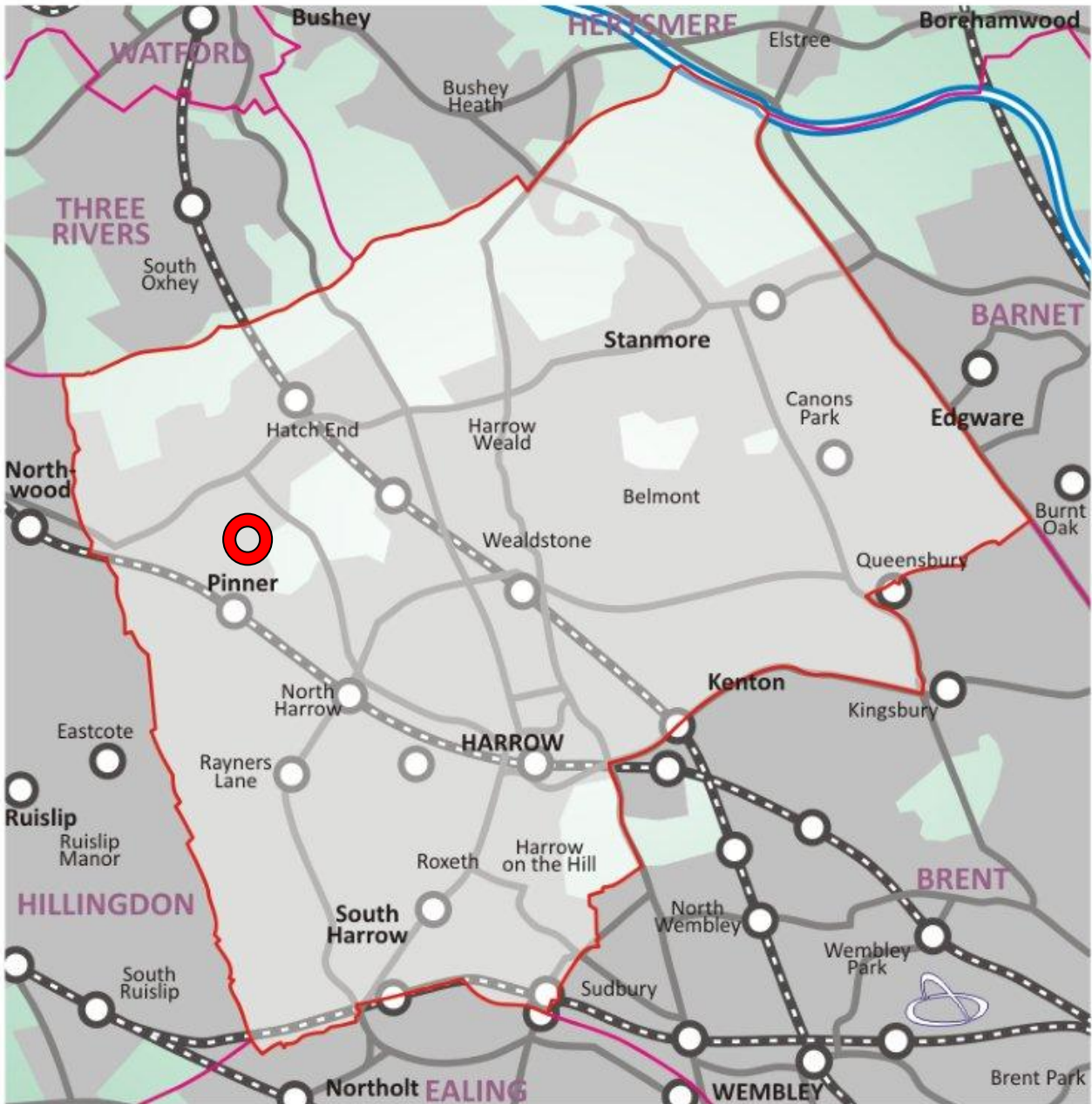
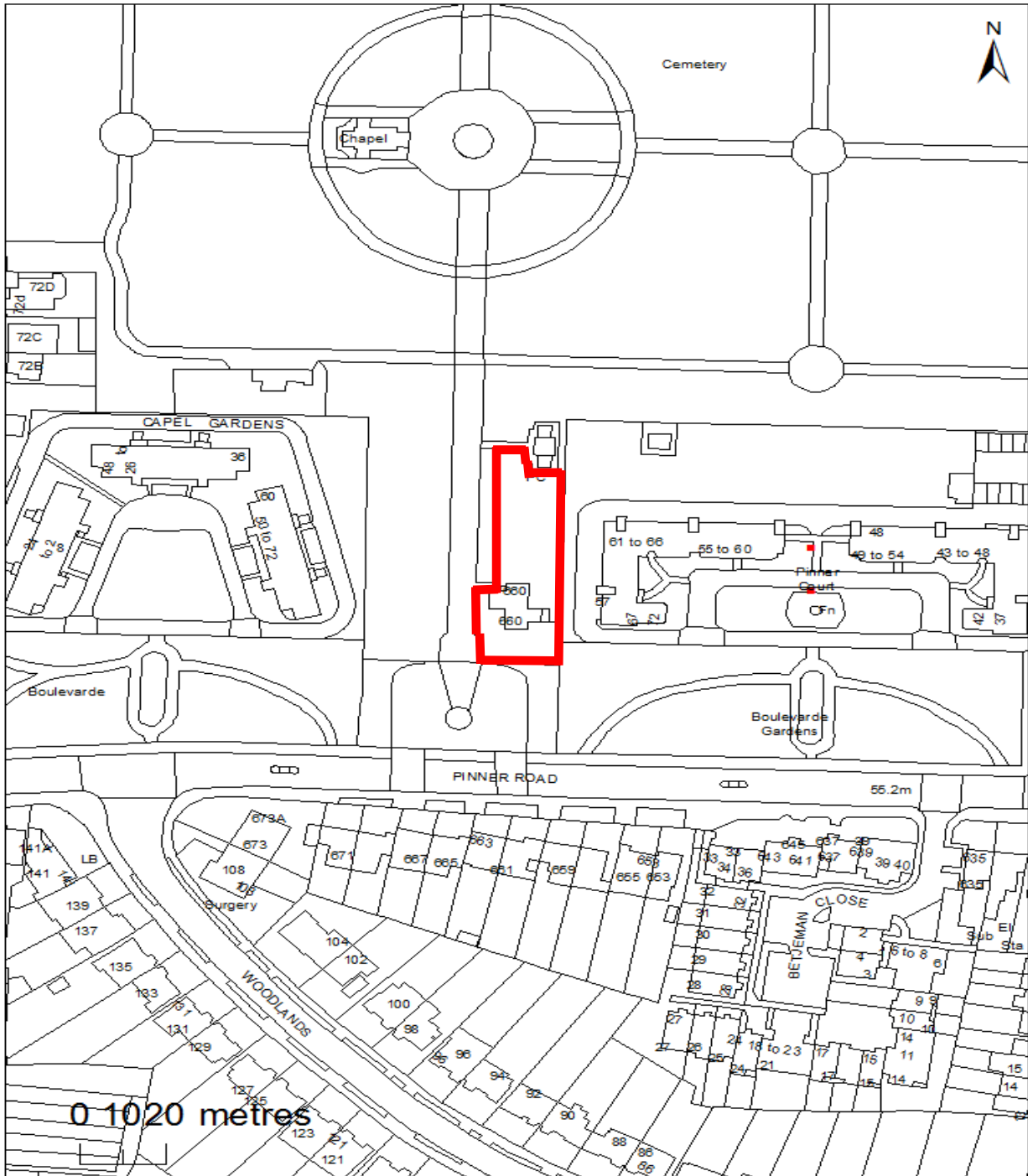


 = application site



Cemetery Lodge, 660 Pinner Road, Harrow	P/3857/17
--	------------------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019208. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



Cemetery Lodge, 660 Pinner Road, Harrow	P/3857/17
--	------------------

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd November 2017

APPLICATION NUMBER: P/3857/17
VALIDATE DATE: 01/09/2017
LOCATION: CEMETERY LODGE, 660 PINNER ROAD, PINNER
WARD: PINNER
POSTCODE: HA5 5RH
APPLICANT: MR CRAIG THOMAS
AGENT: N/A
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 11/10/2017

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 storey side orangery extension; bin and cycle stores; parking; external alterations (demolition of detached garage)

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 extension and conversion of the dwellinghouse would not have an unduly harmful impact on the character of the property, surrounding conservation area or 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:	Access Road & Cemetery is Council owned
Additional Floor Area:	4sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£140.00
Local CIL requirement:	£440.00

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	Cemetery Lodge, 660 Pinner Road, Pinner, HA5 5RH
Applicant	Mr Craig Thomas
Ward	Pinner
Local Plan allocation	N/A
Conservation Area	Pinner Road Conservation Area
Listed Building	N/A
Setting of Listed Building	Pinner Court to the East of the site
Building of Local Interest	Locally Listed Building
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	1
	No. Proposed Car Parking spaces	1
	Proposed Parking Ratio	1:2
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	2 spaces per dwelling
	Cycle Parking Ratio	1:1
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Pinner (Met Line) 1,330.00m North Harrow (Met Line) 1,074.30m
	Bus Routes	Pinner Road – 30m Route 183 (24 hour)
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	Private Road
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As Existing

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site contains a two storey detached dwellinghouse which was formerly used as residential accommodation for the cemetery caretaker (Use Class C3).
- 1.2 The dwellinghouse was a purpose built lodge of early 1930's origin built in a Tudor style and is located some 25.0m from the highway of Pinner Road
- 1.3 Access to the property is via the cemetery gates, the property benefits from gardens to the front and rear, both of which are landscaped and bounded by hedges, shrubs and trees.
- 1.4 There is detached garage adjacent to the common boundary with Pinner Court (to the east). The garage is not original to the property and consists of pre-fabricated concrete.
- 1.5 The site adjoins Pinner Cemetery to the west and north, which is designated open space.
- 1.6 To the east the site adjoins Pinner Court which is a Grade II Listed building.
- 1.7 The site is located within the Pinner Road Conservation Area.

2.0 PROPOSAL

- 2.1 The application seeks to convert the existing dwellinghouse, vertically, into two separate residential units. Each would be a two bedroom, three person dwelling.
- 2.2 The proposal seeks to replace the existing garage with a single storey orangery extension which would serve the flat to the front of the site.
- 2.3 The proposed extension would largely occupy the same footprint as the garage and would be similar in scale and height.
- 2.4 It is proposed to finish the north and south elevation of the proposed single storey side extension with bricks which would match the existing lodge, with the eastern flank being finished in render.
- 2.5 The rear and front gardens would provide amenity space for the rear and front residential units respectively with the provision of cycle and refuse storage for each unit.
- 2.6 The existing driveway would be retained to provide access to a parking space for the proposed rear flat.

3.0 RELEVANT PLANNING HISTORY

3.1 There is no planning history relation to the application site.

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 18 consultation letters were sent to neighbouring properties regarding this application on the 1st September. A second round of consultation letters were sent to neighbouring properties on 15th September owing to the omission of the arboricultural report. A third round of consultation were sent to neighbouring properties on 1st November due to the submission of a bat survey.

4.3 The overall public consultation period will expire on 15th November 2017. Any other comments received will be updated via an addendum.

4.4 Adjoining Properties

Number of letters Sent	18
Number of Responses Received	6
Number in Support	0
Number of Objections	6
Number of other Representations (neither objecting or supporting)	0

4.5 6 objections were received from adjoining residents.

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

Comments Objecting to the proposal	Summary of Comments	Officer Comments
Character of the Area	Removal of trees would have adverse impact on conservation area Proposed extension does not enhance the conservation area	Character impacts are addressed in section 6.3 of the report

	<p>Proposal would undermine the layout and landscaping of the area</p> <p>Concerns regarding the proposed materials</p>	
Residential Amenity	<p>Intensive use and disturbance</p> <p>Privacy issues/removal of screening</p> <p>Impact of building when viewed from Pinner Court</p>	Issues in relation to residential amenity are addressed in section 6.4 of the report
Highways & Parking	Lack of parking for the proposal	Parking concerns are addressed in section 6.5 of the report
Bio-diversity	Potential impact on protected wildlife	Bio-diversity impacts are addressed in section 6.6 of the report
Other Issues	<p>Access issues</p> <p>No plans for orangery supplied</p> <p>Has Harrow Heritage been consulted?</p>	<p>This is noted the current access arrangements to the site would remain unaltered</p> <p>The proposed floor plans and elevation plans were submitted with the application</p> <p>Yes, please see Conservation Officer response in the table below.</p>

4.7 Statutory and Non Statutory Consultation

4.8 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections, a minimum of 2 cycle spaces for each of the flats in accordance with London Plan	Noted - Condition added for secure cycle storage details

	standards. This must be secure, sheltered and accessible (can be used by non-standard bikes).	
LBH Tree Officer	No objections, the details contained within the accompanying arboricultural report are satisfactory	Noted - Conditions added for tree protection measures.
LBH Conservation Officer	The proposal would have a satisfactory impact on the locally listed building and wider conservation area. Materials to be approved by condition.	Noted - Condition added in regards to materials
LBH Drainage	No objections	SUDS informative added
LBH Bio-diversity	No objection to the proposal	Noted
CAAC	Detailing is important on the conservatory. It needs to match the existing. Hopper outlets needed. It should be completely stone clad. The hedging around the site is damaging the stone portico. The hedging has grown too big and is overshadowing. That would not have been there originally. It was originally a lodge. The cypress hedging should be replaced with much lower hedging. They should restore the existing and addressing the trees which impact on the building.	The comments from the CAAC are noted. Character impacts are addressed in section 6.3 of the report below.

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 Conservation Area
Residential Amenity
Traffic, Parking and Drainage
Impacts on Trees and Biodiversity

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 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 The proposed development would largely consist of internal alterations. Therefore the character of the property and conservation area would be maintained in this respect.

A number of objections have noted how the proposal in relation to the single storey side extension would fail to respect the surrounding conservation and would unduly impact upon the adjacent Grade II Listed building Pinner Court. The proposed single storey side extension would occupy the same footprint as the existing garage and would be of a similar size and scale to this existing structure. Therefore it is considered that the proposed single storey side extension would have an acceptable impact on Pinner Court (to the east). Furthermore a separation distance of approximately 10.0m would be maintained between the eastern flank wall of the proposed single storey side extension and the western facing flank elevation of Pinner Court.

- 6.3.3 In addition to the above, it is noted that the existing garage is in a poor state of repair and does not currently contribute positively to the surrounding area. As such, it is considered that the replacement of the garage with a single storey orangery would be an improvement on the existing situation and consequently enhance the visual amenity of the application site.
- 6.3.4 Objections have also been raised in relation to the proposed materials on the proposed single storey side extension. The proposed south and north elevations of the side extension would be finished in stonework which would match the existing lodge building. The western flank wall of the side extension would be finished in render. The proposed rendered side flank is considered to be an acceptable treatment, and due to the location of the structure, would not be visibly prominent within the wider conservation area. The Council's Conservation officer has not objected to this treatment of the proposed side extension. A condition has been attached to ensure material samples are submitted and approved in writing by the Council. Subject to this condition is considered that the proposed extension would have a satisfactory impact on the host locally listed building, adjacent listed building and surrounding conservation area.
- 6.3.5 It is noted that objections state that the proposal would undermine the distinctive layout and landscaping of the surrounding conservation area. The draft Pinner Road Conservation Area Appraisal and Management Strategy (CAAMS) makes reference to the layout to the front of the lodge and how this relates to the boulevard garden layouts of Pinner Court to the east and Capel Gardens to the west. The proposal would not result in any changes to the layout and access to the front of the application site. Therefore the unique symmetrical boulevard layout would be maintained.
- 6.3.6 The property is located adjacent to the cemetery grounds which are designated open space. Due to the fact that the proposed single storey side extension would be replacing an existing structure, within the existing building envelope it is considered that the proposed development would not detract from the openness or function of the adjoining open space in accordance with DM18 of the Harrow DMP.
- 6.3.7 A number of objections have been received in relation to removal of trees adjacent to the common boundary with Pinner Court. It is stated that the trees provide screening of the application site and the proposed orangery extension.

However, due to the transient nature of the trees, these cannot be guaranteed to provide permanent screening of the site. Notwithstanding the above, the proposed extension would result in the removal of five trees within the site (x3 Elder, x1 Purple Leaf Plum & X1 Lawson Cypress).

- 6.3.8 An Arboricultural report has been provided with the application which includes a survey of the affected trees on site, including those highlighted above. As detailed in the report, the majority of those affected trees are considered to be low grade trees or in poor health. The report has been reviewed by the Council's tree officer who has stated no objection to the removal of these trees. It is considered that the removal of the trees 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.
- 6.3.9 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 effect 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.
- 6.3.10 The existing site is predominately soft landscaped with lawned areas to the north and south of the site, bordered by shrubs and hedges. It is therefore considered that the proposal be acceptable in terms of landscaping. As such, the proposed development would have a satisfactory impact on the character and appearance of the area and would align with Policy DM23 of the Harrow Development Management Policies (2013).

6.4 Residential Amenity

- 6.4.1 Objections have stated that an increase in the occupancy of the property has the potential to cause noise and disturbance. It is likely that up to a maximum of 3 people would occupy each of the flats.
An occupancy level of 6 persons would not be unreasonable for a property of this size and any noise and activity would be of a normal domestic nature.
- 6.4.2 The proposed conversion would therefore not give rise to a measurable increase in the use profile of the property. It is noted that the prevailing area i.e. Capel Gardens and Pinner Court is made up of flatted developments. A flatted development would therefore not be inconsistent with the character of the area.

- 6.4.3 The proposed single storey side extension is largely consistent with the residential Design Guidelines in terms of its scale and design. Notwithstanding, as highlighted in paragraph 6.3.6 of the report above, the proposed single storey side extension would be a similar scale to the existing garage.
- 6.4.4 It is noted that a number of objections have been received in relation to the impact of the proposed single storey side extension and its impact on outlook to occupiers of Pinner Court. The proposed eastern flank of the single storey side extension would be 5.5m in depth and 2.7m height adjacent to the common boundary with Pinner Court. There would be a separation distance of 1.3m from the flank wall to the common boundary with Pinner Court. The nearest property which faces the proposed development would be the ground floor flat in the south western corner of Pinner Court.
- 6.4.5 There is a separation distance of approximately 9.0m from the western ground floor flank of Pinner Court to the common boundary with Cemetery Lodge. The nearest windows on the west flank of the Pinner court serve a bathroom and kitchen which would not be considered 'protected' sources of light.
- 6.4.6 Notwithstanding the above, the generous separation distances in conjunction with the acceptable scale of the proposed side extension is considered to have an acceptable impact on occupiers of Pinner Court in terms of overshadowing, daylight and outlook.
- 6.4.7 Objections have also stated that the proposed single storey side extension would result in a loss of privacy to occupants of Pinner Court. However, there are no windows proposed for the eastern flank of the side extension. Therefore residential amenity in terms of privacy and overlooking would be maintained.

Impact on the Residential amenities for Future Occupiers Room Size and Layout

- 6.4.8 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".
- 6.4.9 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.

6.4.10 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 (m²)	Minimum Floor Area Required (m²)
North Flat (2b, 3p)	Bedroom (double)	13.8	11.5
	Bedroom (single)	8.3	7.5
	Internal Storage	None Specified	2.0
	Total GIA	83	61
South Flat (2b, 3p)	Bedroom (double)	13.5	11.5
	Bedroom (single)	8.1	7.5
	Internal Storage	None Specified	2.0
	Total GIA	79.5	61

6.4.11 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.

6.4.12 No internal storage has been indicated on the proposed floor plans. However, due to the fact that both residential units would exceed minimum floor standards. As such, there would be sufficient space for internal storage to be incorporated within the proposed development. For these reasons, it is considered that the proposed residential accommodation would provide an acceptable quality of accommodation for the future occupiers.

- 6.4.13 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.
- 6.4.14 No internal storage has been indicated on the proposed floor plans. However, due to the fact that both residential units would exceed minimum floor standards. As such, there would be sufficient space for internal storage to be incorporated within the proposed development. 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

- 6.4.15 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).
- 6.4.16 Private amenity space would be provided for each of the residential units and would be de-lined by the existing building. The front flat would have private amenity space utilising the existing garden to the front of the property and the rear flat would have the existing rear garden space for the purposes of amenity. 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 poor public transport accessibility of PTAL 2. However, there is a bus stop close by served by a 24 hour bus route.

- 6.5.3 An objection has been received in relation to the proposed parking arrangement. There is existing parking spaces on site and the proposal seeks to retain the parking provision for the proposed rear dwelling. Policy 6.9 and table 6.3 of The London Plan require the provision of two secure cycle space per flat. Cycle parking storage has been proposed within the gardens of each respective residential unit.
- 6.5.4 The Council's Highway department have reviewed the parking arrangements and have no objections, subject to a condition to demonstrate that the cycle storage units are secure and accessible in accordance policy 6.9 of the London 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 Impacts on Trees and Biodiversity

- 6.6.1 As highlighted in the character section (paragraph 6.3.7) of the report the proposal would result in the loss of five trees. The Council's Tree officer has not objected to the loss of the trees due to their condition. 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.
- 6.6.2 An objection has stated that the proposed development would have undue impacts on local wildlife. The majority of the works would be internal save for the demolition of the garage and construction of a single storey side extension. It is noted that the application is not located within close proximity to a site of important nature conservation.
- 6.6.3 Notwithstanding the above a phase one bat survey has been carried out at the application site. The survey concludes that there are no bats present at the application property. The Council's bio-diversity officer has not raised any objections subject to a condition relating to the enhancement of local biodiversity with the provision of bat boxes (as recommended within the phase one bat survey). Subject to the condition the proposal would comply with policy DM20 of the Harrow DMP.

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, Design and Access Statement; Heritage Statement; CT301; CT302; CT303; CT304; CT305; Arboricultural Report Ref: THO_660PR-AIA-001 dated 04/09/2017; Phase One Bat Survey Report Number ASW/CT/074/21/2017 dated October 2017

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

3 Materials to be approved

The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- a: the single storey side extension
- b: the door and fenestration details

Reason: To ensure that the development preserves the character and appearance of the Harrow on the Pinner Road Conservation Area

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 & Cycle Storage

Notwithstanding the approved plans the development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority:

- (i) revised elevation and floor plans demonstrating two purpose built bin stores to accommodate 3 bins each.
- (ii) Revised elevation and floor plans demonstrating secure cycle storage for two cycles each.

The bin and cycle storage for the flats shall be completed in accordance with the approved details before the flats are occupied and shall thereafter be retained.

Reason: To safeguard the character of the area.

6 Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment at Cemetery Lodge by Tree Sense Arboricultural Consultants , dated 4th September 2017. 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.

7 Biodiversity (1)

Construction works on site shall cease immediately if evidence of bats are found within the site. A suitably qualified ecologist shall be contacted and local planning authority informed. Works shall not recommence without the written consent of the local planning authority.

Reason: To safeguard the ecology and biodiversity of the area

8 Biodiversity (2)

Prior to first occupation of the development hereby approved, details of bat and nest boxes to be provided within the site shall be submitted to, and approved in writing by the Local Planning Authority. The bat roosts and nest boxes shall be installed in accordance with the approved details, and shall be retained as such thereafter.

Reason: To mitigate and enhance the impact of development on local ecology and in the interests of site ecology, in accordance with policy 7.19 of The London Plan and policy DM20 of the Development Management Policies Local Plan 2013

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
7.19 Biodiversity
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4B Local Character
7.6B Architecture
7.8D Heritage Assets

Harrow Core Strategy (2012)
CS1.B/K

Harrow Development Management Policies Local Plan (2013)
DM1 Achieving a High Standard of Development
DM7 Heritage Assets
DM2 Achieving Lifetime Neighbourhoods
DM9 Managing Flood Risk
DM10 On Site Water Management and Surface Water Attenuation
DM20 Protection of Bio-diversity and Access to Nature
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)
Draft Pinner Road Conservation Area Appraisal & Management Strategy
(2016)

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 applicants 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 **£140.00**.

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: **£440.00**. 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 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.

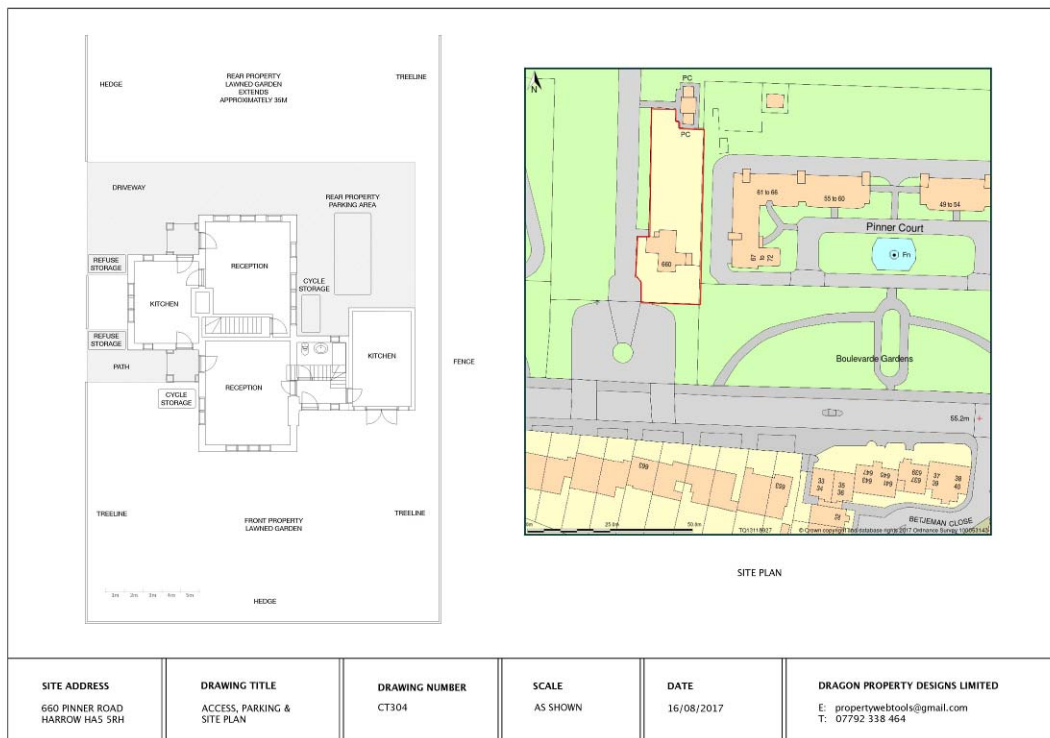
You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.
http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

10 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



View from Highway



Rear Elevation



Rear elevation and garage



Looking towards rear garden



Front Elevation



Existing access gates



Front garden – looking towards boundary with Pinner Court



Garage behind vegetation



View towards application site from Pinner Court



Facing flank of Pinner Court



APPENDIX 4: PLANS AND ELEVATIONS

Existing and Proposed Floor Plans

SITE ADDRESS 660 PINNER ROAD HARROW HA5 5RH	DRAWING TITLE PROPOSED & EXISTING PLANS	DRAWING NUMBER CT302	SCALE AS SHOWN	DATE 16/08/2017	DRAGON PROPERTY DESIGNS LIMITED E: propertywebtools@gmail.com T: 07792 338 464
--	--	--------------------------------	--------------------------	---------------------------	---

Existing elevations

SITE ADDRESS 660 PINNER ROAD HARROW HA5 5RH	DRAWING TITLE EXISTING ELEVATIONS	DRAWING NUMBER CT301	SCALE AS SHOWN	DATE 16/08/2017	DRAGON PROPERTY DESIGNS LIMITED E: propertywebtools@gmail.com T: 07792 338 464
--	---	--------------------------------	--------------------------	---------------------------	---

Proposed Elevations



Proposed elevations (Front, Rear and Side)

This page has been left intentionally blank