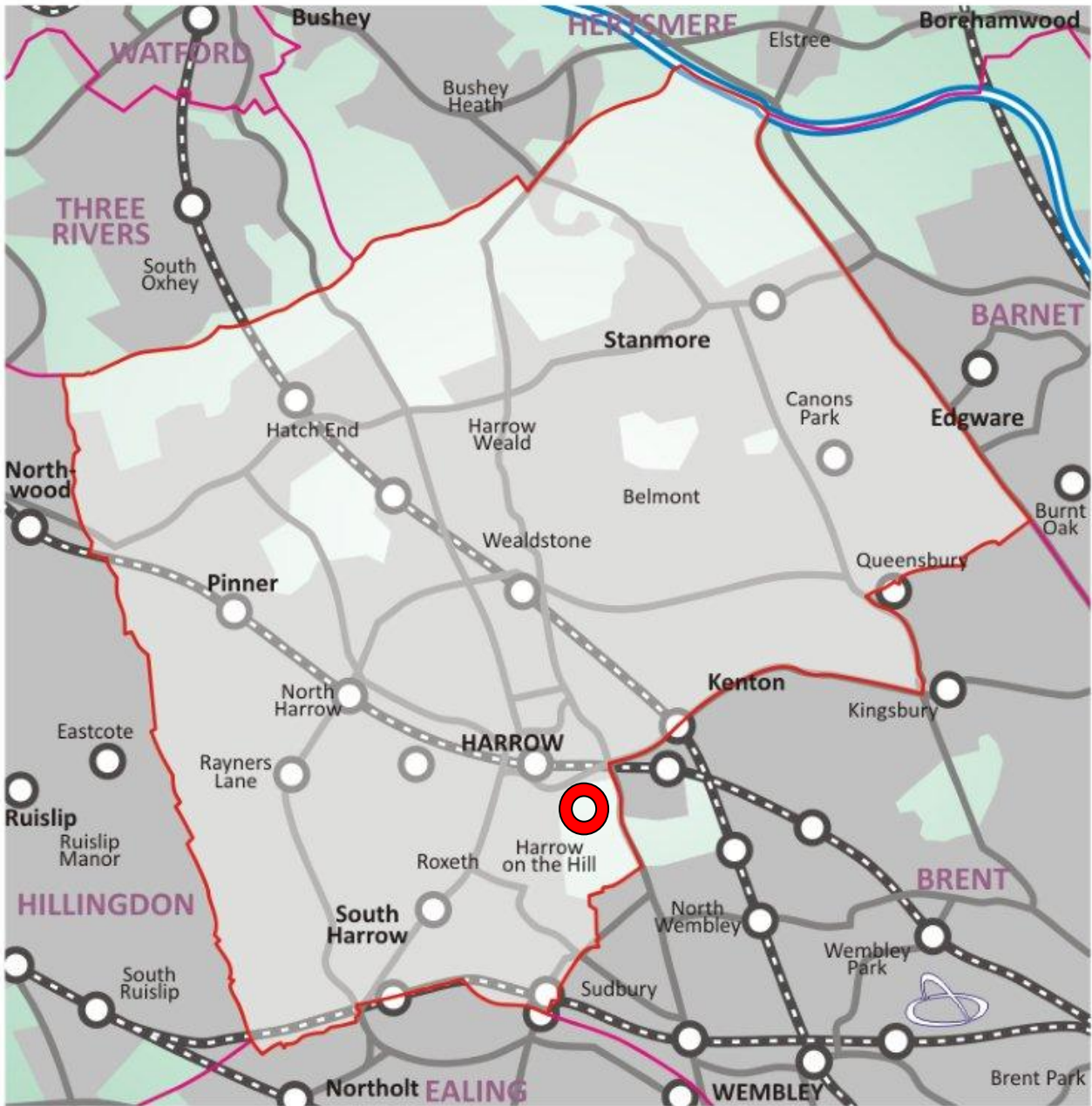
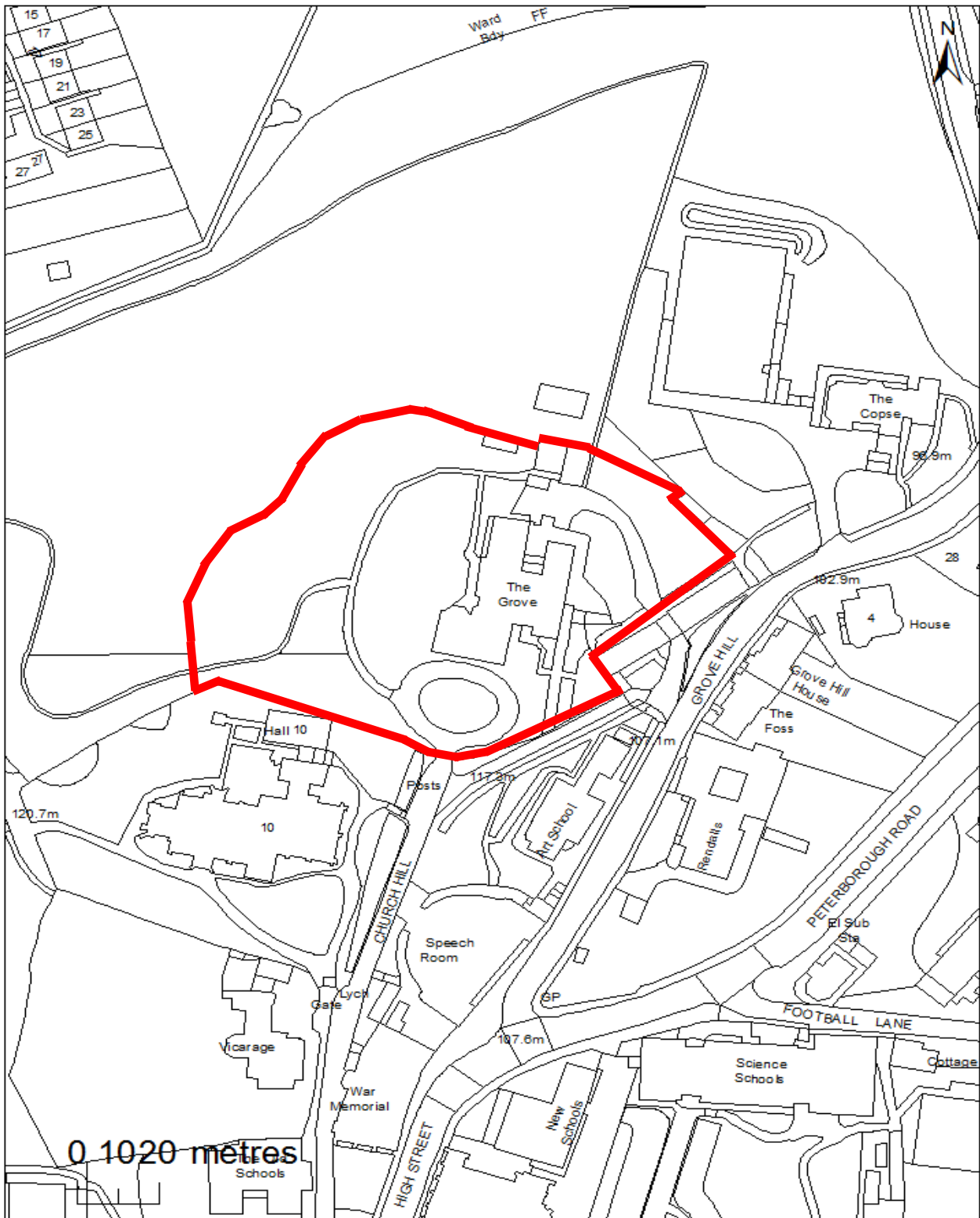


 = application site



<p>The Grove, Church Hill, Harrow on the Hill</p>	<p>P/3249/17</p>
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The Grove, Church Hill, Harrow on the Hill	P/3249/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th October 2017

APPLICATION NUMBER: P/3249/17
VALIDATE DATE: 10/08/2017
LOCATION: THE GROVE, CHURCH HILL, HARROW ON THE HILL
WARD: HARROW ON THE HILL
POSTCODE: HA1 3HN
APPLICANT: HARROW SCHOOL
AGENT: MARCUS BEALE ARCHITECTS
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 28/09/2017 (EXTENDED EXPIRY: 01/11/2017)

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.

Four Storey Side Extension; Single Storey Side Extension; External Alterations Including a Lightwell; Bin Store; Additional Parking Spaces (Demolition of detached garage) to Existing Boarding House Building

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 a larger and better quality of accommodation for Harrow School. Furthermore, it is considered that the proposed extensions and would not have an unduly harmful impact on the character of the Grade II Listed property, surrounding conservation area or the residential amenities of the neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as the proposal includes up to 400sqm of floorspace and is on a site area of more than 0.1 hectares and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	18 (Minor Development)
Council Interest:	N/A
Additional Floor Area:	307sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£10,745.00
Local CIL requirement:	£33,770.00

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management 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	The Grove, Church Hill, Harrow on the Hill, HA1 3HN
Applicant	Harrow School
Ward	Harrow on the Hill
Local Plan allocation	N/A
Conservation Area	Harrow School Conservation Area
Listed Building	Grade II*
Setting of Listed Building	St Mary's Church & Leaf Building
Building of Local Interest	N/A
Tree Preservation Order	All trees deemed protected due to conservation area status.
Other	N/A

<u>Transportation</u>		
Car parking	No. Existing Car Parking spaces	3
	No. Proposed Car Parking spaces	3
	Proposed Parking Ratio	No Change
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	N/A
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	Harrow on the Hill (Met Line & Chiltern) 1,330.00m
	Bus Routes	High Street – 30m Route 258
Parking Controls	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As Existing

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the north west side of Grove Hill.
- 1.2 The property on the application site is a Grade II Listed building known as 'The Grove'. The building was built around 1750 and has been extended previously.
- 1.3 The property is used by Harrow School as boarding house accommodation (Use Class C2).
- 1.4 The site has two entrances, one via Church Hill to the south, and the other from the east of the site which consists of a sloping vehicular access leading to parking area and an entrance to the building on the east flank elevation.
- 1.5 The site is on ground which slopes downwards to the east, north and west and is characterised by substantial mature trees and landscaping.
- 1.6 To the south of the site is the Grade I listed building St. Mary's Church.
- 1.7 To the south east of the site are two Grade II listed buildings the Harrow Art School and Leaf Buildings.
- 1.8 The site is located within the Harrow School Conservation Area.

2.0 PROPOSAL

- 2.1 The application seeks to attach a four storey side extension on the north west flank elevation which would create an additional 307sqm to be used for accommodation for pupils and staff under the current C2 use.
- 2.2 This element would be approximately 10.6m in depth and 9.7m in width. The total height of the proposed four storey extension would be approximately 16.0m and would feature a similar roof profile to the extension to the building.
- 2.3 At ground floor level it is proposed to create a new entrance on the south east elevation which would serve as a new entrance for the pupils. This element of the proposal would be predominately glazed.
- 2.4 It is proposed to make a number of external alterations to the existing building including the introduction of two lightwells, one on the southern elevation and one on the north west elevation at ground floor level.
- 2.5 It is proposed to make alterations to the existing access and car parking which would include the demolition of the existing detached garage and the provision of two parking spaces and turning circle.

2.6 A parallel Listed Building Consent is also being assessed for internal alterations under reference P/3377/17. This is considered as a separate item at your committee.

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
HAR/16140	THREE STOREY EXTENSION AT THE REAR	GRANTED 10/11/1959
LBH/4624	ERECTION OF ADDITIONAL STOREY AT REAR	GRANTED: 29/01/1970
LBH/20369/W	ADDITIONAL THIRD FLOOR MANSARD & SPIRAL STAIRCASE	GRANTED: 03/12/1981
LBH/L/20371/W	DEMOLITION OF EAST WING AND ADDITIONAL MANSARD	GRANTED: 15/02/1982
WEST/43/99/FUL	BASEMENT, GROUND AND FIRST FLOOR INFILL EXTENSION WITH ACCOMMODATION IN ROOFSPACE; DETACHED BLOCK TO PROVIDE 3 GARAGES	GRANTED: 14/06/1999

4.0 **CONSULTATION**

4.1 A site notice was erected and a newspaper advert produced to advertise the proposed development.

4.2 A total of 26 consultation letters were sent to neighbouring properties regarding this application on the 10th August.

4.3 The overall public consultation period expired on 4th September 2017.

4.4 **Adjoining Properties**

Number of letters Sent	26
Number of Responses Received	0

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

4.5 No consultation responses were received from adjoining residents or in response to the site notice or newspaper advert.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Tree Officer	No objections, the details contained within the accompanying arboricultural report are satisfactory.	Conditions added for tree protection measures.
LBH Conservation Officer	The proposal would have a satisfactory impact on the listed building and wider conservation area. Materials to be approved by condition.	Condition added in regards to materials
LBH Drainage	No objections	SUDS informative added
Harrow Hill Trust	No Response Received	Noted
Historic England (Ancient Monuments)	No Response Received	Noted
Historic England (Archaeology)	No Objections subject to conditions	Noted, a condition has been attached to the permission as advised.
CAAC	There would be the loss of a tree – a large white poplar. This provides good screening. We are worried about the loss of the tree. You may see this through from the road. The white or cream render might stand out between the trees from Lowlands Road but as there	The comments from the CAAC are noted. These issues are addressed in section 6.3 of the report

	<p>are no windows to give light pollution this is probably OK. This might be one floor too high as it steps through the hill. The dormer at the top is a bit odd which the staircase is.</p>	
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5.0 **POLICIES**

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

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

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

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

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

6.0 **ASSESSMENT**

6.1 The main issues are;

Principle of the Development & Regeneration
 Character and Appearance of the Conservation Area
 Residential Amenity
 Traffic, Parking and Drainage
 Trees & Landscaping
 Archeology

6.2 **Principle of Development**

6.2.1 Paragraph 132 of the NPPF states: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important

the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

- 6.2.2 In addition to the above the Harrow School Conservation Area Appraisal and Management Strategy recognises the need for Harrow School to improve and expand facilities. However, any improvement works must not unduly harm any heritage assets or the wider conservation area. Therefore the principle of extending 'The Grove' would be acceptable in principle, subject to design and its impact on the listed building.

Regeneration

- 6.2.3 It is considered that the current proposal to extend the existing school boarding house would re-generate the building to provide much needed upgraded internal configurations and improved accommodation for pupils and staff.
Furthermore, the proposal in terms of regeneration would meet Harrow School's education needs in terms of improved facilities

6.3 Character and Appearance of the Conservation Area

- 6.3.1 Policies DM7 of the Harrow Development Management Policies Local Plan (2013), and Policy 7.8 of the London Plan (2016) provide further guidance to ensure developments would not harm heritage assets. Policy CS1.B of the recently adopted Core Strategy requires all new development to respond positively to local context in terms of design, siting, density and spacing and reinforce the positive attributes of local distinctiveness.
- 6.3.2 It is noted that the existing Grade II Listed building has been extended previously to the side and rear and it is noted that the proposed four storey extension would be located against a relatively modern addition to the property.
In terms of bulk and scale, the proposed four storey extension would add an additional 307sqm of floor space. In the respect it is considered that the proposed addition to 'The Grove' would be satisfactory.
- 6.3.3 The Council's Conservation officer has not raised any objections to the proposal and notes that the proposed four storey extension would be located on the least sensitive side of the Grade II listed building. Notwithstanding this, its location, together with its traditional appearance would ensure the proposed extensions would preserve the character of the host listed building, adjacent listed buildings and the wider Harrow School Conservation Area.
- 6.3.4 As stated above, the proposed extension has been noted for its traditional appearance. The external materials would largely consist of brick and render. It is considered that the proposed materials would preserve the special interest of the host building, subject to a condition requiring the submission of material samples for external surfaces. Subject to this condition it is considered that the

proposed extension would have a satisfactory impact on the host listed building, adjacent listed buildings and surrounding conservation area.

- 6.3.5 In terms of the proposed ground floor entrance to the south east elevation. Due to the light weight appearance and its containment within the existing building envelope, it is considered that this element of the proposal would be satisfactory in terms of scale and appearance. Overall, this element would not unduly impact on the character of the host listed building nor the wider conservation area.
- 6.3.6 It is proposed to create lightwells at ground floor level, one on the south elevation and one on the west elevation. The proposed lightwells, due their location and inclusion of suitable landscaping would not be visible from the wider area. Therefore it is considered that the proposed light wells would not unduly impact on the listed building.

Trees & Landscaping

- 6.3.7 A consultation response has been received in relation to removal of a tree to facilitate the proposed development. It is stated that the tree provides screening of the application site. The proposed extension would result in the removal of a poplar tree. An Arboricultural report has been provided with the application which includes a survey of the affected trees on site, including the tree highlighted above. The report has been reviewed by the Council's tree officer who has stated no objection to the removal of this tree. It is considered that the removal of the tree would not have significant impacts on the conservation area or local amenity, due to the ample amount of soft landscaping and the quality of trees which are remaining in situ.
- 6.3.8 Notwithstanding the above, the applicant has confirmed that it would provide a replacement tree. The Council's Tree officer has stated that this would be satisfactory, subject to species and location. Therefore a condition has been attached to this permission to deal with a potential replacement tree.
- 6.3.9 The Arboricultural Report submitted with the application provides tree protection measures for the remaining trees on site. The tree protection measures are deemed acceptable subject to a condition that the works are completed in accordance with those protection measures.
- 6.3.10 It is proposed to make alterations to the existing drive way on the east of the site by the removal of the existing garage and re-configuration of parking, together with the creation of a turning circle and drop off point. The existing parking area is hard surfaced and the proposal would result in the proposed parking area and turning circle being of a similar material. The proposed drop off area would consist of a grasscrete surface which is considered to blend in with the surrounding soft landscaping.
- 6.3.11 The Council's Conservation officer has raised no objects to these elements, subject to a condition requiring the submission of material details.

6.4 Residential Amenity

- 6.4.1 It is considered that the proposed four storey extension to the existing building would not result in any undue impacts on neighbouring residential amenity in terms of daylight, sunlight and outlook. This is due to the fact that 'The Grove' is set within large grounds away from any residential dwellinghouses. Similarly, there would no privacy issues would arise as a result of the proposed four storey extension.

Impact on the Residential amenities for Future Occupiers

Room Size and Layout

- 6.4.2 Due to the nature of the building and its use as a boarding house, there are no specific policies which assess room sizes for this type of accommodation. Notwithstanding the above, the proposed floor plans demonstrate that the proposed rooms would be of a satisfactory layout and would be acceptable in terms of outlook and daylight.

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.
- 6.5.3 Other than the re-configuration of the car parking and turning circle there would be no significant changes to the parking on site. Therefore it is considered that the proposal would comply with the relevant policies in terms of highway impact and parking.
- 6.5.4 The Council's Highway department have no objections, subject to a condition for the submission of a construction management plan.

Drainage

- 6.5.5 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 Archaeology

- 6.6.1 The application site is located within an Archaeological Priority Area. As such, it is important that development proposals do not impinge on areas where there are known sites of archaeological importance. The applicant has supplied a desk top archaeological study; Historic England (GLAAS) have been consulted as part of the application and have not raised any objections to the submitted details.
- 6.6.2 However, it has been suggested that a condition is attached to the permission which would safeguard any items of archaeological importance which may be uncovered as part of the proposed development. Subject to this condition it is considered that the proposal would comply with DM7 of the Harrow DMP.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposal would improve the quality of accommodation for a well established education facility and would be in accordance with the development plan and policies. Furthermore, it is considered that the proposed extensions and associated external alterations would not have an unduly harmful impact on the host listed building, adjacent listing buildings or the wider conservation area. Accordingly, the development 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, Design and Access Statement; Sustainability Statement dated 22 May 2017 Rev 01; Archaeological Desk Based Assessment dated October 2016; The Grove Written Scheme of Investigation for an Archaeological Watching Brief 660831; Phase II Arboricultural Impact Assessment Ref 1069 dated 03/10/2016; GC-CAD-0006; 614.14/001 P4; 614.14/002 P4; 614.14/003 P4; 614.14/004 P4; 614.14/041 P4; 614.14/042 P4; 614.14/043 P4; 614.14/005 P4; 614.14/006 P4; 614.14/007 P4; 614.14/008 P4; 614.14/009 P4; 614.14/010 P4; 614.14/011 P4; 614.14/012 P4; 614.14/013 P4; 614.014/14 P4; 614.14/015 P4; 614.14/016 P4; 614.14/017 P4; 614.14/018 P4; 614.14/020 P4; 614.14/021 P4; 614.14/022 P4; 614.14/023 P4; 614.14/024 P4; 614.14/025 P4; 614.14/026 P4; 614.14/027 P4; 614.14/028 P4; 614.14/029 P4; 614.14/030 P4; 614.14/031 P4; 614.14/033 P4; 614.14/034 P4; 614.14/052 P4; 614.14/053 P4; 614.14/054 P4; 614.14/060 P4; 614.14/055 P4; 614.14/056 P4; 614.14/057 P4; 614.14/058 P4; 614.14/059 P4; 614.14/060 P4; 614.14/061 P4; 614.14/070 P4; 614.14/071 P4; 614.14/072 P4; 614.14/035 P4; 614.14/037 P4; 614.14/039 P4; 614.14/040 P4; 614.14/021 P4

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

3 Materials to be approved

Samples for the new and replacement external materials for both the single storey addition and replacement decorative tile hanging are to be provided to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the works.

Reason: To protect the special architectural or historic interest of the listed building.

4 Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment carried out at The Grove Boarding House by Arbol Euro Consulting, dated 3rd October

2016. This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the recommendations of the Arboricultural Survey. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

5 Replacement Tree

Notwithstanding the details provided within the Arboricultural Impact Assessment carried out at The Grove Boarding House by Arbol Euro Consulting, dated 3rd October 2016, the proposed development shall not be occupied until details regarding a replacement tree have been submitted and approved in writing by the local planning authority. Details shall include:

- i) Location of Tree
- ii) Tree Species
- iii) Size of tree & root ball at time of planting

All planting, comprised in the approved details of the tree replacement shall be carried out in the first planting season following the occupation of the building, or occupation of the development, whichever is the sooner.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 Archaeology

Notwithstanding the approved plans no demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which has archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- (i) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination

of a competent person(s) or organisation to undertake the agreed works.

- (ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure that any artefacts of archaeological interests on the site are not prejudiced by the proposed development. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory form of development and as enforcement action after time may be unfeasible.

7 Construction Method Statement

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

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction
- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory form of development.

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

5.12 Flood Risk Management

6.9 Cycling

6.13 Parking

7.2 An Inclusive Environment

7.4B Local Character

7.6B Architecture

7.8D Heritage Assets

Harrow Core Strategy (2012)

CS1.

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development

DM7 Heritage Assets

DM10 On Site Water Management and Surface Water Attenuation

DM22 Trees and Landscaping

DM23 Streetside Greenness and Forecourt Greenery

DM42 Parking Standards

DM45 Waste Management

Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide (2010)

Harrow School Conservation Area Appraisal & Management Strategy (2008)

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 £10,745.00

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: £33,770.00. 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:

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

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.

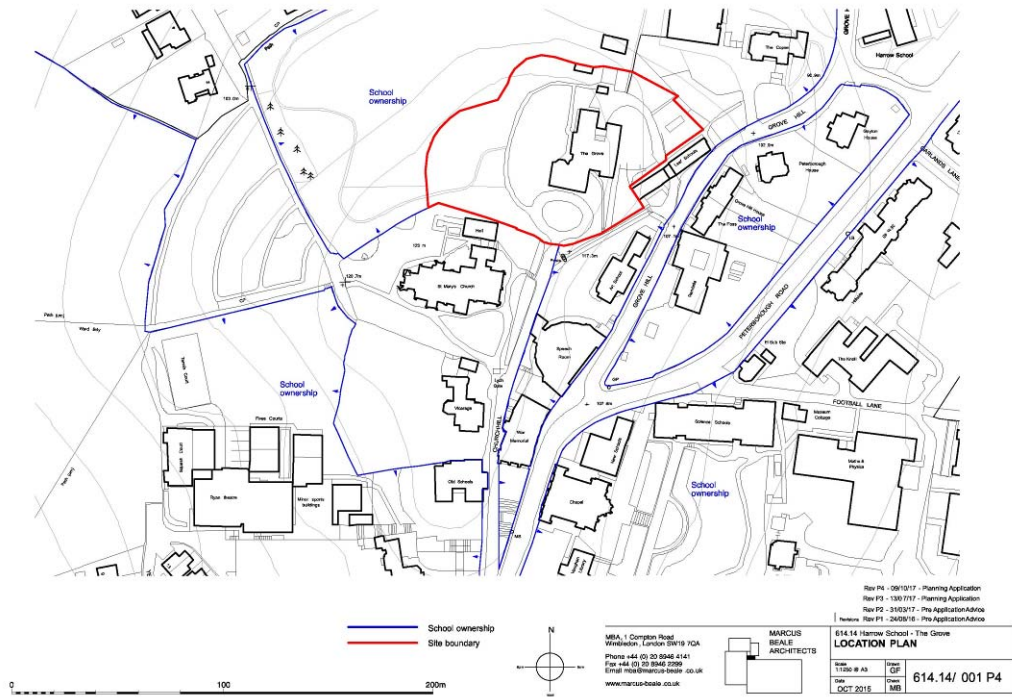
The applicant can contact Harrow Drainage Section for further information.

9 Compliance With Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Site Notice





Later additions to building (east elevation)



Looking towards site of proposal



Blue car- site of proposed extension



West elevation



Site of light well to west elevation

Site of lightwell to south





Site of single storey side entrance

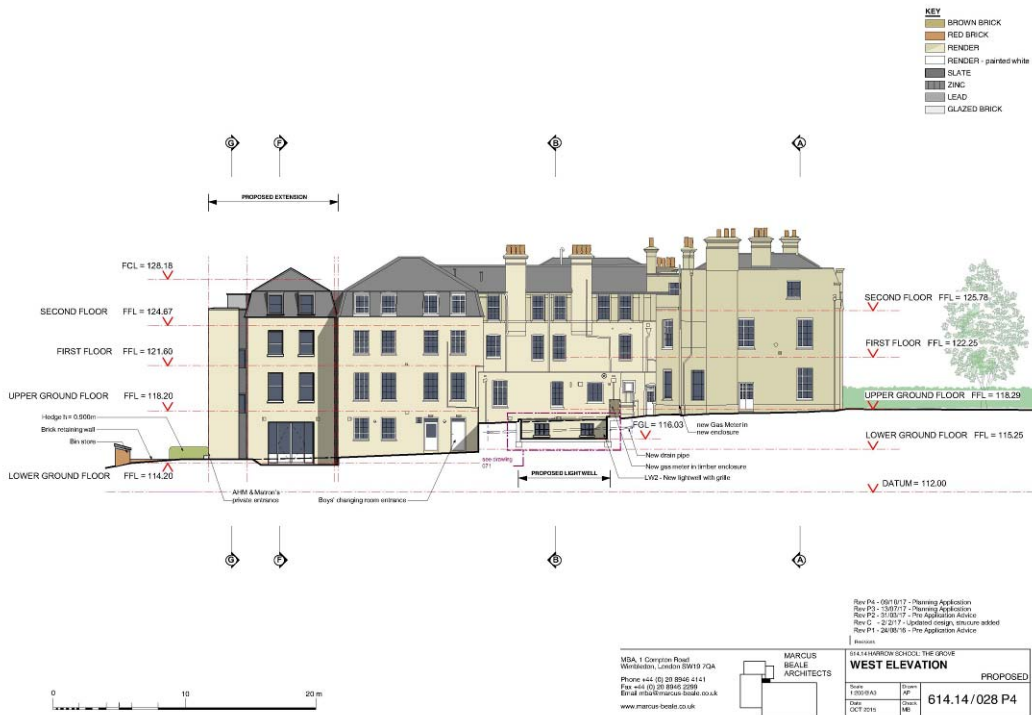
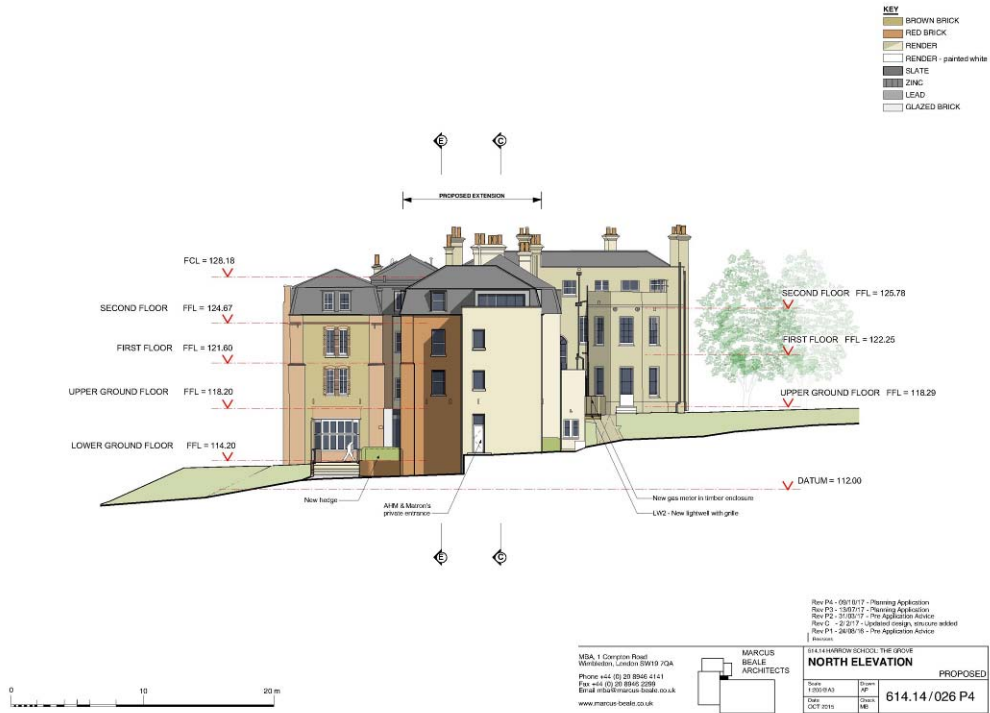




Church Hill Entrance – No Changes

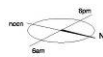
APPENDIX 4: PLANS AND ELEVATIONS



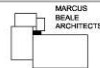




Rev P4 - 09/10/17 - Planning Application
 Rev P3 - 13/07/17 - Planning Application
 Rev P2 - 31/03/17 - Pre Application Advice
 Rev C - 21/07 - Detailed Design, structure added
 Rev P1 - 24/03/16 - Pre Application Advice
 Features



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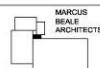


614.14 HARROW SCHOOL THE GROVE	
MARCUS BEALE ARCHITECTS	
VIEW FROM NORTH EAST	
AERIAL VIEW (PROPOSED)	
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Rev P4 - 09/10/17 - Planning Application
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