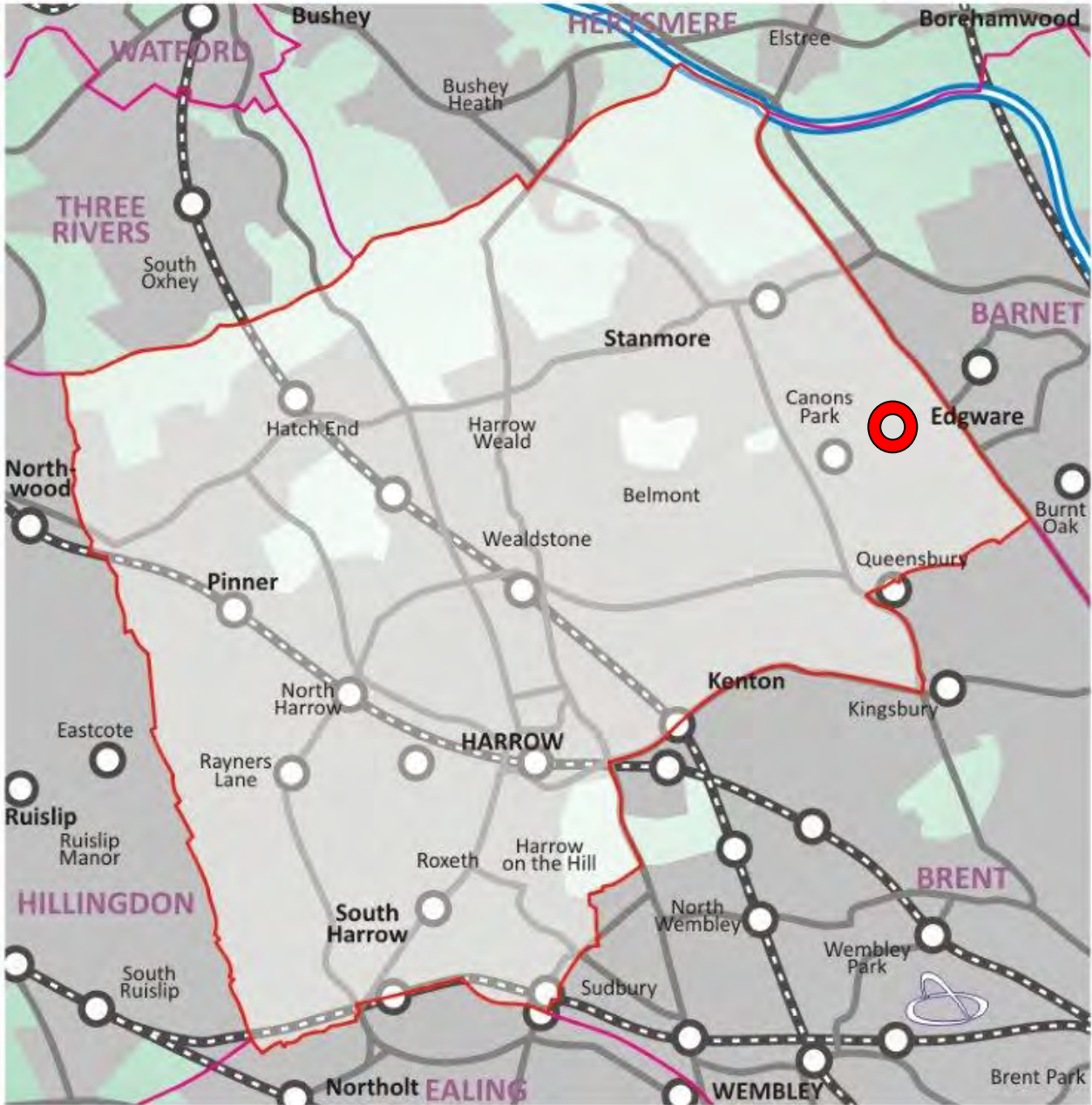
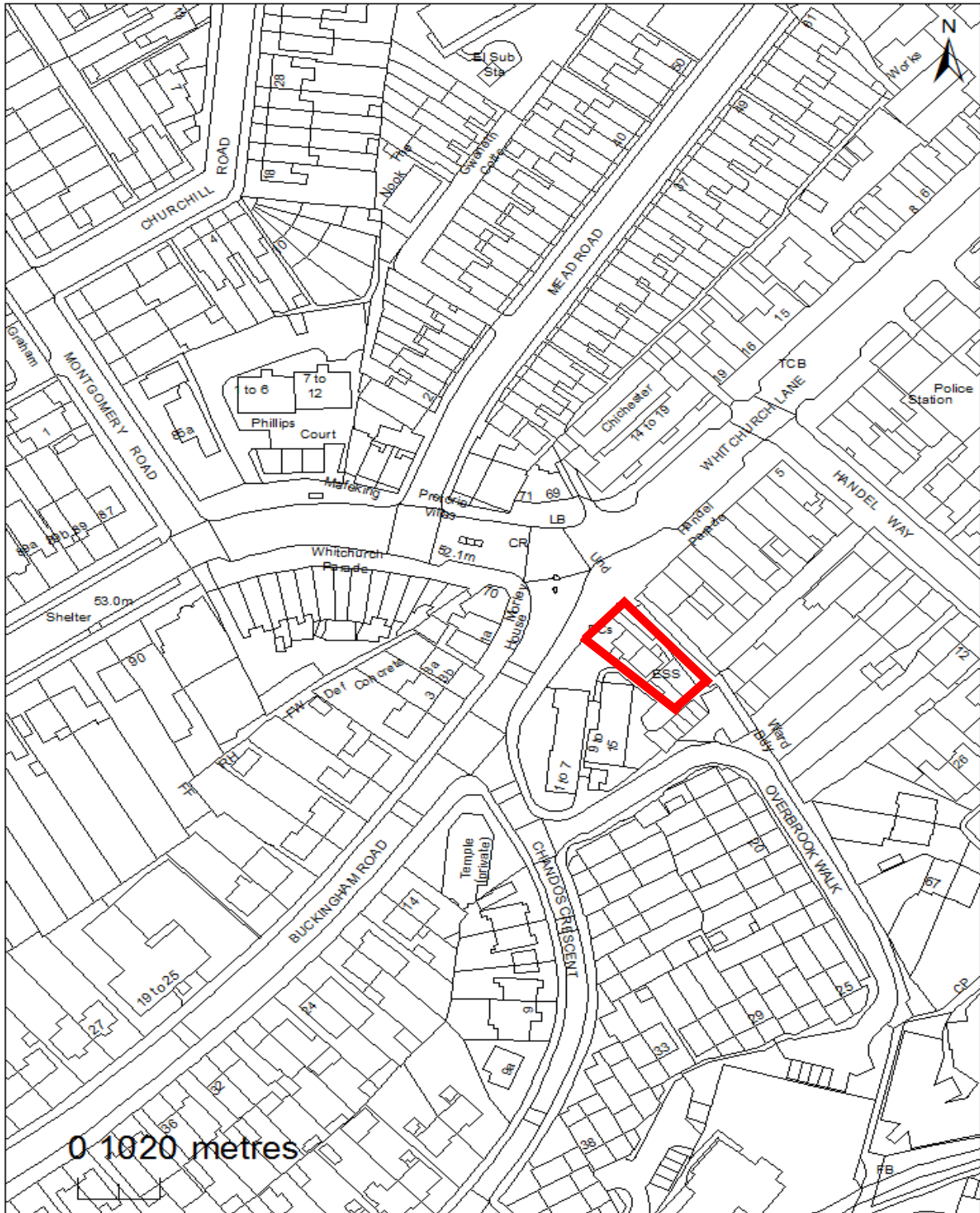


 = application site



Former Public Conveniences, Whitchurch Lane, Harrow	P/1154/17
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Former Public Conveniences, Whitchurch Lane	P/1154/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

6th September 2017

APPLICATION NUMBER: P/1154/17
VALIDATE DATE: 26TH APRIL 2017
LOCATION: PUBLIC CONVENIENCES OPPOSITE MORLEY HOUSE, WHITCHURCH LANE
WARD: EDGWARE
POSTCODE: HA8 6LP
APPLICANT: ARCHWELL PROPERTIES LTD
AGENT: STUDIO V ARCHITECTS
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 8TH SEPTEMBER 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.

Demolition of existing public conveniences and redevelopment to provide a three storey building comprising six flats with amenity space and bin / cycle storage. 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 redevelopment of the site would replace a derelict public convenience block with a quality residential development that would enhance the urban environment. The housing development would be appropriate within the urban environment in terms of material presence and design and makes a positive contribution to the local area, in terms of quality and character. The proposed redevelopment of the site would result in a modern, simple design that responds positively to the local context, and would provide appropriate living conditions which would be accessible for all future occupiers of the development. The layout and orientation of the building and separation distance to neighbouring properties is considered to be satisfactory to protect the residential amenities of the neighbouring occupiers.

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.

INFORMATION

This application is reported to Planning Committee as the number of proposed residential units fall outside of the threshold (two units) set by category 1(b) of the Council's Scheme of Delegation for determination.

Statutory Return Type:	E.13 Minor Dwellings
Council Interest:	No
GLA Community	£15,610
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£49,060

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. The proposed site is adjoined by residential units and fronts a classified road. The school therefore receives very good levels of natural surveillance. The site will be protected by a secure line which will prevent people gaining access into the site unless through the designated entrance. An informative has been attached to encourage that the Secured by Design accreditation is obtained.

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

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies

- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : PLANNING APPLICATION FACT SHEET

The Site	
Address	Public Conveniences Opposite Morley House, Whitchurch Lane, Edgware, HA8 6LP
Applicant	Archwell Properties Ltd
Ward	Edgware
Local Plan allocation	n/a
Conservation Area	n/a
Listed Building	n/a
Setting of Listed Building	n/a
Building of Local Interest	n/a
Tree Preservation Order	n/a
Other	Site previously owned by Harrow Council

Housing		
Density	Proposed Density hr/ha	341hr/ha
	Proposed Density u/ha	170u/ha
	PTAL	4
	London Plan Density Range	70-160u/ha
Dwelling Mix	Studio (no. / %)	1 / 17%
	1 bed (no. / %)	2 / 33%
	2 bed (no. / %)	3 / 50%
	3 bed (no. / %)	n/a
	4 bed (no. / %)	n/a
	Overall % of Affordable Housing	n/a
	Private (no. / %)	6 / 100%
	Comply with London Housing SPG?	Complies
	Comply with M4(2) of Building Regulations?	Secured by condition

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	n/a
Cycle Parking	No. Existing Cycle Parking spaces	n/a
	No. Proposed Cycle Parking spaces	8
	Cycle Parking Ratio	A minimum of 1:1
Public Transport	PTAL Rating	4
	Closest Rail Station / Distance (m)	600m
	Bus Routes	79, 186, 340, 32, 142, 204, 251, 288, 292, 303, 605, 606, 619, 642, 688, N5, N16
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	8.30am – 8.30pm Mon-Sat
	Other on-street controls	Single and double yellow lines along adjacent roads to south of site
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	New proposed communal bin store within application site

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site relates to rectangular plot located on the southern site of Whitchurch Lane, at the junction with Buckingham Road. The site is currently occupied by a derelict single storey building containing public conveniences with an electric substation located immediately to the rear. The public conveniences have not been in use for a number of years. The site and its surroundings are characterised by a diverse mix of residential and commercial properties with some differences in architectural style, building heights, scale, form, proportions, materials, building lines and landscaping.
- 1.2 Adjoining the application site to the south-west is a three storey building containing flats. Two mature trees are located at the front of this neighbouring site and over-hang the application site.
- 1.3 A public footpath, connecting Whitchurch Lane to Overbrook Walk (rear of the site), runs along the north-eastern boundary of the application site. It separates the application site from the nearest end of terrace building. This end of terrace building is occupied by a tyre repair shop at ground floor level and flats at upper floor level. The rear of this neighbouring site is used in association with the tyre repair shop and there are a number of port cabins stacked along the western site boundary. The end of terrace is located within the Edgware Town Centre Boundary.
- 1.4 The rear boundary of the application site abuts a row of four garages, which face towards Overbrook Walk. The southern and rear part of the western site boundaries of the application site abut flood zone 2 as defined in the Environment Agency's Flood Zones

2.0 PROPOSAL

- 2.1 The application proposal is for the demolition of the existing public conveniences and the construction of the three storey building to provide six self-contained residential units. The existing electric substation would be retained.
- 2.2 The proposed building would have a maximum depth of 17m and a width of 10.5m. It would feature a flat roof profile with a maximum height of 9.6m. The proposed flank elevations of the replacement building would be sited a minimum of 1m away from the shared boundaries.
- 2.3 The entrance to the proposed replacement building would be within the recessed part of the front elevation. The proposed building would have a brick finish with detailing provided through the brick bonds.
- 2.4 The proposed building would feature 1 x studio unit, 2 x 1 bed two person units, 2 x 2 bed three person units and 1 x 2 bed four person unit. The

proposed ground floor units would have access to private amenity space. Communal Amenity space in addition to private balconies would be provided for the upper floor flats. Designated refuse bin storage would be provided within the curtilage of the application site.

2.5 The proposed development would be car free. Designated cycle storage would be provided within the communal garden.

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/2783/14	Redevelopment: four storey building for four x 2 bedroom flats with amenity space at roof level; bin/cycle and refuse storage; demolition of existing public conveniences.	Refused: 19-11-2014
P/2945/15	Redevelopment: four storey building for four flats with amenity space; bin / cycle storage (demolition of existing public conveniences)	Refused: 10-09-2015
Appeal:	App/M5450/W/15/3140716	Dismissed: 06-05-2016

4.0 CONSULTATION

4.1 A total of 14 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 26th July 2017.

4.3 Adjoining Properties

Number of letters Sent	14
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

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

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

LBH Highways
LBH Drainage
LBH Design
LBH Environmental Health
LBH Landscape Architect
LBH Waste Officer
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
Thames Water Authority

4.7 Internal and External Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	<p>We have reviewed the proposal for an on-site disabled parking bay and are concerned about the proximity of the access to the junction. This location is not ideal for a vehicular access.</p> <p>There are no alternative on-site parking options available for this location but its proximity to Edgware town centre does mean that potential residents do have access to various travel routes and amenities.</p> <p>On-street parking in this area is in high demand. This proposal isn't likely to generate a significant number of vehicular trips but we would still expect there to be some. It may be possible for the associated cars to be accommodated within the surrounding roads but the lack of capacity is also likely to be a deterrent to car ownership</p>	The comments have been noted

LBH Drainage	<p>The site is within flood zone 3a according to our surface water flood maps and is also within EA flood zone 2 according to Environment Agency flood maps. I can confirm that the information provided in the Flood Risk Assessment submitted by the applicant is satisfactory</p> <p>The applicant will need to apply for Land Drainage consent for works within 5m of the piped watercourse and also submit pipe protection details. The application can be conditioned for surface water disposal, foul water disposal, surface water storage and attenuation and pipe protection conditions.</p>	The comments are noted and conditions have been included
LBH Design Officer	I've reviewed the drawings and I'm satisfied that the revised designs are acceptable and that the proposed development will be of an appropriate scale and appearance for the context.	The comments have been acknowledged
LBH Landscape Officer	No Objections subject to conditions	This is noted
LBH Environmental Health	No Response	
LBH Waste Officer	No Response	
Environment Agency	No Response	
Designing Out Crime Officer	The developers have agreed to achieve Secured by Design Accreditation	The comment is noted and a condition is attached to ensure SbD accreditation is achieved
Thames Water Authority	No Response	

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
Layout, Design, Character and Appearance of Area
Housing Supply, Mix and Density
Residential Amenity
Traffic, Parking, Access and Servicing
Development and Flood Risk
Sustainability and Climate Change Mitigation

6.2 Principle of Development

6.2.1 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.’

6.2.2 The principle of residential development on the site has been accepted in the preceding planning applications. While the public conveniences are by definition, community facilities, they have been derelict for some time and

have been the subject to anti-social behaviour. For these reasons, there would be benefit from the removal of the public conveniences with respect to Policy DM47 of the Harrow Development Management Policies (2013).

6.2.3 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here. The application site is not an identified site within the Sites Allocation Local Plan (2013), but is a previously-developed site. This site can be considered to be a windfall site for the provision of new housing insofar as it is not an identified site, but the provision of housing on this site would contribute to the strategic vision of Policy 3.3 of The London Plan (2016) which recognises the need for more homes throughout Greater London and Policy CS1 of the Harrow Core Strategy (2012) with regards to the provision of additional housing within the borough.

6.2.4 The proposed residential use would be consistent with surrounding land use. The use of the land for residential purposes could therefore be supported in principle and would make a contribution to the housing stock in the Borough. For these reasons it is considered that the principle of the use of this site for the provision of housing is acceptable, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;

- Place; Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
- Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
- Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.

6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the Borough. Currently, the site is underutilised. The proposed development allows the site to be used in a much more efficient way. The proposal would however provide addition housing within the Borough, the construction of which would provide some short-term employment within the area. It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Layout, Design, Character and Appearance of Area

- 6.4.1 The National Planning Policy Framework emphasises that in the pursuit of sustainable development, proposals which would replace poor design with better design and would provide positive improvements in the quality of the built environment should be encouraged (Paragraph 9). Paragraph 58 advises that planning policies and decisions should aim to ensure that developments optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.
- 6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.4.3 Core Policy CS(B) states that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.’
- 6.4.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.5 The application site is currently occupied by a derelict building located on the southern side of Whitchurch Lane. The site and its surroundings are characterised by a diverse mix of residential and commercial properties, with some differences in architectural style, building heights, scale, form, proportions, materials, building lines and landscaping. This includes an adjacent two-storey terrace of commercial properties facing Whitchurch Lane, which are separated from the site by an adjacent public footpath leading to a substation and residential properties within Overbrook Walk at the rear. To the south-west of the application site is a three storey flatted block.
- 6.4.6 The two preceding applications were refused for a four storey residential building on the application site. The most recent application P/2945/15 was dismissed on appeal. In the Appeal Decision (App/M5450/W/15/3140716), the planning Inspector acknowledged that the varied architectural style and

proportions of buildings in the surrounding area provides an opportunity for an original design in promoting local distinctiveness, particularly when viewed against the diversity of building types visible within the local context. However, it was considered that the increased building height of four storeys would harmfully disrupt the characteristic transition of land levels, visual sequence and roof heights which exists along Whitchurch Lane and into Buckingham Road. This effect would have been emphasised by the steeply pitched hipped roof. The Planning Inspector did consider that the proposed footprint of the building would be appropriate given the site context.

- 6.4.7 Following the dismissed appeal, the application has been revised so that the proposed building would be three storeys in height. The contemporary design has been replaced with a more simplified brick finish with a flat roof. While the proposed footprint of the building would be broadly similar to the previously refused scheme, it is considered that sufficient space would be retained to the shared boundaries to ensure that it does not appear unduly large or bulky within the context of the surrounding development. It is considered that the proposed three storey height would ensure that the proposed building would assimilate into the street scene and respect the characteristic transition of land levels along Whitchurch Lane.
- 6.4.8 One of the core principles of the NPPF is to always seek to secure high quality design. The proposed building would be of a massing and form that would reflect the proportions of the neighbouring residential properties. The proposed building would be primarily constructed of brick, which would be a suitable material when considered in relation to the existing built environment. Some contrast and detailing would be provided through bond detailing. It is considered that the proposed design and detailing, in conjunction with high quality materials would ensure a robust and high quality design and finish within the site. In principle the materials proposed would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials
- 6.4.9 Policy DM45 of the Development Management Policies (2013) requires all proposals to make 'on-site' provision for general waste, recyclable materials and organic material. Furthermore, the bin and refuse storage must be located and screened to avoid nuisance to occupiers and adverse visual impacts.
- 6.4.10 The proposal shows that designated bin storage capacity would be provided in the way of bulk bins that would be located within a designated refuse store abutting the southern flank elevation. The waste would be collected on site. Officers consider that the proposed refuse storage arrangement would be accessible and there would be sufficient space to accommodate further refuse bins if required. Under these circumstances, officer consider that the proposal would be acceptable in this regard
- 6.4.11 Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments are visually attractive as a result of, inter alia, appropriate

landscaping. London Plan Policy 7.5 Public Realm seeks landscape treatment, street furniture and infrastructure of the highest quality and calls for opportunities for greening to be maximised. Policy DM22 Trees and Landscaping requires landscaping that: is appropriate to the character of the area; is well laid out; achieves a visual setting for buildings; provides sufficient space for planting to grow; and supports biodiversity.

- 6.4.12 The existing site features some soft landscaping by through grass laid around the public conveniences. The proposed development would feature a private garden within the front serving Flat 1 which would provide privacy screening for the occupiers of that residential unit. It is considered that there is the opportunity to enhance the appearance of the street scene through a detailed landscaping plan which would enable additional tree and shrub planting, enhancing the biodiversity within the immediate locality. Pre-commencement landscaping conditions are therefore recommended to address this.
- 6.4.13 The proposed boundary treatments would include a 1.8m high close boarded timber fence with a 300mm trellis above along the boundary of the application site. A small 1m fence would be located to the front of the proposed building. It is considered that the proposed boundary treatments would be acceptable in principle, but further details on their design and detailing is required to ensure they have an acceptable impact on the street scene. It is considered that this can be suitably addressed through the imposition of a planning condition.
- 6.4.14 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals

6.5 Housing Supply, Mix and Density

- 6.5.1 The London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's 6 (net) home contribution to housing supply ensures that this underutilised site makes an appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Harrow & Wealdstone sub area
- 6.5.2 Policy 3.4 of The London Plan (2016) seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it

should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor’s Housing SPG (2016).

6.5.3 The application site area is 0.04 hectares and it has a public transport accessibility level (PTAL) score of 4 indicating a good level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The proposal, taken as a whole, equates to a density of 170 units per hectare and of 341 habitable rooms per hectare. The densities fall within the overall matrix ranges for urban setting sites with a PTAL 4.

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

Housing Mix		
Unit Size	No. of Units (Total)	% of All Units
Studio	1	16.6%
1 bed, two person	2	33.3%
2 bed, three person	2	33.3%
2 bed, four person	1	16.6%
Totals:	6	100%

6.5.5 Overall, it is considered that the proposed development would provide a satisfactory density and mix of residential accommodation within the site. The proposed mix of three and four bedroom dwellinghouses would provide an increased stock of family housing within the Borough and would therefore comply with policies and guidance listed above.

6.6 Residential Amenity

Impact on Neighbouring Occupiers

6.6.1 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’. 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”.

6.6.2 The proposed southern flank elevation would be sited 1 – 3 metres away from the shared boundary with the adjacent block of flats, Overbrook Walk. The proposed three storey building would be sited at an acute angle to that block of flats and would project approximately 2.2m from the adjacent rear elevation. Given the siting of the proposed building, the scheme would dissect the 45 degree line when measured on the horizontal plane. However, the adjoining properties within Overbrook Walk feature unusually wide windows. As such,

officers consider that a good aspect would still be maintained from the adjoining windows to ensure an acceptable level of outlook and light into the adjoining residential units exists. As the application site is located to the north-west of Overbrook Walk, it is considered that the relative orientation is such that the proposed building would not cast a prolonged shadow over the adjacent rear elevation of Overbrook Walk.

- 6.6.3 There are no habitable room windows in the flank wall of the adjacent block of flats facing towards the application site. Having regard to these circumstances, there would be no conflict with the 45 degree code in the horizontal or vertical planes. As such, it is considered that there would be no unreasonable loss of light or overshadowing to the amenity of the occupiers of these flats.
- 6.6.4 The proposed building would be sited approximately 12m to the south of the neighbouring end of terrace unit along Handel Parade. In view of the separation distance provided, it is considered that the proposed building would not have a detrimental impact upon the residential amenities of those neighbouring occupiers.
- 6.6.5 The proposed building would feature two balconies on the southern flank elevation and two balconies on the proposed rear elevation. The proposed balconies within the flank walls would overlook the respective flank elevation of Overbrook Walk. The proposed balconies within the rear elevation would have a brick wall privacy screen and would therefore only allow for views towards the south-east (away from the adjacent rear elevation of Overbrook Walk). Under these circumstances, it is considered that the proposed development would not have a detrimental impact on the privacy amenities of the adjoining occupiers.
- 6.6.6 Windows are proposed in the flank elevations of the proposed building. The windows in the proposed northern elevation would overlook the shared footpath/rear service yard and therefore would not result in a loss of amenity to the adjoining occupiers to the north. The windows in the proposed southern elevation would largely face the flank wall of Overbrook Walk and would therefore not result in a loss of privacy to the residential amenities of those occupiers. The proposed flank wall windows serving the habitable rooms of units 4 and 6 have been amended to ensure that they respect the privacy amenities of those adjoining occupiers.

Impact on Future Occupiers

- 6.6.7 Policy 3.5 of the London Plan (2016) sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The Mayor's Housing SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below. Core Strategy Policy CS1K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1

Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

6.6.8 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. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance (2016).

Flat no.	Room	Proposed Floor Area (m²)	Minimum Floor Area Required (m²)
1 (2b, 4p)	Bedroom (double)	14	11.5
	Bedroom (double)	14	11.5
	Internal Storage	8	2
	Total GIA	82	70
2 (1b, 1p)	Internal Storage	1	1
	Total GIA	38	37
3 (1b, 2p)	Bedroom (double)	12	11.5
	Internal Storage	1.5	1.5
	Total GIA	52	50
4 (2b, 3p)	Bedroom (double)	14	11.5
	Bedroom (single)	9	7.5
	Internal Storage	4	2
	Total GIA	68	61
5 (1b, 2p)	Bedroom (double)	12	11.5
	Internal Storage	1.5	1.5
	Total GIA	52	50
6 (2b, 3p)	Bedroom (double)	14	11.5
	Bedroom (single)	9	7.5
	Internal Storage	4	2
	Total GIA	68	61

- 6.6.9 As demonstrated in the above table, the proposed residential units would meet the minimum floor areas as set out in the London Plan (2016) and would have an acceptable layout. With the exception of the ground floor studio flat, all the other residential units would be dual-aspect and would therefore allow for satisfactory levels of light into and outlook from the habitable rooms. The proposed units would have a minimum floor to ceiling height of 2.5m in accordance with the National Housing Standard requirement. For these reasons, it is considered that the proposed flats would provide a high quality of accommodation for the future occupiers.
- 6.6.10 The proposed building would abut the electric substation at the rear. The application was referred to the Council's Environmental Health Officer who raised no objections to the proposal in this regard. Furthermore, no objections were raised to the proximity between the electric substation and proposed residential units in the previous schemes.
- 6.6.11 The rear facing double bedroom of Flat 1 would abut the boundary of the electric substation. The electric substation is delineated by mesh fencing. As a result, the outlook from the rear facing double bedroom of Flat 1 would be partially obstructed by the mesh fencing which would abut rear elevation. However, as that bedroom would be dual-aspect, it is considered that an adequate level of light into and outlook from that habitable room would still be maintained, to the benefit of the future occupiers.
- 6.6.12 The Mayor's Housing SPG (2016) also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 Achieving a High Standard of Development which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout. The submitted floorplans show that the proposed units have been laid out in a manner which considers the vertical and horizontal stacking of habitable rooms to reduce noise and disturbances to the future occupiers of the development. This in addition to further acoustic mitigation through compliance with Building Regulations would ensure that the proposed development would not give rise to undue noise disturbances to the detriment of the residential amenities of the future occupiers.
- 6.6.13 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy. Each of the residential dwellings would benefit from private amenity space. The proposed ground floor units would benefit from a private garden while the proposed upper floor units would benefit from a private balcony with a minimum floor area of 5m² in addition to access to a communal garden on the ground floor. Officers consider this to be acceptable in the context of the housing typology proposed.
- 6.6.14 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. 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'. While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require homes to meet Building regulation M4(2) - 'accessible and adaptable dwellings'. A Condition of approval will be attached to ensure that the proposed development meets regulation M4(2) of the building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.7 Traffic, Parking, Access and Servicing

- 6.7.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 6.7.2 Policies 6.3, 6.9, 6.10 and 6.13 of The London Plan (2016) seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS1R of the Harrow Core strategy (2012). Policy DM42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards
- 6.7.3 Policy DM42 of the Harrow Development Management Policies (2013) states that proposals for car-free development within town centres will be supported where it can be demonstrated that;
- a) There is sufficient public transport capacity to serve the trip demand generated by the development
 - b) There would be adequate safeguards against parking in the surrounding highway network and in public car parks;
 - c) The needs of blue badge holders would be met.
- 6.7.4 In the preceding planning applications, the principle of a car free scheme was considered acceptable. The application site lies adjacent to the Edgware Town Centre. While the site has a PTAL rating of 4, there are much higher PTAL ratings within the immediate proximity. For example, 30m north of the site has a PTAL rating of 6a. It is therefore considered that the application site is within an accessible location and there are numerous public transport alternatives within the immediate vicinity.
- 6.7.5 With regards to adequate safeguarding against parking on the surrounding highway network, there is a controlled parking zone adjacent to the application site. Further parking controls are provided by means of single and double

yellow lines on the surrounding roads. The Council's Highways Officer has advised that although on-street parking in this area is in high demand, the proposal is not likely to generate a significant number of vehicular trips. While it may be possible for the associated cars to be accommodated within the surrounding roads, the lack of capacity is also likely to be a deterrent to car ownership.

- 6.7.6 The final consideration for a car-free proposal is that the needs of blue badge holders would be met. The application site is located at the junction between Buckingham Road and Whitchurch Lane. The applicant did propose an indicative site plan which provided an on-site blue badge parking bay. This was forwarded to the Council's Highways Officer. On review, the Council's Highways officer advised that the site location would not be ideal for a vehicular access and there is concern about the proximity of the access to the busy junction. The applicant therefore provided a travel statement setting out the different travel options available from the site. Having considered the transport and highways implications of the proposal within the particular context of the application site, no objection has been raised to the car-free proposal by the Council's Highways Officer.
- 6.7.7 Policy 6.9 of the London Plan (2016) required new developments to provide secure, integrated, convenient and accessible cycle parking facilities. The minimum standards within the London Plan require a total of 9 cycle spaces to be provided. The submitted plans show that a total of 8 cycle spaces would be provided. While the location and type of cycle store is considered acceptable, in order to comply with London Plan standards, an additional cycle parking space should be provided. A condition is therefore included to address this.

6.8 Development and Flood Risk

- 6.8.1 The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.12, 5.13 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Similarly, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that "proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates".
- 6.8.2 Part of the application site is located within Flood Zone 3a of the Harrow surface water flood maps and within EA Flood Zone 2 according to the Environment Agency Flood Maps. A Flood Risk Assessment was provided in support of the application. This was referred to the Council's Drainage Engineer who advised that the information submitted in the Flood Risk Assessment is satisfactory. Subject to conditions for surface water disposal, foul water disposal, surface water storage and attenuation, it is considered that

the proposed development would prevent the increased risk of flooding, reduce and mitigate the effects of flood risk, and provide adequate drainage facilities in accordance with policies DM9 and DM10 of the Development Management Policies Local Plan (2013).

- 6.8.3 Policy DM11 of the Harrow Development Management Policies states that the design and layout of development on sites containing an ordinary watercourse within the site boundary will be required to maintain an undeveloped buffer zone of 5 meters of the ordinary watercourse or an appropriate width as may be agreed with the Environment Agency or Council. The Council's Drainage Engineer has advised that the applicant will need to apply for a Land Drainage Consent for works within 5m of the piped watercourse and submit pipe protection details. A condition has therefore been included to this effect.

Consent for works within 5m of the piped watercourse and submit pipe protection details. A condition has therefore been included to this effect.

6.9 Sustainability and Climate Change Mitigation

- 6.9.1 London Plan policy 5.2 'Minimising Carbon Dioxide Emissions' defines the established hierarchy for assessing the sustainability aspects of new development. This policy sets out the 'lean, clean, green' approach, which is expanded in London Plan policies 5.3 to 5.11. Policy 5.2B outlines the targets for carbon dioxide emissions reduction in buildings.

- 6.10.2 Policy DM12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to "utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials"... "Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity". Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

- 6.10.3 The building has been designed utilising passive design measures in addition to reducing CO₂ emissions through renewable and low-carbon energy sources where practical and feasible. A sustainable design methodology has been followed which concurs with the 'lean, clean, green' approach set out within the London Plan. The submitted Energy and Sustainability Statement recommends the installation of a 13 Panel Photovoltaic Array. Subject to conditions, it is considered that the proposal would comply in this regard.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The redevelopment of the site would replace a derelict public convenience block with a quality residential development that would enhance the urban environment. The housing development would be appropriate within the urban environment in terms of material presence and design and makes a positive

contribution to the local area, in terms of quality and character. The proposed redevelopment of the site would result in a modern, simple design that responds positively to the local context, and would provide appropriate living conditions which would be accessible for all future occupiers of the development. The layout and orientation of the building and separation distance to neighbouring properties is considered to be satisfactory to protect the residential amenities of the neighbouring occupiers.

- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the following approved plans and documents: PL00, PL01, PL02, PL03, PL04 Rev H, PL05 Rev H, PL06 Rev G, PL07 Rev H, PL08 Rev E, PL09 Rev F, PL10 Rev F, Drainage, SuDs Report and Flood Risk Assessment Combined Report (8th February 2017), Phase II Arboricultural Impact Assessment (30/01/2017), Planning Design and Access (September 2016 Rev B), Transport Statement (July 2017), Energy and Sustainability Statement (15th August 2017)

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

3 Materials

Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.

a: the buildings

b: the ground surfacing

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

Reason: To safeguard the character and appearance of the locality and the setting of the listed building, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

4 Levels

The development hereby approved shall not 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 levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details.

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 policy DM 1 and DM 10 of the Harrow Development Management Policies Local Plan (2013). Details are required prior to commencement of development to ensure a satisfactory form of development.

5 Drainage 1

The construction of the buildings hereby approved shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The details shall include the following;

- Thames Water consent for connection to the sewers.
 - Management plan for disposal of ground water during construction phase
- The works shall thereafter be retained in accordance with the approved details.

Reason: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the NPPF, London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policies DM 9 and 10 of the Harrow Development Management Policies Local Plan (2013). Details are required prior to commencement of development to ensure a satisfactory form of development.

6 Drainage 2

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

Reason: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Development Management Policies Local Plan (2013).Details are required prior to commencement of development to ensure a satisfactory form of development.

7 Drainage 3

The development of the dwellinghouses hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

Reason: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan (2013).

Details are required prior to commencement of development to ensure a satisfactory form of development.

8 Drainage 4

The development hereby permitted shall not commence until a scheme for the protection of the piped watercourse has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a structural survey by CCTV and trial holes to assess the construction, position, condition and expected life of the culvert; proposal of an agreed method of repair or replacement if required; full details demonstrating that the new structure does not impart any load on the culvert or destabilize it in any way; details of any necessary build over or adjacent to the culvert; details of access for future repairs, blockage clearance, maintenance and future condition surveys.

Reason: To protect the integrity of the piped watercourse structure, reduce and mitigate the effects of flood risk in accordance with Policy DM11 of the Harrow Development Management Policies Local Plan (2013)

9 Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the site and boundary treatment. Soft landscape works shall include: planting plans, and schedule of plants/trees/shrubs, noting species, plant/tree/shrub sizes and proposed numbers/densities. Hard landscape works shall include: details of materials used and hard standing treatment.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM1, DM22 and DM23 of the Harrow Development Management Policies Local Plan (2013).

10 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 buildings, 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 compliance with policies DM1

and DM22 of the Harrow Development Management Policies Local Plan (2013).

11 Demolition and Construction Method Statement

Notwithstanding the details submitted, the development shall not commence until a demolition and construction method statement shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The Statement shall include, but shall not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. the routes to be used by construction traffic
- iii. the number and type of vehicles to be used in the construction of the development
- iv. details of the phasing of work
- v. loading and unloading of plant and materials
- vi. storage of plant and materials used in constructing the development
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The demolition and construction of the building(s) on site shall be carried out in accordance with the approved Method Statement.

Reason: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network, in accordance with policies DM1 and DM43 of the Council's Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

12 Cycle Storage

Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until details of the correct quantum of cycle storage spaces on the site (9 cycle spaces) have been submitted to and approved in writing by The Local Planning Authority. The cycle storage thus approved shall be carried out and implemented in full on site for the sole use of the development

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).

13 Biodiversity 1

The development hereby permitted shall not commence above Damp Proof Course level until details depicting the locations for enhancements for wildlife (such as bird boxes and enhancements for insects) have been submitted to

and approved in writing by the Local Planning Authority. The details approved shall thereafter be retained.

Reason: To enhance the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

14 Biodiversity 2

If the development hereby permitted commences during the bird breeding season (March to August) inclusive, trees and buildings in the vicinity of the site shall be examined for nests or signs of breeding birds. Should an active bird's nest be, activities (e.g. tree felling / vegetation clearance / building dismantling / demolition) should cease and an appropriate buffer zone should be established. This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: To safeguard the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

15 Refuse and Waste

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area.

Reason: To ensure a high standard of amenity for future occupiers of the development and to ensure that the bins do not impede inclusive access within the site, in accordance with Policies DM1 and DM2 of the Development Management Policies Local Plan (2013).

16 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

17 Secure by Design

The development hereby approved shall not be occupied until evidence of certification of Secure by Design Accreditation for the development has been submitted to and approved in writing by the Local Planning Authority

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 in

accordance with Policy DM2 of the Harrow Development Management Policies Local Plan (2013)

18 Communal Facilities for Telecommunications

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.

19 Telecommunications Permitted Development

Notwithstanding the provisions of Part 16 of The Town and Country Planning (General permitted Development) (England) Order 2015 (as amended), there shall be no installation, alteration or replacement of any electronic communications apparatus on the buildings without the prior written approval of the Local Planning Authority

Reason: In order to prevent the proliferation of individual telecommunications apparatus on the buildings to the detriment of the visual amenity of the area in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

20 Sustainability 1

The development hereby approved shall not commence until revised floorplan and elevation drawings are submitted showing the location and appearance of the proposed Photovoltaic Panels as proposed within the submitted Energy Assessment.

Reason: To safeguard the appearance and character of the surrounding area and ensure a high standard of residential quality, in accordance with policy 7.4.B of The London Plan (2016) and Policy DM1 of the Harrow Development Management Policies (2013). Details are required prior to commencement to ensure a satisfactory form of development.

21 Sustainability 2

Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall be carried out in accordance with the proposals for emissions savings that are documented in the submitted Energy and Sustainability Statement (15th August 2017)

Reason: To ensure that the development makes appropriate provision for the minimisation of carbon dioxide emissions in accordance with Policy 5.2 of the London Plan (2016) and policy DM12 of the Harrow Development Management Policies (2013)

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016):

3.3, 3.5, 3.8, 5.2, 5.3, 5.12, 5.13, 5.18, 6.3, 6.9, 6.10, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6,

Harrow Core Strategy (2012)

CS1B/E//K/Q/R/T/U/W

Harrow Development Management Policies Local Plan (2013):

Policy DM1, Policy DM2, Policy DM9, Policy DM10, Policy DM12, Policy DM21, Policy DM22, Policy DM23, Policy DM24, Policy DM27, Policy DM42, Policy DM44, Policy DM45, Policy DM 47

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Compliance with conditions

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.

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

4 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.

5 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

6 Secure by Design

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the DCLG. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award. For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465

7 Sustainable Urban Drainage

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a

site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

8 Street Naming and Numbering

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

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc. You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link. http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

9 Mayor of London CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £15,610

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

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

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date, please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

10 Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

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

The Harrow CIL Liability for this development is: £49,060. This figure excludes indexation, which will be included when a formal Liability Notice is issued. The CIL Liability is payable upon the commencement of development.

You are advised to visit the planning portal website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

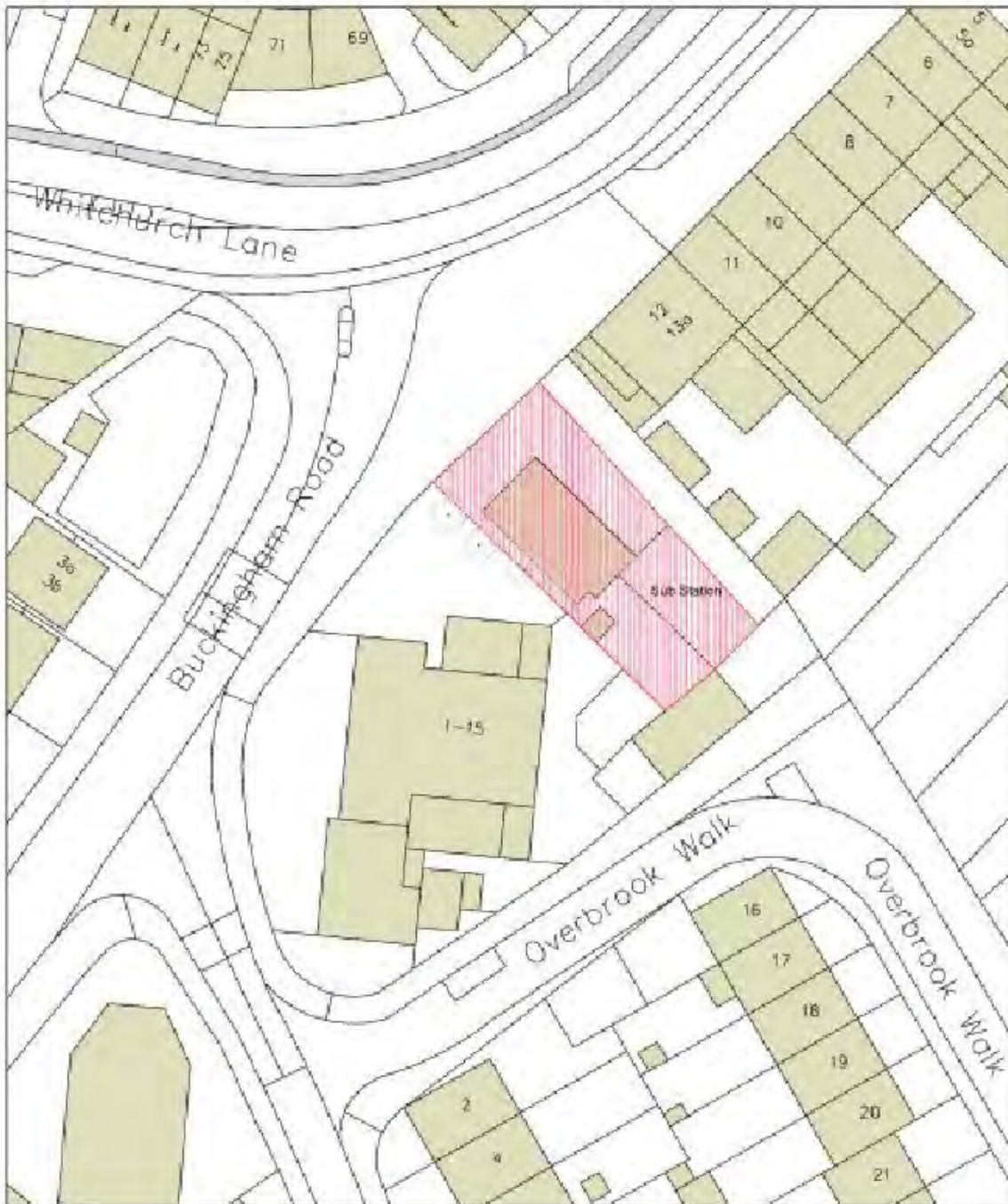
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APPENDIX 2: SITE PLAN



1:1250

APPENDIX 3: SITE PHOTOGRAPHS















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