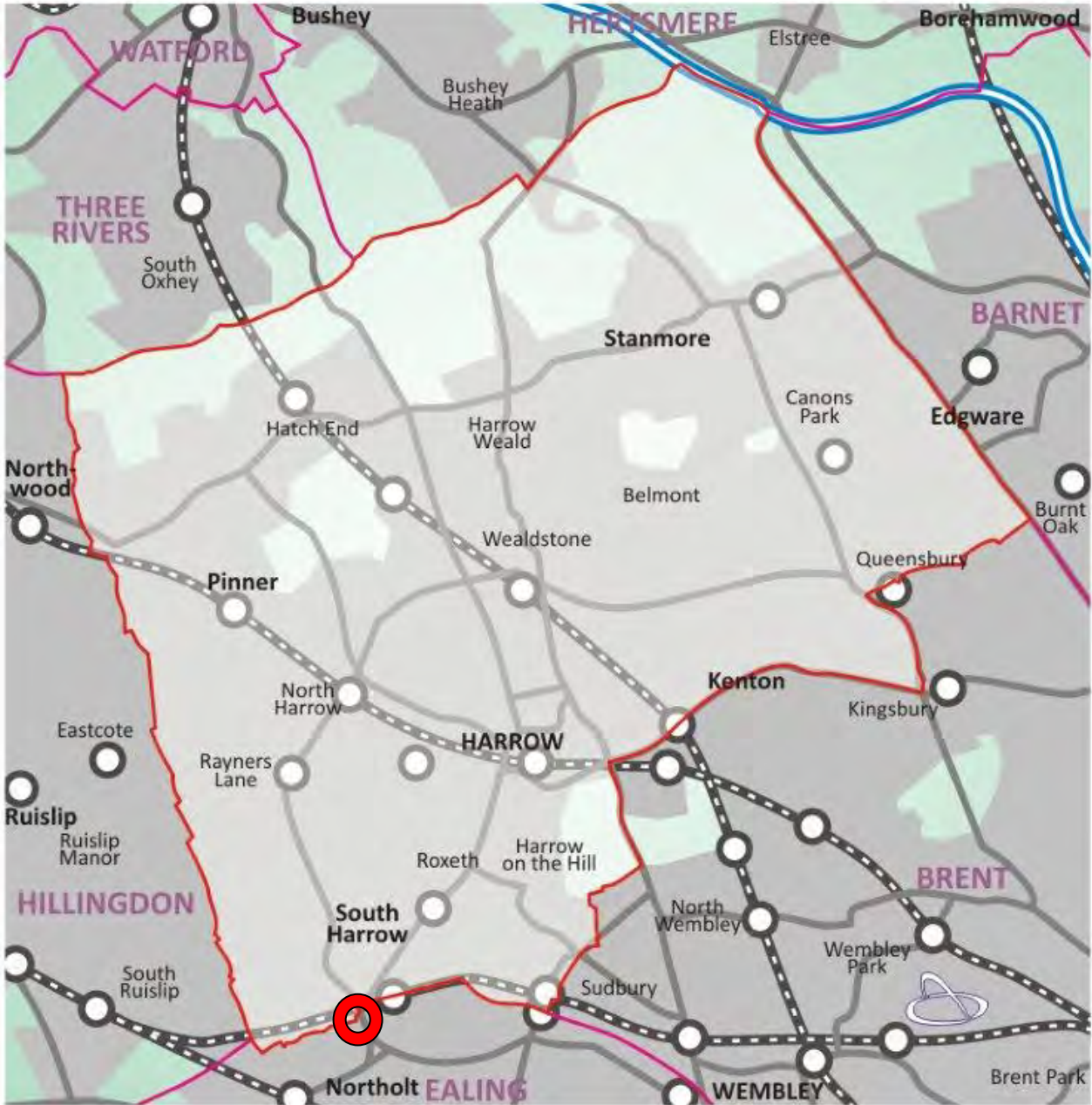
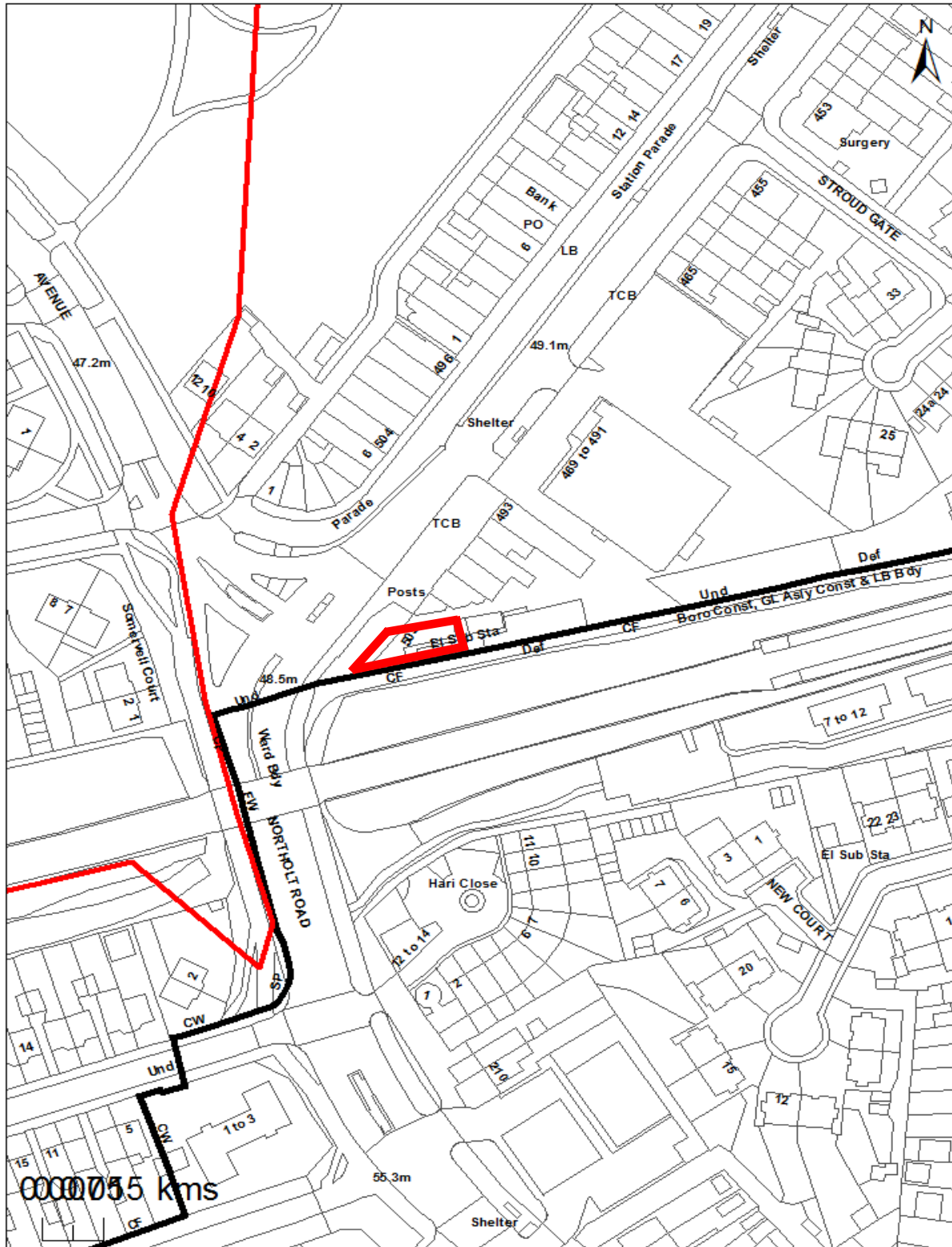


 = application site



505 Northolt Road, Harrow	P/5592/16
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505 Northolt Road, Harrow **P/5592/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st June 2017

APPLICATION NUMBER: P/5592/16
VALIDATE DATE: 05/01/2017
LOCATION: 505 NORTHOLT ROAD, HARROW
WARD: ROXETH
POSTCODE: HA2 8JN
APPLICANT: MR SEROZH HORANDI
AGENT: AUTOR LTD
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 02/03/2017

PURPOSE OF REPORT/PROPOSAL

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

Redevelopment to create a single and four storey building with a Retail Unit at ground floor level and six flats on upper floors.

The Planning Committee is asked to:

RECOMMENDATION A

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

REASON FOR THE RECOMMENDATIONS

The proposed redevelopment of the site would provide a high quality development of the site to provide for residential flats and a commercial unit is considered to result in an efficient and effective use of the site. The revised four storey height proposed would be appropriate in this location. The redevelopment of the site, in light of the previously developed nature of the land, would be acceptable in principle and it is considered that the proposed land uses i.e. commercial with residential above, would be appropriate in this location. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.16 and 3.17 of The London Plan (2016), Policy DM1 of the DMP (2013).

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.

This application was originally reported to Committee on the 26th April 2017. It was deferred to permit officers to engage with the applicant regarding refuse collection.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£17,395.00
Local CIL requirement:	A1 £17,700.00 C3 £32,500.00

Based on net additional floor space of 497 sqm (177sqm in A1 and 320sqm in C3)

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

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

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

- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Plans and Elevations

Appendix 4 – Site Photographs

OFFICER REPORT

PART 1: PLANNING APPLICATION FACT SHEET

The Site	
Address	505 Northolt Road, Harrow, HA2 8JP
Applicant	Mr Serozh Horandi
Ward	Roxeth
Local Plan allocation	None
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	378 hr/ha
	Proposed Density u/ph	162 u/ha
	PTAL	3
	London Plan Density Range	200-450 hr/ha 45-170 u/ha
Dwelling Mix	Studio (no. / %)	-
	1 bed (no. / %)	4
	2 bed (no. / %)	2
	3 bed (no. / %)	-
	4 bed (no. / %)	-
	Overall % of Affordable Housing	-
	Social Rent (no. / %)	-
	Intermediate (no. / %)	-
	Private (no. / %)	6/100%
	Commuted Sum	-
	Comply with London Housing SPG?	Yes
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes	

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Single storey retail unit / vacant
	Existing Use Class(es) sqm	-
Proposed Use(s)	Proposed Use / Operator	Ground floor retail unit (Class A1) with Residential use (Class C3) on upper floors
	Proposed Use Class(es) sqm	Retail – 174 sqm GIA Residential - 404 sqm GIA
Employment	Existing number of jobs	N/A
	Proposed number of jobs	N/A

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	-
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	8
	Cycle Parking Ratio	-
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	Northolt Park Station / 160m
	Bus Routes	Northolt Road / Adjacent
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	-
	Previous CPZ Consultation (if not in a CPZ)	-
	Other on-street controls	Double 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	Communal ground floor refuse store to the rear of the building, accessed via

		existing service lane from Northolt Road. However, applicant has committed to employ a private refuse collection company. This will be secured by condition.
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Sustainability / Energy	
BREEAM Rating	-
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	Photovoltaic panels. Overall 38.96% reduction in carbon emissions

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The site is on the south east side of Northolt Road and is bordered by the mainland railway line to the south, Northolt Road to the northwest and an access road to the north. The site is on the southern boundary of the London Borough of Harrow.
- 1.2 The site is positioned to the south of a short terrace of six, two storey properties, with ground floor business uses with residential flats above. The terrace is a designated Neighbourhood Parade. The subject site is not within that designation.
- 1.3 The site contains a single storey building with a broadly flat roof. The front elevation follows the building line of the neighbouring terrace, resulting in an angled front elevation, with the side elevation abutting the side access road. The building is L-shaped in plan with a rear yard on the boundary with the railway.
- 1.4 The building is currently vacant and was last in use as a hairdresser (Use class A1), under P/0304/15 permission was granted for flats and A3 use at ground floor.
- 1.5 A further planning application for the redevelopment of the site to provide a 3 storey building with retail on ground floor and four flats on the second and third floor was approved under P/5919/15.
- 1.6 The site is not located within a flood zone or a critical drainage area of Harrow.

2.0 PROPOSAL

- 2.1 Redevelopment of the site to provide a four storey building with retail on ground floor and six flats on the upper floors. This is an increase from a previous approved application (P/5919/15) which provided for four flats at three stories high.
- 2.2 The proposed new build would have a maximum height of approximately 12.70m, a depth of approximately 9.35m and a width of approximately 27.20m, fronting Northolt Road.
- 2.3 The proposal would adopt a contemporary design approach, incorporating recessed modelling to the front facade and an inset fourth floor. The proposed building would utilise one tone of brick with a glass façade on the ground floor and fourth floor.
- 2.4 The primary access to the building would be located on Northolt Road frontage.

- 2.5 The ground floor would comprise a retail unit with the rest of the floors occupying the flats comprising 6 units. The stairwells would provide access to the upper floors.
- 2.6 The first floor would comprise 2 units, 1 x 1 bedroom and 1 x 2 bedrooms. Each of these units would benefit from a roof terrace or winter balcony. The second floor would comprise 2 units, 1 x 1 bedroom and 1 x 2 bedrooms. The proposed third floor (inset floor) would comprise 2 units, 2 x 1 bedroom flats. Each of these units would benefit from a roof terrace or winter balcony.
- 2.7 Refuse storage and cycle parking spaces would be provided at the rear of the site.

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/5919/15	Redevelopment To Create A Single And Three Storey Building With Retail Unit At Ground Floor And Four Flats On Upper Floors; Bin And Cycle Storage	Granted 08/04/2016
P/0304/15	Change of use of ground floor from hair salon (class a1) to restaurant (class a3) with single storey rear extension; installation of extract duct at side; creation of first floor to provide two flats	Granted 22/07/2015
P/1736/13	Certificate Of Lawful Use (Proposed): Use Of Room Within A Hair Salon As A Beauty Treatment Room	Granted: 06/09/2013

4.0 CONSULTATION

- 4.1 A total of 11 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 08/02/2017.

4.3 Adjoining Properties

Number of letters Sent	11
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 at No 493a Northolt Road

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

Details of Representation	Summary of Comments	Officer Comments
493a Northolt Road	Objects to the application due to: 3rd storey of residential floor would exceed the height of all the other surrounding buildings	The new floor is set in therefore it is well contained and does not appear prominent within its settings. Please refer to Section 2 of the report.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
LBH Tree Officer
LBH Landscape Architects
LBH Waste Officer
TFL
Designing Out Crime Officer, Metropolitan Police Service
Ealing Council

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
Designing Out Crime Officer, Metropolitan Police Service	Should be conditioned in line with designing out crime principles	Condition attached
Ealing Council	No Objections	N/A
London Underground	No Objections	N/A
Hertsmere Council	No Objections	N/A

4.10 Internal Consultation

Consultee	Summary of Comments	Officer Comments
Highways	No objections subject to provision of cycle storage for the retail unit	Condition attached
Waste Officer	Originally objected due to lack of satisfactory refuse collection route.	Objection withdrawn subject to a condition attached to permission for applicant to provide details of private refuse collection. This has been done.
Landscape Officer	No Objections subject to condition relating to landscape strategy	Condition attached
Drainage Team	No Objections	N/A

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
Design and Character of the Area
Refuse and Servicing
Residential Amenity
Traffic and Parking
Landscaping
Accessibility
Sustainability
S106

6.2 Principle of Development

- 6.2.1 The existing building is currently vacant, most recently in use as a hairdresser. However there is an extant planning permission P/5919/15 for a retail usage on ground floor and four flats at first and second floors.
- 6.2.2 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. Policy CS1.A of the Core Strategy notes that growth in Harrow should be managed and that new residential development should be directed towards the Harrow and Wealdstone Intensification Areas, town centres and, in suburban areas, to strategic previously developed sites. In this way, the growth of the borough would develop in a coherent, efficient and effective manner, ensuring that pooled resources secured through planning gain on development sites contributed more efficiently to infrastructural and economic growth and that the impact on the environment arising from development are minimised. On this basis, the proposal to develop this site is considered to be acceptable in principle.
- 6.2.3 This revised application seeks to add a third floor in order to increase the number of flats to six. The principle of developing the site to provide for

residential flats and a commercial unit has already been established within application Number P/5919/15 and it is considered to result in an efficient and effective use of the site. The revised four storey height proposed would be appropriate in this location.

- 6.2.4 For the above reasons, the principle of providing a four storey building is considered acceptable, as the proposed siting and footprint would be in keeping with the scale of development in the locality.
- 6.2.5 The proposal would not undermine the spatial development strategy for the Borough set out in the Core Strategy and would accord with the NPPF 2012, policies 3.4, 3.5A and 3.8 of The London Plan 2016, policies CS1.A and CS1.B of the Harrow Core Strategy 2012.

6.3 Regeneration

- 6.3.1 Given the location of the site within a Neighbourhood Parade, with its 3 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 within the Borough that would constitute an increase in housing stock in terms of unit numbers. Further the development would provide jobs from the proposed retail use. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Design and Character of the Area

- 6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- 6.4.2 Core Policy CS1.B specifies that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.'
- 6.4.2 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."
- 6.4.3 The site is located to the south of a parade of shops, which is a designated Neighbourhood Parade, but is separated by an access road and does not fall within that designation. The site constitutes previously developed land and the application seeks to extend the existing building to provide residential flats at

first floor, second floor, and third floor whilst retaining a commercial use on the ground floor.

- 6.4.4 As discussed above the principle and design issues were considered acceptable and approved under application number P/5919/15. Therefore, this application will assess the impact of the additional recessed floor.
- 6.4.5 In terms of height, the proposed building would include a maximum height of three storey with a recessed fourth storey. The recessed fourth storey element would only extend over part of the development, with the remaining building being 3 storeys in at the front. Furthermore, the use of glazing ensures that the fourth floor would be distinguished from the appearance of the lower levels, thereby breaking up the mass of the building. The inset of the fourth floor from all the front parapets ensures that this top floor appears as a recessive element, which does not dominate the appearance of the building within the streetscene.
- 6.4.6 It is noted that an objection has been received with respect to the additional storey height of the building. It is considered that due to the recessed nature of the additional floor and its setting within a designated neighbourhood parade and that across the road there is the presence of taller buildings. This new fourth floor is considered acceptable in this context.
- 6.4.7 When considering the proposed height in context with the surrounding area, it is noted that the recessed four-storey element of the building would be in keeping with the pitched roofs of the adjacent three-storey terrace buildings. While the four storey element would extend marginally higher than these adjoining terraces, given the bulk of the fourth floor has been recessed and also considering the separation between the buildings, the difference in height would not be overly discernible within the streetscene.
- 6.4.8 Accordingly, when considering the character and massing of surrounding development, together with the recessed nature of the proposed, the height and proportions of the proposed development is considered acceptable.
- 6.4.9 In terms of the appearance of the building, the applicant is seeking to use one tone of brick. A red brick finish would be utilised throughout, with glazing at the ground floor frontage. The use of the single tone of brick is considered to be a successful method to provide visual articulation to the building and matching the surrounding which is the widely used brick type. 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 principle 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.
- 6.5 Refuse and servicing
- 6.5.1 Policies DM26 and DM45 of the DMP requires that bin and refuse storage must be provided "in such a way to minimise its visual impact if stored on forecourts

(where such provision cannot be made in rear gardens), while providing a secure, convenient and adequate facility for occupiers and collection, which does not give rise to nuisance to neighbouring occupiers". Further policy DM 45 states that the onsite provisions must ensure satisfactory access for collectors and where relevant, collection vehicles.

- 6.5.2 The proposal demonstrates that waste and recycling facilities for the residential units would be located within a secure location near the access lane to the property. The refuse storage for the commercial units has been separated from the residential and is located within the same secure facility.
- 6.5.3 The proposed plans indicate a satisfactory level of refuse facilities for the flats and commercial unit, and the proposed location is considered acceptable. The Council's Waste Management Team commented that the applicant has not demonstrated how refuse collectors and lorries would access refuse in a satisfactory manner due to the location of the site at a busy intersection. Further concerns were raised for the safety of the refuse collectors by the Highways Team. In response to this, the applicant had committed to contracting a private company to undertake waste collection from the site. However, at the Planning Committee on the 26th April 2017, the intention for a private contractor to collect waste from the proposed residential properties was challenged and as such the application was deferred until a solution was found. In response to this the applicant has come up with a new option of using the Council's waste collection teams to collect waste generated by the residential development.
- 6.5.4 The applicant has agreed with the waste team for the site owner to arrange for the bins to be wheeled to an existing collection point, the Council already collects from the nearby Asda and flats above the shops along Northolt Road. The agreement is for the residential refuse bins to be wheeled to this point on a weekly basis. The applicant has submitted a waste management strategy to this effect and the details of this arrangement have been secured by condition which is recommended.
- 6.5.5 In conclusion, the proposed development would provide a good quality development on the 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 revised development proposal to include an additional recessed floor maintains the design of the proposals approved under P/5919/15 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.

6.6 Residential Quality *Residential Amenity Space of Future Occupiers*

- 6.6.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

6.6.2 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”.

6.6.3 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.

6.6.4 Room Size and Layout

The table below illustrates the extent to which the proposed development would comply with the recommended room sizes of the London Housing Supplementary Planning Guidance (2016).

Bedrooms	Bed Spaces	Minimum GIA (sq m)			Built – in storage (sq m)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
Minimum Floor Area Required			1 Bedroom, 2 person = 50m² 2 Bedroom, 4 person = 70m²		
First Floor Flats as proposed					
(1 bedroom, 2 person)			50 m ²		
(2 bedroom, 4 person)			71m ²		
Second Floor Flats as proposed					
1 bedroom, 2 person)			50 m ²		
(2 bedroom, 4 person)			71m ²		
Third Floor Flats as proposed					
1 bedroom, 2 person)			51m ²		
(1 bedroom, 2 person)			50 m ²		

6.6.5 As demonstrated within the above table, the proposed flats would meet the gross internal floor area requirements for flats of their respective occupancy levels. Each of the rooms provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies.

- 6.6.6 The London Plan 2016 (as amended by Housing Standards Policy Transition Document Statement Oct 2015) requires built in storage to be provided for each unit. Revised plans have been received to indicate storage space on the plans and as such it has been demonstrated that sufficient storage has been provided.
- 6.6.7 It is therefore considered that the proposed accommodation is satisfactory and would comply with policy 3.5 of The London Plan 2016 and Policy DM1 of the Harrow DMP (2013), and the Residential Design Guide SPD (2010).
- 6.7 Outdoor Amenity Space
- 6.7.1 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.
- 6.7.2 The proposal would provide external amenity space in the form of balconies for the flats. In addition to this, Alexandra Park is located a short walk to the north of the site which includes large open areas of grass and a children's play area. It is therefore considered that the provision of amenity space for the flats in this location is acceptable.
- 6.7.3 Given the above, it is considered that the proposal would have no significant adverse implications for host and neighbouring residential amenities, and would accord with policies 7.4B and 7.6B of The London Plan (2016), policies DM1 and DM27 of the DMP and the Council's adopted Supplementary Planning Document 'Residential Design Guide (2010)' in that respect.
- 6.8 Impact on neighbouring properties
- 6.8.1 The proposed development would introduce 6 residential units to the application property. It is likely that up to a maximum of 18 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, 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.
- 6.8.2 The parade to the north east consists of commercial premises at ground floor with residential flats above. The closest building within that parade (no.503 Northolt Road) is office use on both ground and first floor levels, with the single side facing window serving a staircase only. Therefore there would be no loss of light, outlook or privacy to that property.
- 6.8.3 501 Northolt Road is an attached terraced building to the north east of no.503 and consists of a ground floor commercial premise with a residential flat above. A large side facing window is positioned in the side elevation of a two storey rear projection at first floor level. Whilst the use of the room is not known, it can

be seen that the room is of a scale which can be considered habitable, and is most likely an open plan kitchen/dining/living room.

6.8.4 Whilst the proposed first floor extension would impact the outlook and light available to that window, the room is also served by a large window in the rear elevation. It is considered that the combined light and outlook available to both windows is adequate to serve that room and that living conditions within that room would not be unacceptably harmed.

6.8.5 It is noted that the additional fourth floor would be much closer to the only neighbour at No 503; however it is considered that due to the recessed nature of the fourth floor no harm would occur in terms of loss of light or outlook.

6.8.6 A vehicle repair garage is located to the east. It is not considered that the proposal would have a detrimental impact on the operation or servicing of that property.

6.9 Traffic, Safety and Parking

6.9.1 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 which will vary from urban to rural areas.

6.9.2 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.

6.9.3 Policy 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.

6.9.4 The application site has a good Public Transport Accessibility Level (PTAL). It is well served by a range of travel modes, including an adjacent railway station with trains to London Marylebone, a 24 hour bus service to London Heathrow Airport and Harrow Weald as well as London Underground services from South Harrow, which is within a 15 minute walk. Cycle lanes are also easily accessible in the area.

6.9.5 London Plan parking standards indicate a maximum of 1-1.5 spaces for each residential unit. However, considering the strong transport links in the area, a car free development considered acceptable.

- 6.9.6 Provision has been made for eight bicycle parking spaces for the residential flats, which would comply with the Table 6.3 (Cycle Parking Minimum Standards) and policy 6.9 of the London Plan (2016). However, no cycle provision has been provided for the ground floor retail unit therefore details of cycle storage has been secured by condition.
- 6.9.7 Servicing of the retail unit would be achieved from the rear servicing road, which currently serves the neighbouring parade. Sufficient waste and recycling storage for both commercial and residential uses would be provided within the integrated store rooms in the rear of the building. However as discussed above, the Council's Waste Management Team had commented that the applicant had not demonstrated how refuse collectors and lorries would access refuse in a satisfactory manner due to the location of the site at a busy intersection. Concerns were raised for the safety of the refuse collectors by the Highways Team. In response to this the applicant has committed to the site owner to wheel the bins to a nearby existing collection point. These details have been secured by condition.
- 6.9.8 Given the site location on a busy junction it is considered necessary to recommend a condition to ensure that prior to commencement of work a construction method statement and logistics plans are submitted and approved to ensure that there is no impact on the adjacent highway.
- 6.9.9 Overall, subject to conditions, it is considered that the proposal would not have an adverse impact on the free flow of traffic or highway and pedestrian safety. In view of the above, it is considered that the proposal is acceptable in relation to policies 6.3, 6.9 and 6.13 of The London Plan (2016), policy CS1 R of the Harrow CS (2012) and policy DM 42 of the Harrow DMP LP (2013).
- 6.10 Landscaping
- 6.10.1 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. 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.
- 6.10.2 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.

6.10.3 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.

7.0 ACCESSIBILITY

7.1.1 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.

7.1.2 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'.

7.1.3 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'.

7.1.4 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.

7.1.5 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 which would secure an appropriate standard for future occupiers and make the units accessible to all.

7.1.6 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).

7.2 Sustainability

7.2.1 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.

- 7.2.2 The proposals would incorporate solar panels in order to meet some elements of sustainable development. A condition is recommended to ensure that the proposal would comply with Building Regulations Part L.

8.0 CONCLUSION AND REASONS FOR APPROVAL

- 8.1 The proposed redevelopment of the site would provide a high quality development comprising of retail at ground floor and residential accommodation at upper levels. The proposed internal layouts, specifications and services offered by the proposed development would provide an acceptable standard of accommodation.
- 8.2 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.
- 8.3 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.
- 8.4 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 91 of the Town and Country Planning Act 1990.

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

AL(01)001 Site Location Plan

AL(01)100 Ground Floor Plan REVA

AL(01)101 First Floor Plan REV A

AL(01)102 Second Floor Plan REV A

AL(01)103 Roof Plan REV A

AL(02)240 Section AA'

AL(03)320 South Elevation

AL(03)340 East Elevation

AL(03)360 North Elevation

AL(03)380 West Elevation

EXT(01)100 Site Plan

EXT(03)380 Existing West Elevation

EXT(03)300 Existing Elevations

EXT(02)240 Existing Section, Planning Statement, Design and Access Statement and Energy Statement, Waste Management Plan by Royal HaskningDHV dated 01/06/2017, TR01 REV P2

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

3 Construction Method Statement

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) detailed timeline for the phases and implementation of the development
- b) demolition method statement
- c) the parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) measures to control the emission of dust and dirt during construction; and
- g) 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 Development Management Policies Local Plan 2013, and to ensure that development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory form of development.

4 Levels

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 in accordance with Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013). Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

5 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details and samples of the materials to be used in the construction of the external surfaces noted (but not limited) below have been submitted, provided on-site and approved in writing by, the local planning authority:

- a) external material
- b) secure cycle store

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

Reason : To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT BEYOND 150MM ABOVE GROUND LEVEL to ensure a satisfactory development and as enforcement action after time may be unfeasible.

6 Class usage of the ground floor

The ground floor unit of the premises shall be used for the purpose specified in the application and for no other purpose, (use Class A1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

Reason : To safeguard the amenity of the residents on the upper floors and neighbouring occupiers and maintain the vitality of the parade, thereby according with policy DM1 of the Development Management Policies Local Plan 2013.

7 Opening Times of Retail Unit

The proposed retail use hereby permitted shall not be open to customers outside the following times:-

[08:00 and 22:30], Mondays – Saturdays

[08:00 to 20:00] Saturdays

[10:00 to 20:00] Sundays, Public or Bank Holidays.

Reason : To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents in accordance with policy DM1 of Harrow Development Management Policies Local Plan 2013.

8 Landscaping

The development hereby approved shall not progress beyond 150mm above ground level 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 in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013. Details are required

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

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 in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

10 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.

11 Refuse storage

Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area.

Reason : To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

12 Waste Collection

The refuse collection shall be carried out in accordance with the approved Waste Management Plan by Royal HaskningDHV dated 01/06/2017 and plan no. TR01 REV P2 and maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is capable of achieving a satisfactory waste collection in accordance DM45 of the Development Management Policies Local Plan 2013.

13 Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of the retail unit, details of secured cycle storage (for staff use) shall be submitted to the Local Planning Authority for approval. The cycle storage thus approved shall be carried out and implemented in full on site for the sole use of the retail unit in accordance with the approved details and shall be retained for the duration of this retail use on the site

Reason: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan (2016) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

14 Accessibility

The development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved in writing by the Local Planning Authority prior to occupation. The proposal shall be carried out in accordance with the approved drawings and retained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

15 Restrict Permitted Development

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

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

16 Communal Facilities for Television Reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. 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 relevant phase 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 : To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

17 Building appearance

Any telecommunications apparatus, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the building shall be installed in accordance with details to be submitted to the Local Planning Authority in writing to be agreed. The details shall include: proposals for communal provision of television receiving equipment, wherever possible; siting; appearance; any arrangements for minimising the visual impact; and any arrangements for mitigating potential noise and vibration.

Reason : To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials

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
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 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 10 – On Site Water Management and Surface Water Attenuation
- Policy DM 12 – Sustainable Design and Layout
- 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
- Policy DM 49 - Telecommunications

Relevant Supplementary Documents

- Supplementary Planning Document: Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2 Pre-application engagement

Grant without pre-application advice

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. Harrow has a pre-application advice service and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning applications.

3 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.

4 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

5 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.

6 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 £17,395.00 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 £17,395.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 497sqm

You are advised to visit the [planningportal](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) website where you can download the appropriate document templates.

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

7 Harrow Council's 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; (£32,500.00)

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 (£17,700.00)

All other uses - Nil.

The Harrow CIL contribution for this development is £50,200.00

8

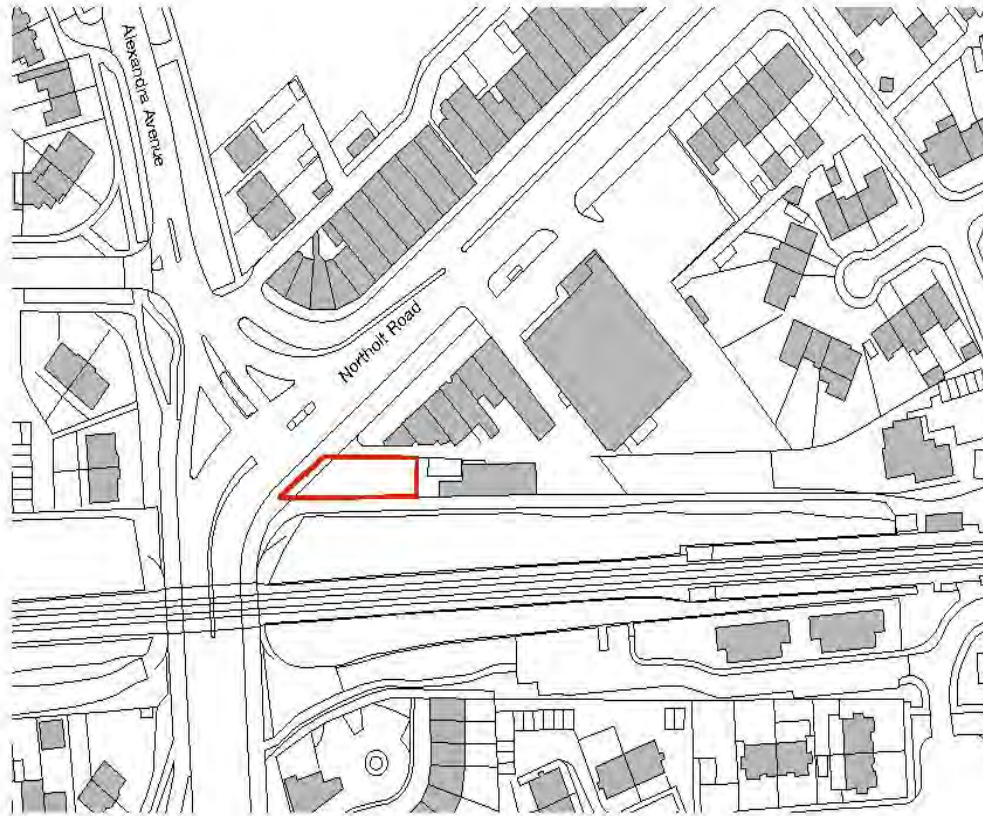
Street Numbering Advice

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

APPENDIX 2: SITE PLAN

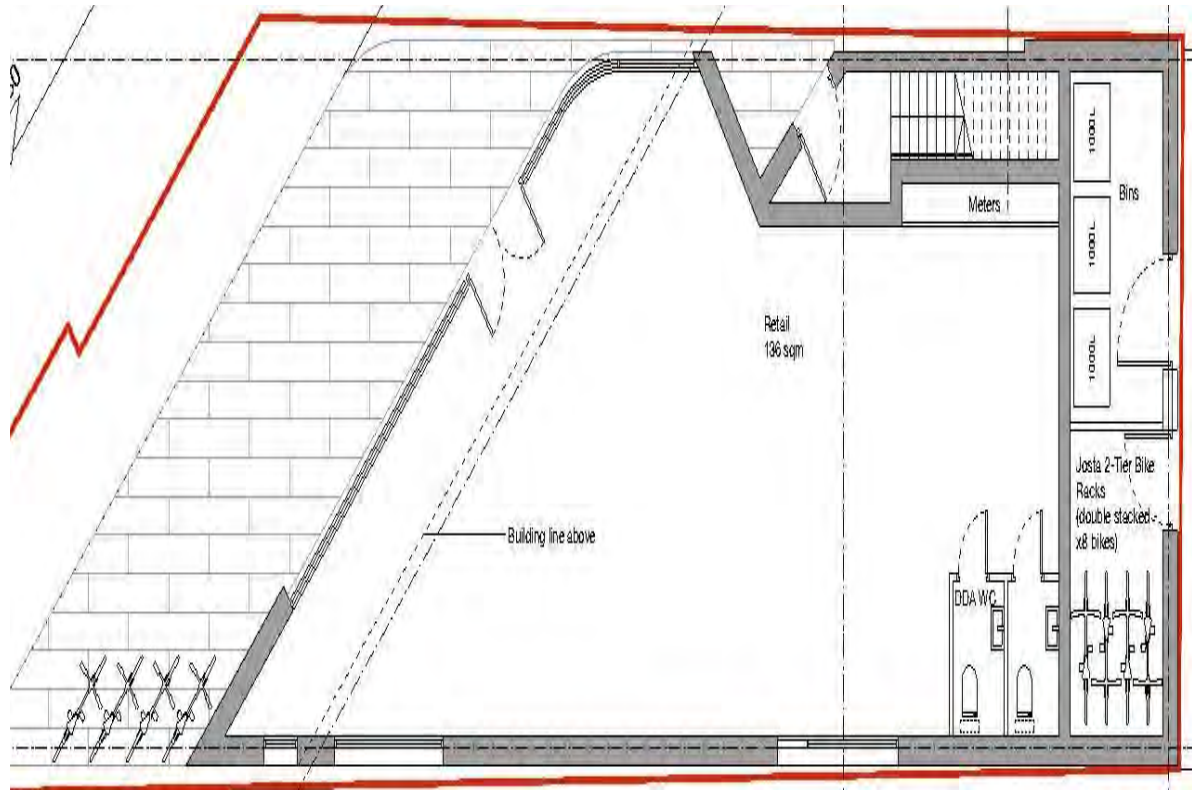


Existing Street Scene

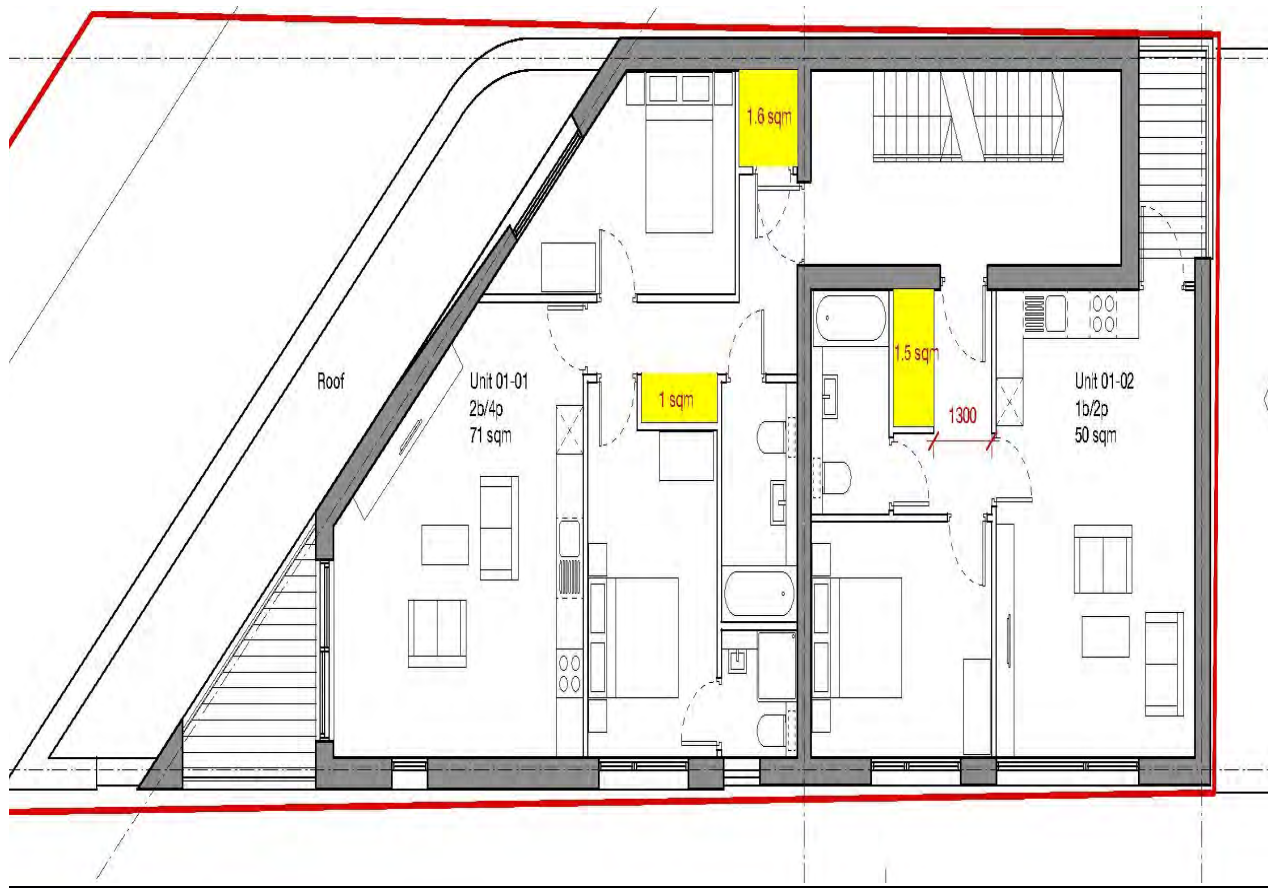


APPENDIX 3: PROPOSED PLANS AND ELEVATIONS

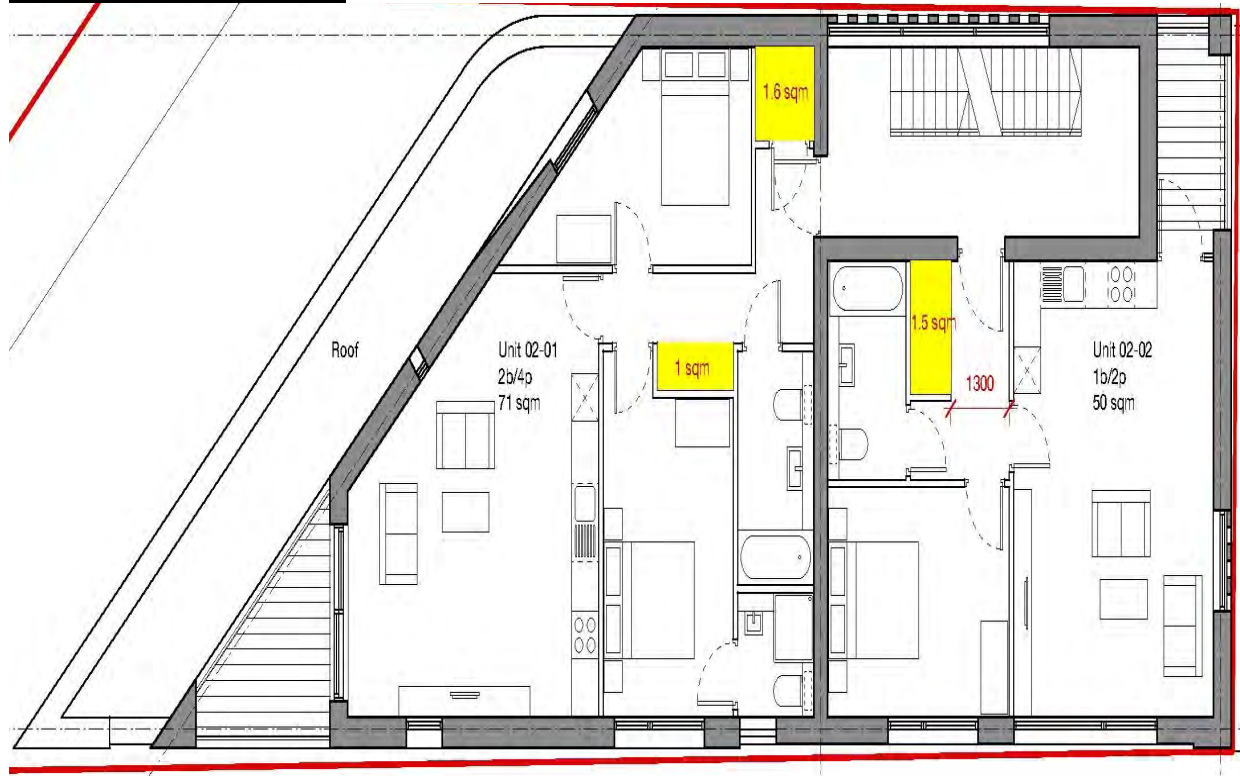
Ground Floor Plan



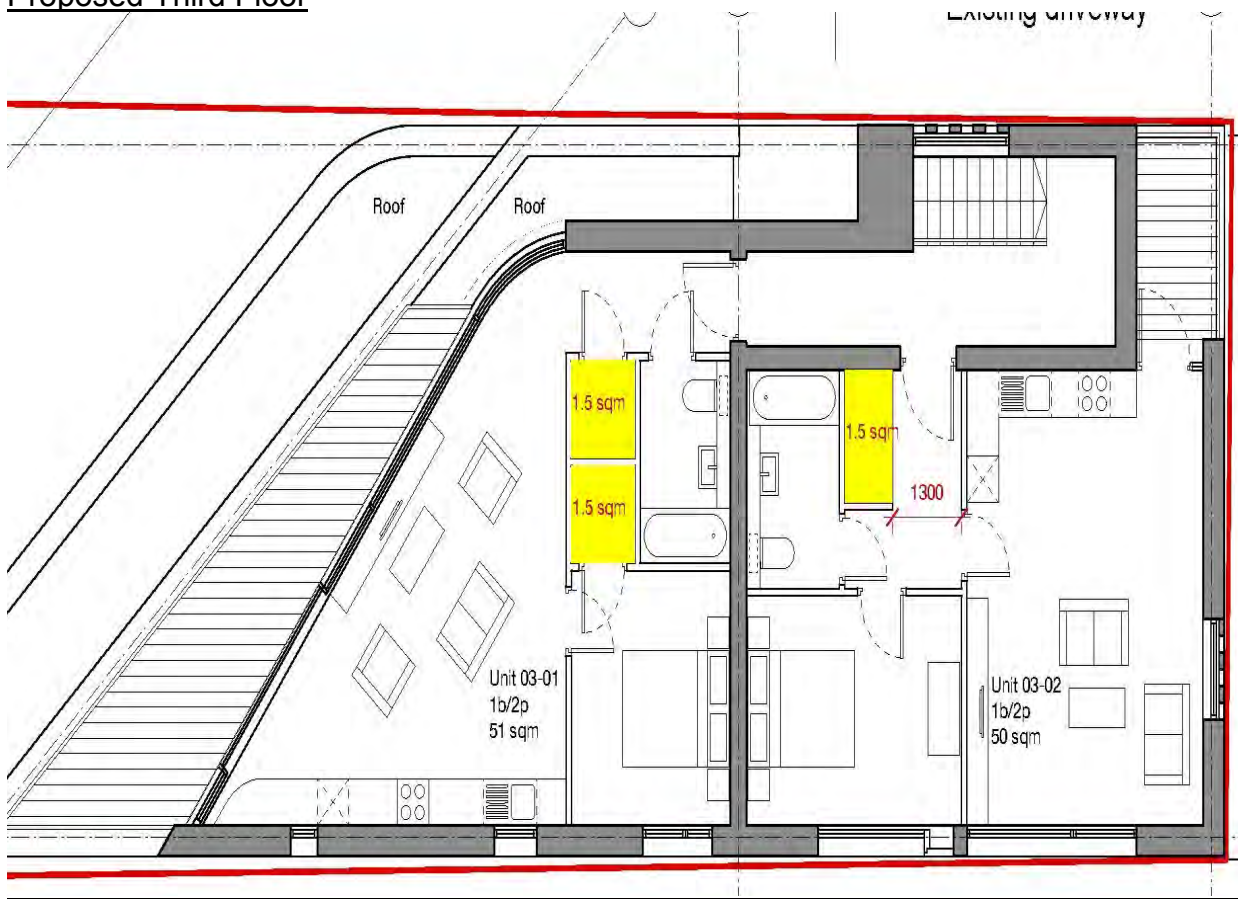
Proposed First Floor



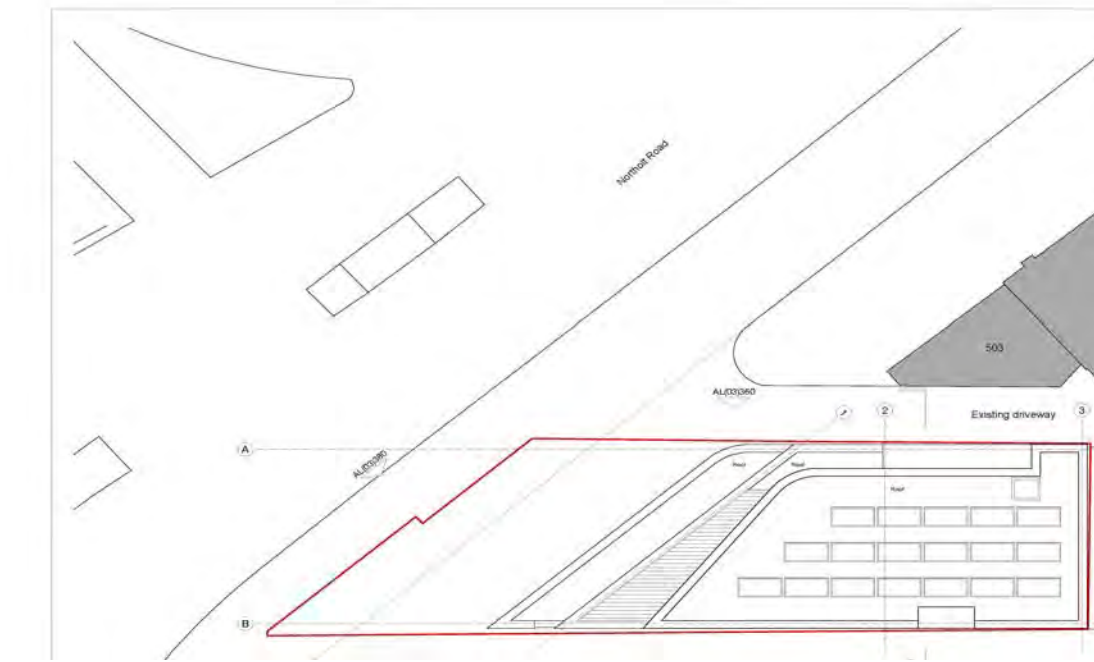
Proposed Second Floor



Proposed Third Floor



Proposed Roof Plan



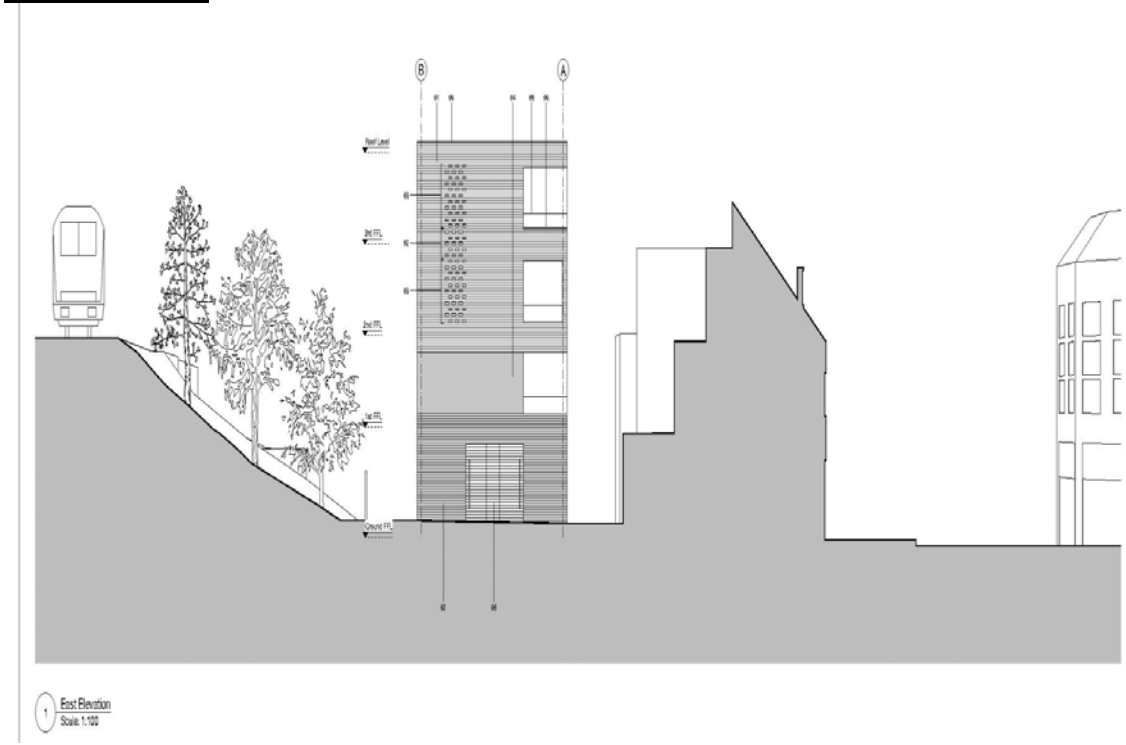
Proposed Sections



South Elevations



East Elevation



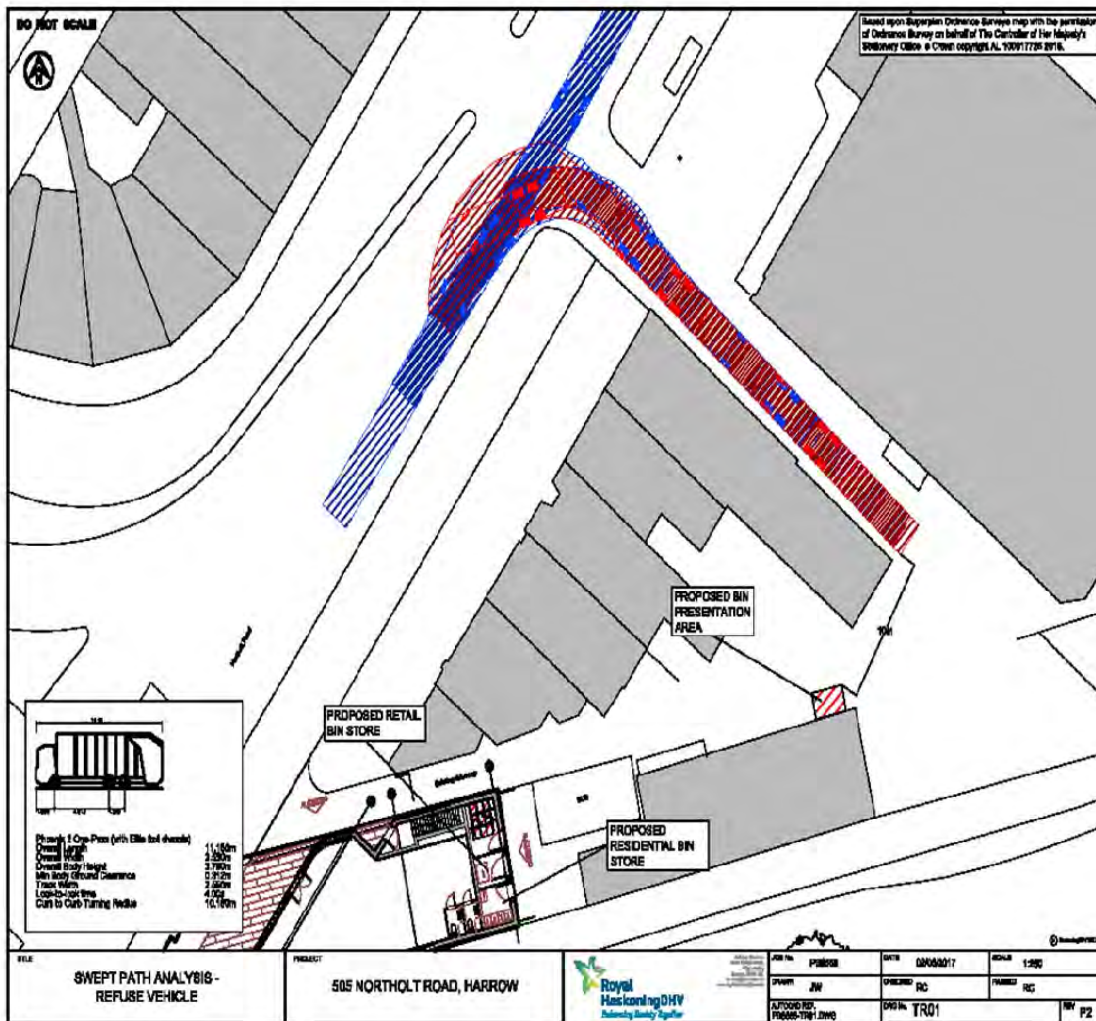
North Elevation



West Elevation



Swept Path Analysis



APPENDIX 4: SITE PHOTOGRAPHS



Existing building on site



Looking on from the Bridge



Existing alleyway



Across the site



Looking on towards the site





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