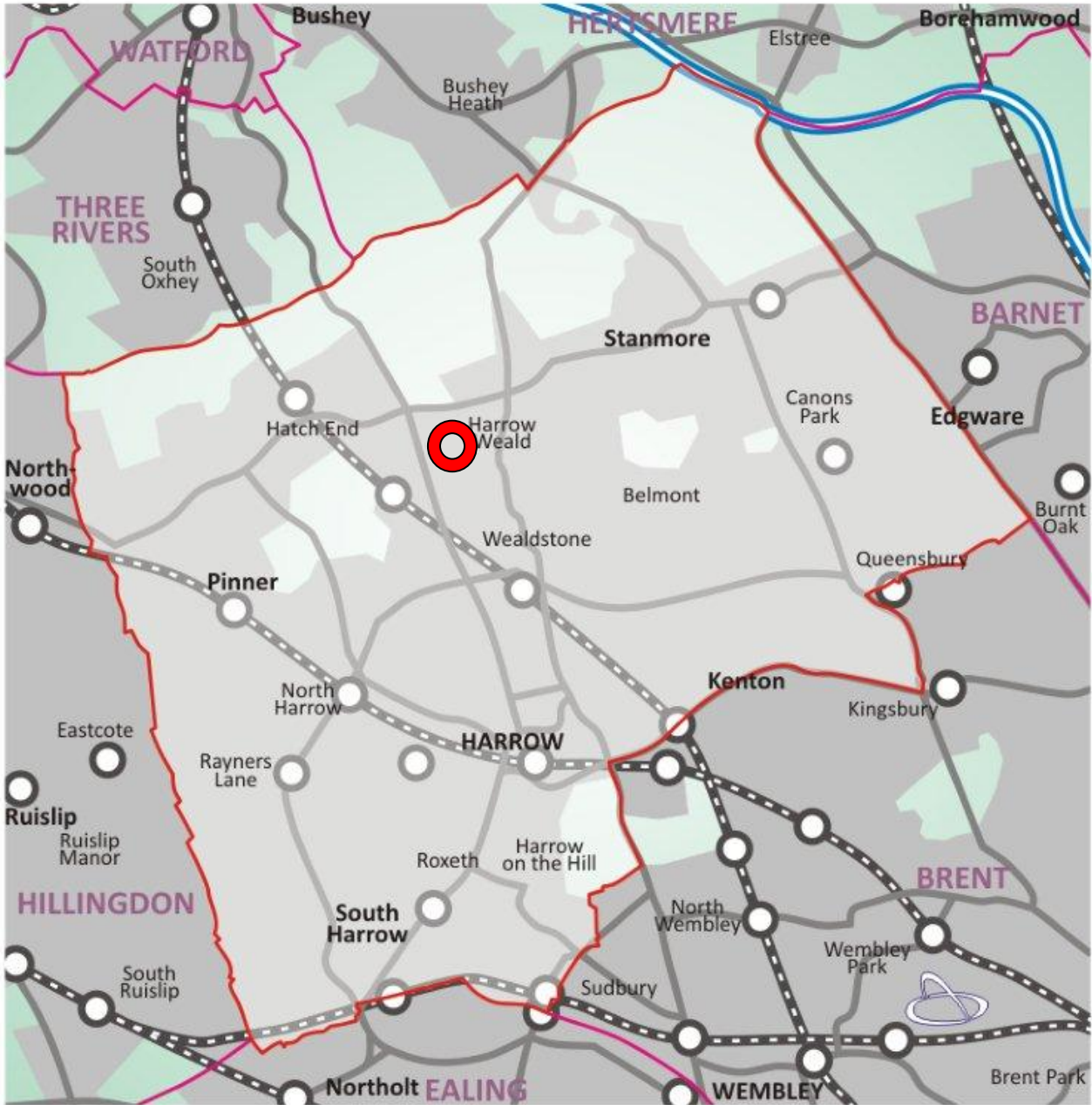
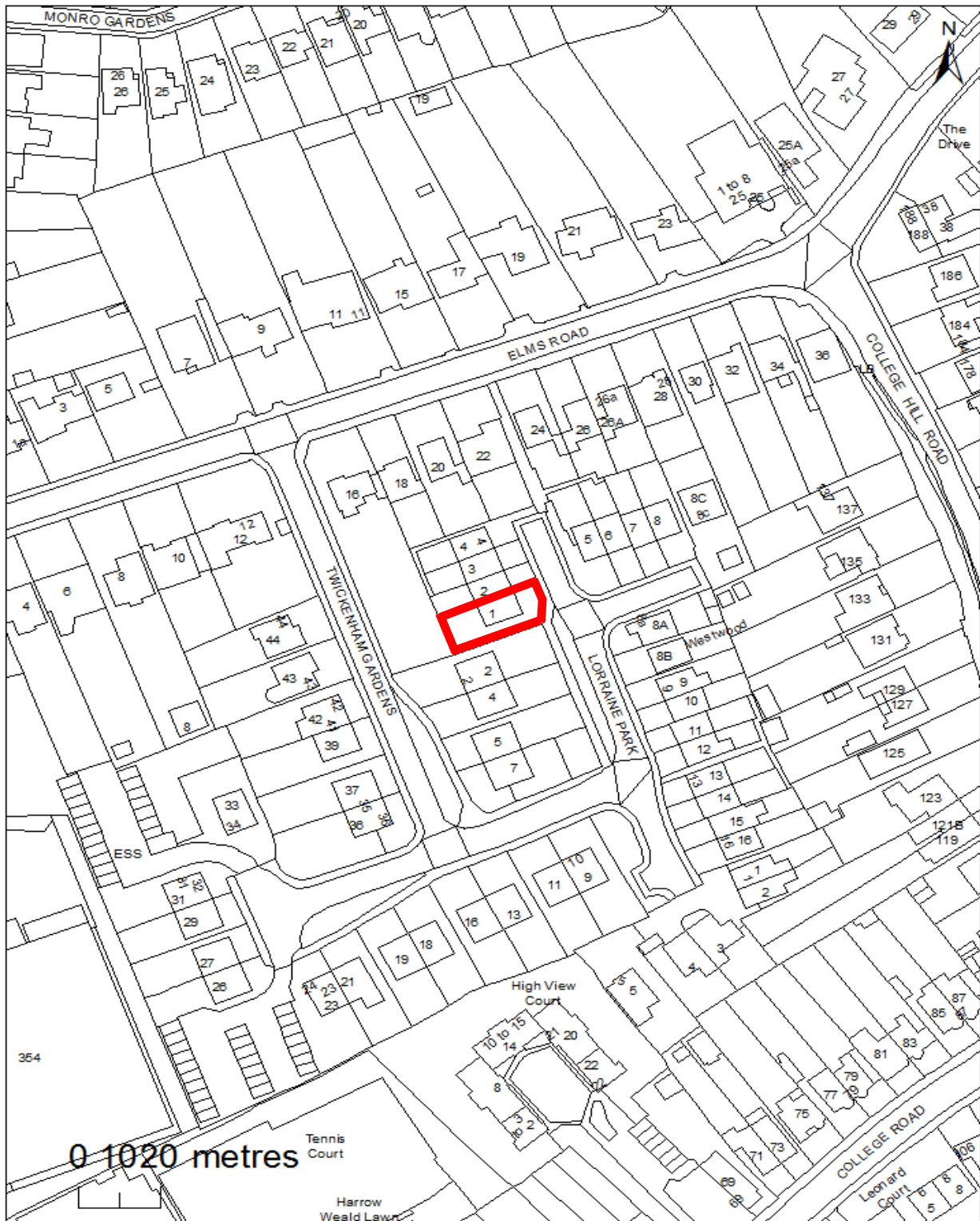


 = application site



1 Lorraine Park, Harrow

P/3395/17



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1 Lorraine Park, Harrow **P/3395/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

27th SEPTEMBER 2017

APPLICATION NUMBER: P/3395/17
VALIDATE DATE: 11/08/2017
LOCATION: 1 LORRAINE PARK, HARROW
WARD: HARROW WEALD
POSTCODE: HA3 6BX
APPLICANT: MR ALTAF AKBARI
AGENT: DESIGN ENDEAVOURS
CASE OFFICER: OLIVIER NELSON
EXPIRY DATE: 18/09/2017

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.

Conversion of dwelling into two flats; single and two storey side extension; conversion of garage to habitable room; external alterations; bin and cycle stores

The Planning Committee is asked to:

RECOMMENDATION

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

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposed extensions and conversion of the dwellinghouse would not have an unduly harmful impact on the residential amenities of the neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as a nominated member has requested in writing that application be reported to Planning Committee however the proposal falls inside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	18 (Minor Development)
Council Interest:	Has been called to Committee by a Harrow Weald Ward councillor
Additional Floor Area:	34 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£1190
Local CIL requirement:	£3740

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 – Site Photographs
Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	1 Lorraine Park, Harrow, HA3 6BX
Applicant	Mr Altaf Akbari
Ward	Harrow Weald
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	Yes – TPO 188 – T10, T11 and T12
Other	N/A

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The site contains a two storey end terrace dwelling with an internal garage.
- 1.2 An accessway from the side of the property leads to the rear garden.
- 1.3 Front garden has one off street parking space and soft landscaping with three TPO trees.
- 1.4 The attached neighbour at no.2 is at a higher level and has converted the garage to a habitable room.
- 1.5 The unattached neighbours at 1 and 2 Twickenham Gardens have a rear garden which abuts the front garden with the application property and front garden which abuts the rear garden of the application property.

2.0 PROPOSAL

- 2.1 The application proposes a conversion of the dwellinghouse to two flats with associated landscaping and bin and cycle storage. The proposal would create two x two bed and three persons flats. One at ground and one at first floor level.
- 2.2 The proposal includes a two storey side extension with a width of 2.3m. The proposal would be set back 0.35m at ground floor level and 1m at first floor level from the front elevation.
- 2.3 The proposed extension would be finished in materials to match the existing property.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
LBH/7747/1	Erection of 22 houses with garages and access road (details to comply with conditions of outline permission dated 4.10.72)	Granted 09/01/1973

4.0 **CONSULTATION**

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

4.2 The overall public consultation period expired on 1st September 2017.

4.3 **Adjoining Properties**

Number of letters Sent	4
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	0

4.4 2 objections were received from an adjoining resident.

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

Details of Representation	Summary of Comments	Officer Comments
Mr and Mrs Dennis and Nadia Leon (2 Lorraine Park, Harrow, HA3 6BX)	Objects to the application due to: <ul style="list-style-type: none">• Conversion to two flats• Character of the area• Parking congestion• Noise from construction	Issues relating to the first three points are assessed in the relevant sections 6.2.1, 6.3.1, 6.52 of this report. In response to noise from construction this is not expected to be continual and the code of practice for working hours has been attached to remind the applicant of the suitable hours.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Highways	A minimum of 2 spaces for each of the flats in accordance with London Plan standards. This must be secure, sheltered and accessible (can be used by non-standard bikes). PTAL 2 rating, we do not object to the second space although this isn't necessary.	Cycle parking space added. Applicant has been made aware additional permission is required for extended the vehicle crossover.
LBH Drainage	A drawing with drainage plan indicating all surface and foul water connections and their outfall details is requested	SUDs informative has been added.
LBH Tree Officer		Condition added
LBH Landscape Architect	No objection subject to landscaping conditions	Conditions added
LBH Waste Officer	No objection to the proposal	Condition for refuse storage added

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
Character and Appearance of the Area
Residential Amenity
Traffic, Parking and Drainage
Impacts on Trees and Biodiversity
Accessibility

6.2 Principle of Development

- 6.2.1 Having regard to The London Plan (Policy 3.8) and the Council's policies and guidelines, it is considered that the proposed flats would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the Core Strategy and The London Plan.

6.3 Character and Appearance of the Area

- 6.3.1 The two storey side extension at ground floor level would be no greater than the half width of the original property. The two storey side extension would be set 0.35m back from the front elevation and 1m at first floor level and would be 2m from the side boundary. The ridge would be set down and this follows the pattern of the four houses within the terrace with no.4 being at a higher level to the other 3 properties as the land slopes downwards. The set in at upper floor levels helps to reduce its bulk. The roof would appear secondary in its appearance to the host dwellinghouse. The loss of the garage to a habitable room is a feature of this terrace, there would be space within the front forecourt for the parking of more than one vehicle.
- 6.3.2 Policies DM1 and DM26 of the DMP require 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*". The location of the refuse storage away from the forecourt is supported by Policy DM45 of the adopted Development Management Policies (2013). The proposed location of the refuse storage would be to the front of the property. The preferred location is to the rear and a condition to that affect will be added. Only four wheelies

bins are shown but the proposal would require a minimum of six wheelie bins. As a result, a condition is attached requiring that six refuse bins to be stored at all times in the rear gardens of the property, other than on collection days in the designated refuse storage area within the rear gardens.

6.3.3 The existing forecourt is half hard-surfaced in front of the existing garage and soft landscaped on the boundary with the property on Twickenham Gardens. The proposal would include the provision of two off-street parking spaces. Additional soft landscaping soft landscaping would be required on the boundary with the property on Twickenham Gardens. It is considered that this would provide street scene impact and enhance the biodiversity of the area. It is therefore considered that the proposal would have a positive impact on the character and appearance of the area and would find support with Policy DM23 of the Harrow Development Management Policies (2013).

6.4 Residential Amenity

6.4.1 It is likely that up to a maximum of 6 people would occupy the flats. The proposed conversion would therefore not give rise to a measurable increase in the use profile of the property. It is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise.

6.4.2 The proposed extension is largely consistent with the residential Design Guidelines; the first floor element has been set back 1m from the front elevation boundary and the side extension set in form the boundary with the neighbours at 1 and 2 Twickenham Gardens. This helps to reduce the bulk of the extension and reduce its impact on neighbouring properties. There are obscure glazed windows to non-habitable room windows. No side windows have been proposed on the two storey side extension. A condition would be placed requesting written consent for windows on the side elevation of this extension as they may have an unduly harmful impact on the residential amenities of the adjoining/neighbouring occupiers.

Impact on the Residential amenities of the Host Occupiers

- Room Size and Layout

6.4.3 Development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which 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”.

6.4.4 Policy 3.5C of The London Plan requires shall 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 (2016) specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD.

6.4.5 Technical Housing Standards in England (2015). These standards came into effect on the 1st of October 2015. The Mayor of London published the London Plan Housing Supplementary Planning Guidance SPG (2016) in order to bring the London Plan in line with the Technical Housing Standard. The Minimum GIA and room standards as set out in the Technical Housing Standards (2015) and The London Plan Housing Supplementary Planning Guidance (SPG).

Flat no.	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
Ground floor (2b, 3p)	Bedroom (double)	14	11.5
	Bedroom (single)	8.4	7.5
	Internal Storage	2.15	2.0
	Total GIA	71	61
First floor (2b, 3p)	Bedroom (double)	15.5	11.5
	Bedroom (single)	8.8	7.5
	Internal Storage	0.95	2.0
	Total GIA	71	61

6.4.6 As demonstrated in the above table, the proposed residential units would meet the minimum floor areas as set out in the London Plan (2016). Additionally, each flat would be dual aspect which would enhance the quality of the living accommodation. The vertical stacking relationship between flats is also considered to be acceptable in this case. Both proposed flats would meet the minimum gross internal floor area for their unit mix. The flats would both have an acceptable floor to ceiling height due to the proposal being a conversion of the existing property and additional extensions which would also be at the same height. The amount of designated storage space within the first floor flat fails to meet the minimum requirement and as such further storage should be provided within the area designated as the utility area. The storage area provided in the ground floor flat meets the minimum requirements for a two bed three person flat.

For these reasons, it is considered that the proposed residential accommodation would provide an acceptable quality of accommodation for the future occupiers.

Outdoor Amenity Space

6.4.7 Policy DM27 of the DMP states that residential development proposals should provide appropriate amenity space, the form and amount of which should be informed by the Mayor's London Plan Housing SPG. Paragraph 5.16 of Harrow's Residential Design Guide SPG states that amenity space should be provided where possible (except for the conversion of maisonettes above shops and mid-terraced properties).

6.4.8 Private amenity space would be provided for each of the residential units and would be de-lined by fencing. The ground floor flat would have private amenity space closest to the rear of the property. Close timber board fencing is preferred and this has been recommended by way of condition in order to create appropriate private amenity space. It is considered that the proposed amenity space would accord with the above policies.

6.5 Traffic Parking and Drainage

6.5.1 Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

6.5.2 The London Plan and the adopted Core Strategy encourage and advocate sustainable modes of travel and requires that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided. Policy DM42 of the DMP requires new development to comply with relevant London Plan standards. The property is in an area of very poor public transport accessibility of PTAL 2. There is an existing parking space and the proposal seeks to keep two parking spaces as part of this proposal. The public transport in the area is not very good; however there is a bus stop on the High Road which is a short walk away. The Highways team do not object to the additional space, but it is not considered necessary. However due to the lack of objection and that the site can accommodate two parking spaces proposed this is considered acceptable and would accord with Policy 6.13 of the London Plan 2016. The existing vehicle crossover would need to be extended in order to serve these two parking spaces and avoid vehicles driving over a full height kerb.

6.5.3 Policy 6.9 and table 6.3 of The London Plan require the provision of two secure cycle space per flat. One cycle parking spaces has been proposed within the rear garden of each respective flat. This is considered to be unacceptable, and an additional cycle parking space is needed for each flat. A condition is therefore included for the flats to have cycle parking spaces each and to ensure the proposal accords with Policy 6.9 of the London Plan and that the bicycles are safe/secure and retained in this position.

Drainage

- 6.5.4 The Council's drainage engineer has not raised any objection to the proposal subject to conditions relating to surface water and foul water connections and their outfall details. Hardstanding already exists at the front of the site and the proposal does not seek to significantly alter this. An informative for sustainable drainage is included.

6.6 Impacts on Trees and Biodiversity

- 6.6.1 There are three TPO trees in the front garden. These trees are not of a good standard and are located at the front of the house. The loss of the trees is not likely to impact on the appearance of the property. The Council's tree officer raised no objection to the loss of these TPO trees which are not considered to be of a good condition to keep. In other circumstances replacement trees would have been requested. However due to the small plot size and the proposal for a two storey side extension and changes to the front garden, there would not be an acceptable position for the new trees.

6.7 Accessibility

- 6.7.1 Policy DM2 of the DMP and policies 3.5 and 3.8 of The LP 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.
- 6.7.2 Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes.
- 6.7.3 The Technical Housing Standards (March 2015) altered the interpretation of the relevant London Plan (2016) policies and associated Housing SPG standards, placing the previous Lifetime Homes Standards under the control of Building Control legislation (specifically Part M of the Building Regulations). It is considered that the submitted plans satisfactorily illustrate that the proposed flats could meet the relevant standards. Notwithstanding this, an instructive condition is attached to this effect.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposed extensions and conversion of the dwellinghouse would not have an unduly harmful impact on the residential amenities of the neighbouring occupiers. Accordingly, the development is recommended for grant.

7.2 For these reasons, 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

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: P-01 LP-01, P-01 LP-02, P-01 LP-03, P-01 LP-04, Design and Access Statement.

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

3 Materials to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To match the appearance of the original dwelling and to safeguard the appearance of the locality.

4 Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank elevations of the development hereby permitted other than those shown in the approved plans, without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5 Refuse Storage

Notwithstanding the details shown on approved drawing P-01 LP-03, the flats hereby approved shall not be occupied until details of a revised bin store, to accommodate sufficient waste and recycling containers for the two flats within the rear amenity spaces for each flat, have been submitted to and agreed in writing by the local planning authority.

The flats shall not be occupied until the bin store has been provided in accordance with the details so agreed. Other than on collection days, all waste and recycling containers associated with the occupation of the approved development shall be housed within the agreed bin store.

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 Policies DM1 and DM26 of The Development Management Policies Local Plan (2013).

6 Cycle Storage

Notwithstanding the details shown on approved drawing P-01 LP-03, the flats hereby approved shall not be occupied until details of a safe and secure cycle storage, to accommodate two secure, integrated, convenient and accessible cycle parking facilities for each flat, have been submitted to and agreed in writing by the local planning authority. The flats shall not be occupied until the cycle storage has been provided in accordance with the details so agreed.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 6.9.B of The London Plan (2016) and Policies DM1, DM26 and DM42 of The Development Management Policies Local Plan (2013).

7 Hard and Soft Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of soft and hard landscaping works for the front garden. Soft landscape works shall include: planting plans, including details for soft landscaping of the property frontage with provision for refuse storage, and schedules of plants, noting species, plant sizes and proposed numbers. The approved works shall be carried out and completed out prior to occupation of the two flats and shall thereafter be permanently retained.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013).

8 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(s), or the completion of the development, whichever is the sooner.

Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 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 Core Policy CS1.B of the Harrow Core Strategy (2012) and Policies DM1, DM23 and DM26 of the Harrow Development Management Policies Local Plan (2013).

9 Private Amenity Space – Boundary Treatment

Notwithstanding the submitted details, the outdoor rear private garden areas shall be bounded by close-boarded timber fencing to a height of 1.8metres. The fencing required by this condition shall be erected prior to the occupation of the flats and shall be retained thereafter.

REASON: To protect the residential amenities of the existing and future occupiers of the development in accordance with policies DM1 & DM26 of the Harrow Development Management Policies Local Plan (2013) and the Residential Design Guide SPD (2010).

10 Hard surfacing

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

Informatives

1 Policies

The following policies are relevant to this decision:
National Planning Policy Framework (2012)

The London Plan (2016)
3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
5.12 Flood Risk Management
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4B Local Character
7.6B Architecture

Harrow Core Strategy (2012)
CS1.B/K

Harrow Development Management Policies Local Plan (2013)
DM1 Achieving a High Standard of Development
DM2 Achieving Lifetime Neighbourhoods
DM9 Managing Flood Risk
DM10 On Site Water Management and Surface Water Attenuation
DM22 Trees and Landscaping
DM23 Streetside Greenness and Forecourt Greenery
DM26 Conversion of Houses and Other Residential Premises
DM27 Amenity Space
DM42 Parking Standards
DM45 Waste Management

Supplementary Planning Documents
Supplementary Planning Document: Residential Design Guide (2010)
Mayor of London Housing Supplementary Planning Guidance (2016)
Technical housing standards - nationally described space standard (2015)

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council 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 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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4 Protection of Highway

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.

5 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday.

6 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 **£1190**.

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.

7

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;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: **£3740**. 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

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

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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

8 Sustainable Urban Drainage System (SUDS)

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.

The applicant can contact Harrow Drainage Section for further information.

9 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

Plan Numbers: P-01 LP-01, P-01 LP-02, P-01 LP-03, P-01 LP-04, Design and Access Statement.

APPENDIX 2: SITE PLAN



01 - OS MAP SCALE 1:1250

APPENDIX 3: SITE PHOTOGRAPHS



Front Elevation



View of no. 2 which has two parking spaces at the front



View of the terrace Nos. 1, 2, 3 and 4 Lorraine Park (left to right)



Existing bin storage located at the front of the property



Area to the side of the property



Obscure glazed windows on Twickenham Gardens

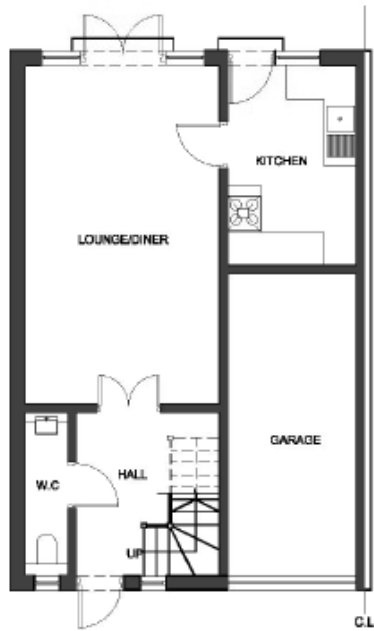


Rear garden

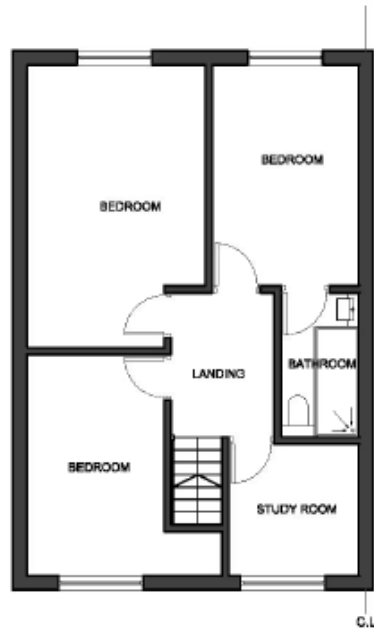


Rear garden viewed from Twickenham Gardens

APPENDIX 4: PLANS AND ELEVATIONS



01 - GROUND FLOOR PLAN

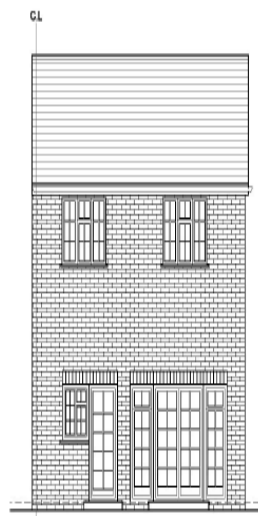


02 - FIRST FLOOR PLAN

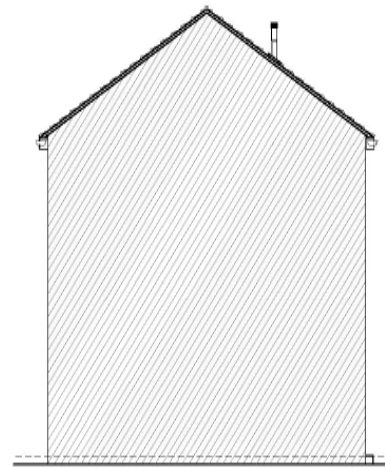
Existing ground and first floor plan



04 - FRONT ELEVATION

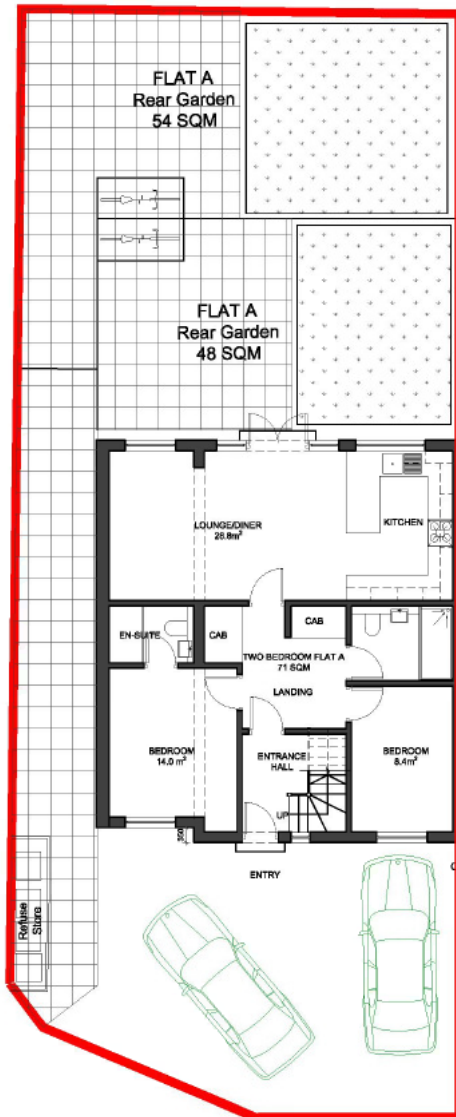


05 - REAR ELEVATION

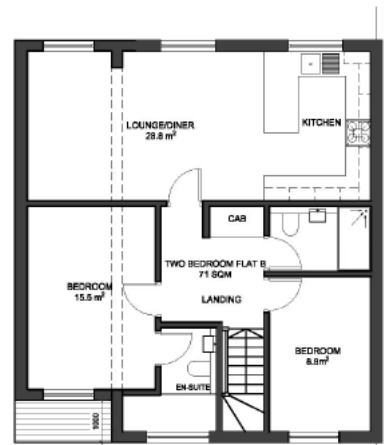


06 - SIDE ELEVATION

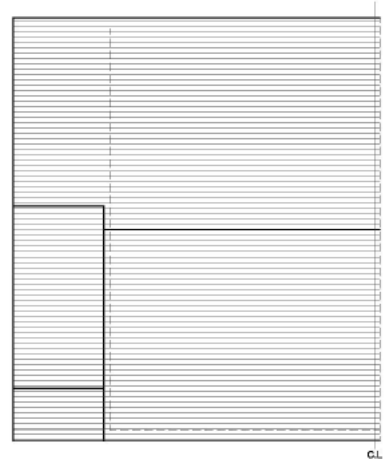
Existing elevations



01 - GROUND FLOOR PLAN



02 - FIRST FLOOR PLAN

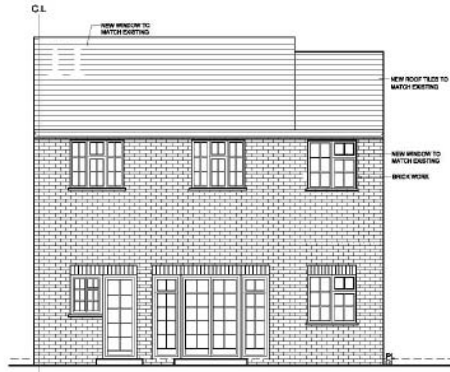


03 - ROOF PLAN

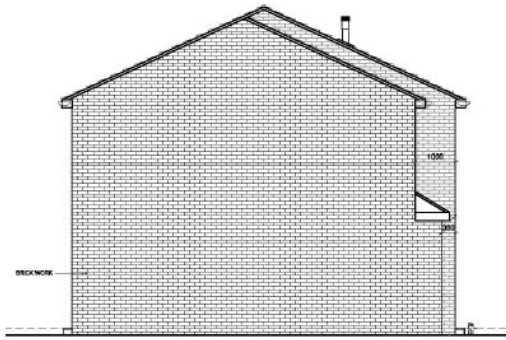
Proposed plans – ground and first floor plans



01 -FRONT ELEVATION



02 -REAR ELEVATION



03 -SIDE ELEVATION

Proposed elevations (Front, Rear and Side)

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