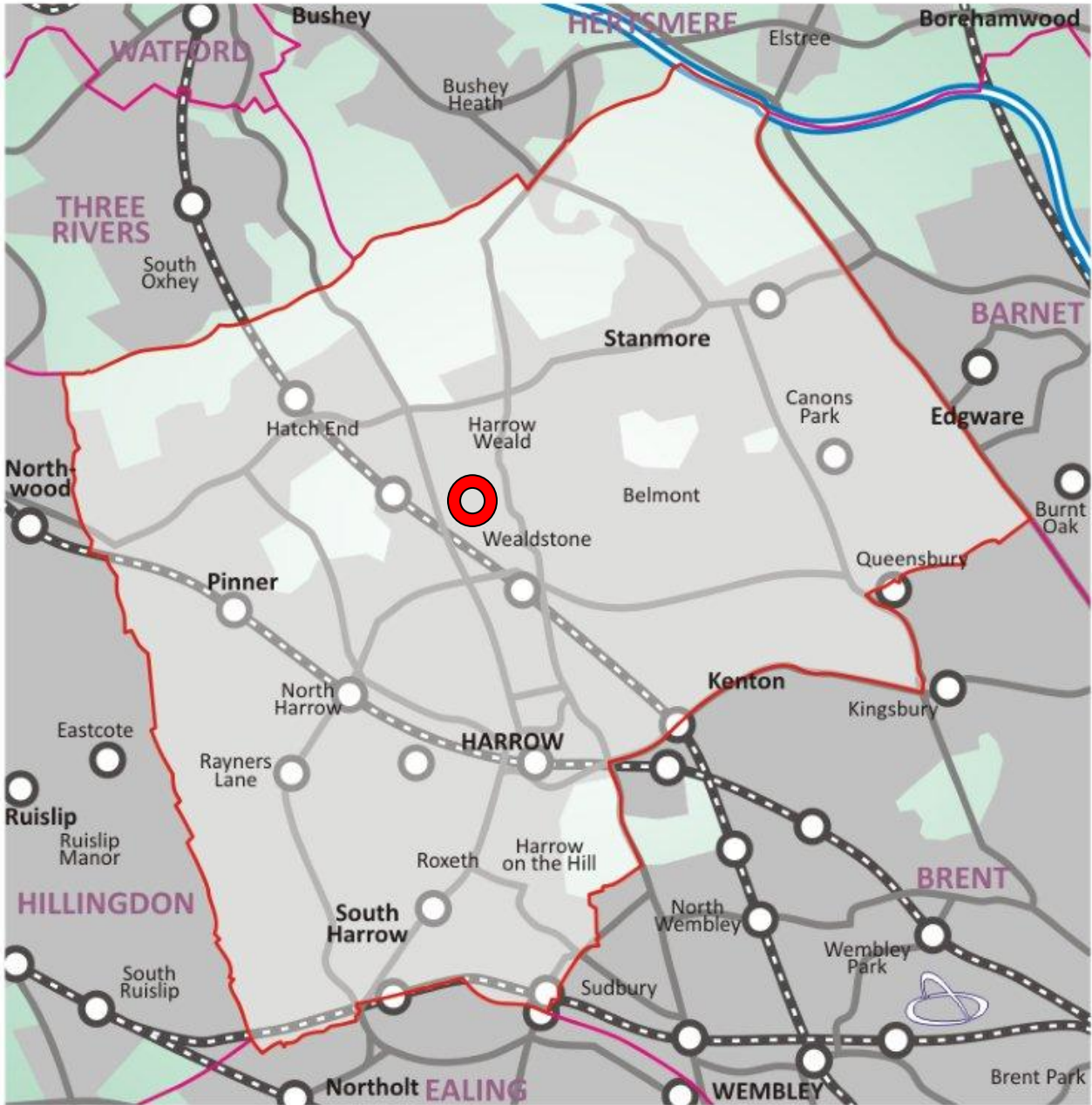
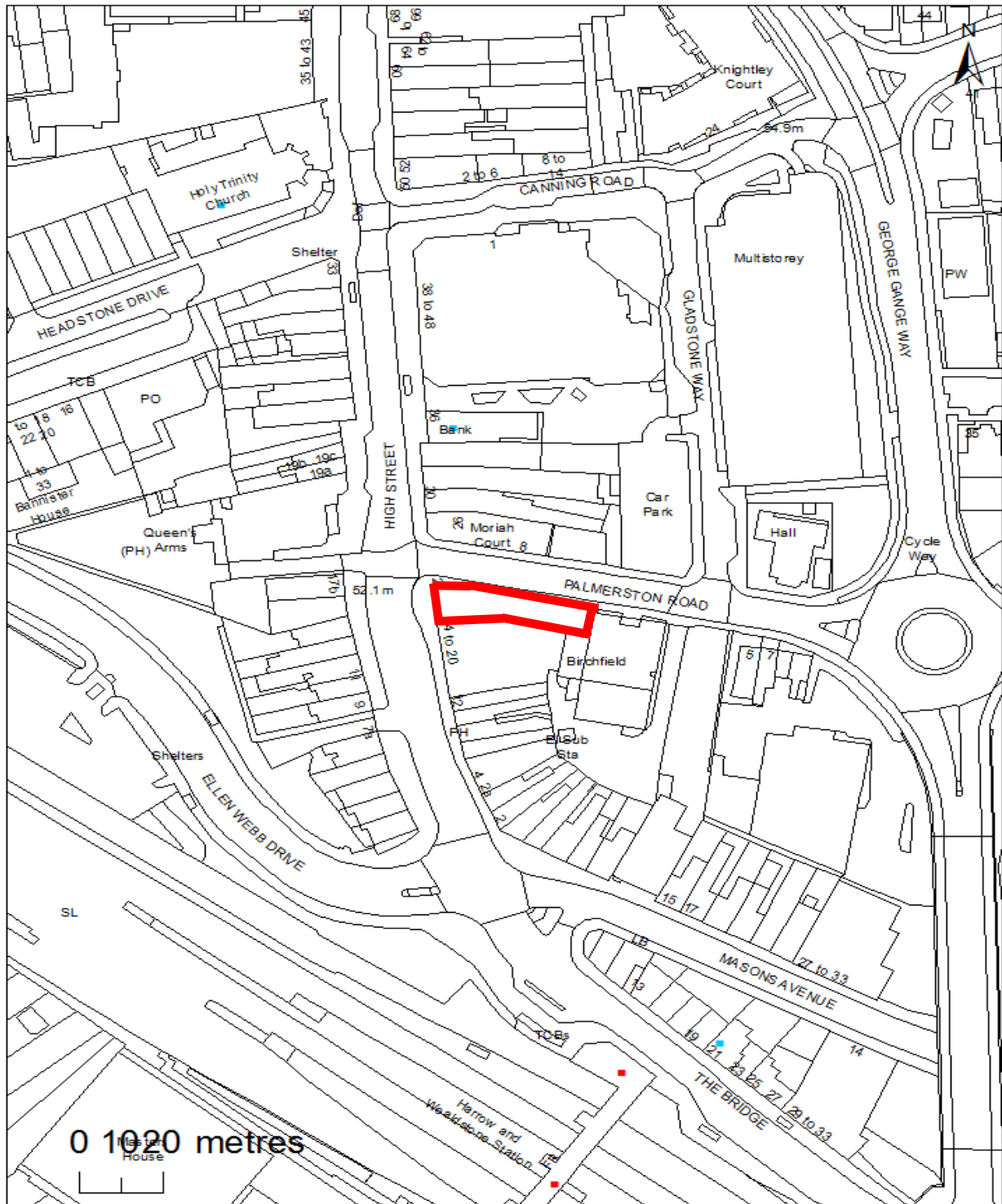


 = application site



22-24 High Street, Wealdstone	P/3749/17
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22-24 High Street, Wealdstone	P/3749/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th November 2017

APPLICATION NUMBER: P/3749/17
VALIDATION DATE: 06/09/2017
LOCATION: 22-24 HIGH STREET, HIGH STREET, WEALDSTONE
WARD: MARLBOROUGH
POSTCODE: HA3 7AA
APPLICANT: MARCHMONT DEVELOPMENTS LIMITED
AGENT: MARCHMONT CHARTERED SURVEYORS
HAMPTONS
CASE OFFICER: DAVID BUCKLEY
EXPIRY DATE: 26/11/2017

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.

Change of use of first floor from retail (class A1) to two flats (class C3); creation of third and fourth floor to provide three flats; refuse and cycle storage.

RECOMMENDATION

The Planning Committee is asked to:

- 1) Grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters.

Heads of Terms for the Legal Agreement

- i) Restriction of parking permits for future occupiers.
- ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;

REASON

The proposed development of the site would provide a quality development comprising of a satisfactory level of residential accommodation, thereby contributing to the Borough's housing stock. The housing development would be appropriate in terms of material presence, attractive streetscape, and good routes, access and make

a contribution to the local area, in terms of quality and character.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

RECOMMENDATION B

That if, by 22nd February 2018 or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a legal agreement to provide appropriate mitigation measures to ensure the development would not exacerbate on street parking concerns of the proposed development, would fail to comply with the requirements of policies 6.9 of The London Plan 2016, Policy DM42 of the Harrow Development Management Policies Local Plan (2013), and policy CS1.R of the Harrow Core Strategy 2012.

INFORMATION

This application is reported to Planning Committee as the development would be for 3 new residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (E) Minor Developments

Council Interest: None

Floor Area: 332 sq m

GLA Community Infrastructure (CIL) Contribution (provisional): £ 11, 620 (based on a £35 contribution per square metre of additional floorspace)

Harrow Community Infrastructure (CIL) Contribution (provisional): £36, 520 (based on a £110 contribution per square metre of additional floorspace)

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	22-24 High Street, High Street, Wealdstone, Harrow, HA3 7AA
Applicant	Marchmont Developments Limited
Ward	Marlborough
Local Plan Allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Primary Shopping Centre, Secondary Shopping Frontage within Wealdstone Town Centre

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	0
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	8
	Cycle Parking Ratio	1.15:1 (Including existing units)
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Harrow and Wealdstone 90m
	Bus Routes	140, 182, 186, 258, 340, H9, H10, H14
Parking Controls	Controlled Parking Zone?	Yes, CPZ Zone CA
	CPZ Hours	10am-11am and 2pm-3pm Mon-Fri
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	N/A

	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Large communal refuse bins integral to building/ cycle storage integral to building.

1.0 SITE DESCRIPTION

- 1.1 The site consists of a three storey building located on the corner of Palmerston Road and High Street Wealdstone. The application site is a Primary Shopping Centre, Secondary Shopping Frontage within Wealdstone Town Centre.
- 1.2 The site contains a ground floor and first floor retail unit, currently disused, most recently a McDonalds, in A3/A5 Use Class. This is being refurbished to be brought in to A1 Use, which does not require planning permission.
- 1.3 There are 2 existing flats on the second floor, which are held separately on a long term lease. The first floor was originally part residential and part ancillary to the retail unit; before the use was changed in the 1950's to a showroom and has been in ancillary retail use since then.
- 1.4 The attached neighbour to the south is No. 14-20 'Alder Brook' on the High Street which is a five storey building, with the top floor set back from High Street, with purpose- built flats in the upper floors and a Sainsbury's on the ground floor. Historic plans reference P/1578/04/CFU for the redevelopment of this site show that the setback 5th floor does not have any habitable windows facing west towards High Street Wealdstone.
- 1.5 Across the junction of Palmerston Road to the north is No. 24-26 High Street, which is a three storey building with retail on the ground floor, a distinctive tower feature and a number of dormers on the side, with the neighbour beyond this at No. 30 at four storeys and a gabled roof above this.
- 1.6 The opposite site to the north is the former Sam McGuire public house, which is an Allocated Site in the Local Development Plan and has planning permission for a large residential building up to 5 storeys in height. The neighbouring building to the rear/ east of the application site on Palmerston Road is 'Birchfield', is a 5 storey flatted development.
- 1.7 The site is located within a Critical Drainage Area, and Flood Zone 2 and 3 within the Council's Strategic Flood Risk Assessment.
- 1.8 The PTAL level is 6a which is very high and there are very good transport links in a close vicinity of the site.

2.0 PROPOSAL

- 2.1 The proposal consists of two additional floors, including one mansard floor resulting in a total of five storeys. It is also proposed to convert the first floor in to residential use the proposal would also include associated refuse and cycle storage on the ground floor.
- 2.2 The flats would be accessed from the front along the High Street, which is the existing residential entrance. There are separate entrances for the cycle store and refuse store for the flats respectively. The retail unit would be entirely separate with its own front entrance and a rear entrance where refuse can be stored and collected from.
- 2.3 The existing second floor flat would not be altered and the new residential units would consist of:
- 1F: 2 x 1b 2p flats
 - 3F: 2 x 1b 2p flats
 - 4F: 1 x 2b 4p flat
- 2.4 There are 8 x cycle parking spaces proposed to be provided on the ground floor.
- 2.5 The refuse storage would consist of 3 large communal bins, with 1 of these for recycling purposes.
- 2.6 The ground floor retail unit would be retained and is currently undergoing renovations and improvement works.

3.0 RELEVANT PLANNING HISTORY

HAR/7910/B - Use of 1st floor as a showroom

Granted: 01/01/1959

LBH/27229 – Change of use of ground floor to restaurant and takeaway with ancillary accommodation on the 1st floor and conversion of 2nd floor into 2 flats

Granted: 18/04/1985

4.0 CONSULTATION

- 4.1 A total of 87 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 27th September 2017.

4.2 Adjoining Properties

Number of Letters Sent	87
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken:

- LBH Highways
- Planning Policy
- Drainage Engineering Officers
- Waste Management Officers
- Design Officer
- Met Police Designing Out Crime Officers

4.5 External Consultation

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

Consultee	Summary of Comments	Officer Comments
Met Police Designing Out Crime Officers	No objection to the proposal. However, Officers have recommended that a standardised 'Secure by Design' condition is attached, which requires Secure by Design accreditation to be obtained prior to occupation of the development.	A condition has been attached to address this issue.

4.7 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
Design Officer	No objection to the proposal, subject to condition requiring high quality materials to be approved prior to works.	Comments noted and are addressed in the relevant section of the report below.
Planning Policy Officer	No objection to the proposal in principle, subject to compliance with other material planning considerations, in particular retention of the ground floor retail unit.	Comments noted and are addressed in the relevant section of the report below.
LBH Highways	No objection to the proposal, detailed comments below: <u>Refuse Servicing</u> <ul style="list-style-type: none">• No objection to the proposed arrangement, subject to agreement of Harrow Council Refuse Team.	Comments noted and are addressed in the relevant section of the report below.

	<p><u>Parking</u></p> <ul style="list-style-type: none"> The zero parking arrangement is acceptable, on the basis of site circumstances and location. Restriction on parking of future residents should be guaranteed by legal agreement. <p><u>Cycle Parking</u></p> <ul style="list-style-type: none"> Details of the type of storage may be secured by condition. <p><u>Construction Management Plan</u></p> <ul style="list-style-type: none"> Should be secured by Condition 	
Drainage Engineering Officers	No objection to the proposal in principle. However, due to the location in a higher risk flood zone, further information should be submitted for emergency evacuation plan, which can be submitted via planning condition.	Comments noted and are addressed in the relevant section of the report below.
Waste Management Officers	No objection to the proposal. The proposed refuse arrangement has been amended to incorporate recommendations from Waste Management Officers.	Comments noted and are addressed in the relevant section 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
- Regeneration
- Character and Appearance
- Amenity of Neighbouring Occupiers
- Amenity of Future Occupiers
- Development and Flood Risk
- Traffic, Parking, Servicing and Construction Issues
- Secure by Design Issues
- Sustainable Development/Development and Flood Risk
- Section 106 Agreement

6.2 Principle of Development

Protection of Ground Floor Retail Unit

6.2.1 The site is located within a Primary Shopping Centre, Secondary Shopping Frontage within Wealdstone Town Centre. As a result the development should comply with AAP Policy 17 which applies to Primary Shopping Areas in Wealdstone Centre and Policy DM37 of the Harrow DM Policies which applies to Secondary Shopping Frontages. The proposal would retain the retail unit and while the first floor element would be removed from retail usage, the ground floor at over 200 sq m, would still be of sufficient size to be a viable retail unit and a ground floor only retail unit would not be out of keeping with the wider area. While the scheme will result in more intensive use of the site, the new residential unit would have separated resident entrances and refuse storage areas and so would not impair the retail unit. On this basis it would comply with the policies as highlighted above.

Residential Accommodation Mix

6.2.2 Policy DM24 of the Harrow DM Policies requires an appropriate mix of residential unit sizes. The proposal would comprise 3 x units in the additional floors (3rd and 4th) in total and 2 x units on the existing first floor, creating a total of 5 new units, 4 of which would be 1 bed. In this type of town centre environment, this would be considered an appropriate housing mix and so would accord with policy DM24.

6.2.3 Overall, in principle the proposal is considered acceptable, subject to the other main relevant material planning considerations.

6.3 Regeneration

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

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

6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the Borough. The proposed development allows the site to be used in a much more efficient way, which would at least for the short term assist in providing employment for local trade workers (secured through a S.106). Furthermore, the construction of the site would result in some temporary jobs within the Borough, which would be throughout the duration of the construction process.

6.3.3 It is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 **Character and Appearance of the Area**

6.4.1 The National Planning Policy Framework (NPPF) was published by the Government on March 27th 2012. The NPPF does not change the law in relation to planning (as the Localism Act 2012 does), but rather sets out the Government's planning policies for England and how these are expected to be applied. It remains the case that the Council is required to make decisions in accordance with the development plan for an area, unless other material considerations indicate otherwise (S.38(6) of the Planning Act). The development plan for Harrow comprises The London Plan 2016 [LP] and the Local Development Framework [LDF].

6.4.2 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried through from previous national policy guidance to the National Planning Policy Framework.

6.4.3 The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic

environment. Core Strategy policy CS1.B states that ‘all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design’.

- 6.4.4 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 6.4.5 The Harrow and Wealdstone Area Action Plan seeks to improve the image of Wealdstone town centre through selective redevelopment of underused gap and corner sites.
- 6.4.6 Paragraph 4.4 of the adopted Residential Design Guide SPD states that: “The pattern of development refers to the arrangement of plots, buildings and spaces around the building which, repeated over an area, forms part of that area's character and identity.” Paragraph 4.5 states that the pattern of development plays a vital role in defining the character of the street and influencing the perception of spaciousness and landscape capacity.
- 6.4.7 *Scale and Bulk*
- 6.4.8 The proposed site is a corner site and the proposal would result in the creation of two additional floors, including a fourth floor with a mansard roof. The building would be higher by one storey than the adjacent building to the south at No. 14-20, ‘Alderbrook’ which also has residential accommodation at the upper floors. It is considered that an increased height facing the street corner is acceptable and it would represent a gradual increase in height from the three storey buildings further south on the High Street which are part of a more uniform pattern. ‘Alderbrook’ as a taller, flat roofed modern building effectively breaks this pattern and so five storeys at the application site would reintroduce some type of built pattern, i.e., an increase in height towards the corner of High Street and Palmerston Road. In the wider context, the building to the rear at Birchfield, is of a similar height as the proposal. The site opposite which is currently occupied by the Sam McGuire Pub, which is an allocated site, has an extant planning permission for a building of a similar height, but much larger in area than the current proposal. It is not considered that the proposal would have a harmful impact on the development of this allocated site. While the building to the north of the application site, across the junction with Palmerston Road, at No.26-28 High Street is only 3 storeys, the neighbour beyond this at No.30 is 4 storeys, with a gabled roof above this. The Council’s Design Officer viewed the scheme at pre-application stage and did not object either to the increased height or the use of a mansard and dormers. It is considered that the top floor would be acceptable in terms of character and appearance. Overall then, proposal could be supported by officers in terms of scale and bulk.

Design and Materials

- 6.4.9 In terms of materiality, the brickwork and fenestration would match existing, while the mansard roof has not been specified, this would be secured by condition to be of a colour and material that would be appropriate for the nearby street scene.
- 6.4.10 In terms of design, while mansard roofs are not prevalent in this area, there is a wide variety of roof forms in the immediate area and so there is not an existing pattern that could be followed. The mansard will reduce the bulk of the roof and it is noted that while the building immediately to the north at No. 26 and 28 is lower in height than the proposal, it does have a number of smaller dormers to the upper floors.
- 6.4.11 It is considered that the proposed layout, bulk, scale and height of the proposed development would not result in an unacceptable impact on the character and appearance of the existing site, streetscene, or wider area. Subject to planning conditions, the proposed materials are considered acceptable in principle.

Access

- 6.4.12 In terms of access, the building would have one entrance at the front of the building adjacent to the retail unit, which is the existing entrance to the second floor flats. This existing arrangement is in keeping with the area and this continued arrangement is considered acceptable
- 6.4.13 London Plan policy 3.8 which addresses housing choice, requires 90% of new housing to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% of new housing to meet Building Regulation requirement M4 (3) 'wheelchair user dwellings, i.e., is design to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The application site does not have any ground floor residential units proposed, nor does it have a lift and it would not be considered reasonable to make M4 (3) a requirement, especially with the limited number of new units. However, there are specifications that can be included to make residential units of this type to be more accessible and so the requirement to meet M4 (2) as far as possible will be secured via a planning condition.
- 6.4.14 Parking, other traffic related matters and waste management are to be assessed under the relevant section of this appraisal.

Conclusion

- 6.4.15 Subject to the conditions mentioned above, it is considered that the external appearance and design of the development is consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1 (B) of the Harrow Core Strategy, the Harrow and Wealdstone Area Action Plan (2013),

policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

6.5 Amenity of Neighbouring Occupiers

6.5.1 Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 Achieving a High Standard of Development sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers. Harrow has also produced a Residential Design Guide SPD.

6.5.2 The most immediate neighbours are at 'Birchfield', a purpose built flatted development to the rear/eastern side. This neighbour does have windows facing the rear of the application site. However, due to the distance between the relevant sections of the two buildings of over 20m and the fact that the proposal does not have any habitable windows facing directly towards this neighbour, there would not be a harmful impact in terms of loss of outlook or overlooking. The small balconies proposed at third and fourth floor do partially face this neighbour, but due to the distance as highlighted above and the small facing area of the balcony, there would not be a harmful relationship between the two buildings. No. 14-21 'Alderbrook' to the south, which fronts the High Street does not have habitable windows facing the application site, and is greater in depth than the proposed extensions. Therefore it would not be harmed in terms of loss of amenity. The proposal would have flank windows facing north towards No. 26-28, but due to the distance across the junction, in this type of town centre location, it would not be considered harmful in terms of overlooking/loss of privacy.

6.5.3 It is noted that there are neighbouring residential occupiers within the development site on the second floor flats. While no amendments or works are proposed to these flats, they will be impacted by the addition of flats on the first floor below them and on the new second and third floors above them. The main issue would be in terms of noise and disruption through stacking and layout and also access arrangements. The new layout would require occupiers of flats on the third and fourth floor to pass the front entrance of the second floor flat. This represents 3 new units that would be likely to be occupied by a maximum 7 persons in total. While there would be increased movement, this would not be considered to be an unacceptably harmful level of disruption as it is standard within flatted developments and still a relatively small number of units/occupiers. The exact layout of the second floor flat has not been shown on the plans. However, stacking issues would be tackled by building regulations that would ensure that there would not be a harmful transfer of noise, in accordance with relevant policies.

6.6 Future Occupier Amenity

6.7 London Plan Policy 3.5 Quality and Design of Housing Developments sets out a range of criteria for achieving good quality residential development. Part B of the

policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.

- 6.8 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.
- 6.9 Core Strategy Policy CS1 K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

Internal space

- 6.10 The submitted Design and Access Statement and submitted plans confirm that all of the proposed dwellings have been designed to meet the London Plan's minimum space standards as set out in the Mayor of London Housing SPG (March 2016). The submitted drawings show that the proposed layouts would make acceptable provision for the accommodation of furniture and flexibility in the arrangement of bedroom furniture.
- 6.11 It is noted that within the development, in almost all instances the units exceed the required GIA for the respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

Privacy

- 6.12 The SPG seeks an adequate level of privacy to habitable rooms in relation to neighbouring property, the street and other public spaces. Policy DM1 Achieving a High Standard of Development in relation to privacy has regard to:
- the prevailing character of privacy in the area and the need to make effective use of land;
 - the overlooking relationship between windows and outdoor spaces;
 - the distances between facing windows to habitable rooms and kitchens; and;
 - the relationship between buildings and site boundaries.
- 6.13 The proposed site is situated within a town centre, urban location of medium rise buildings. The proposed habitable windows would be located entirely on the west and north elevations, facing High Street Wealdstone and Palmerston Road. With a distance of a minimum of 10m across Palmerston Road and 20m across High

Street, there is considered to be a sufficient distance to maintain privacy of future occupiers in the context highlighted above.

Dual Aspect

- 6.14 The SPG seeks to avoid single aspect dwellings where: the dwelling is north facing (defined as being within 45 degrees of north); the dwelling would be exposed to harmful levels of external noise; or the dwelling would contain three or more bedrooms. Policy DM1 Achieving a High Standard of Development undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers.
- 6.15 The fourth floor unit would be dual-aspect, facing north and west. There are units on third and first floor that would be single aspect, oriented north only. While single aspect, north facing units are not encouraged, it is noted that these are 1 bedroom only units, rather than family sized units. Furthermore these are not overly deep, and have the longer wall with several windows on each living room wall.
- 6.16 On this basis, it is considered that the proposal would provide an adequate level of light for future occupiers.

Internal Noise

- 6.17 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 Achieving a High Standard of Development which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout.
- 6.18 It is noted that the proposed floor plans generally provide vertical stacking that is considered to be satisfactory, there are instances where living room/kitchens are placed above bedrooms. While this is not encouraged, this can be addressed through building control regulations to control noise transfer. Aside from a few exceptions, this stacking is uniform with like for like rooms above each other, this would be considered acceptable on balance.

Floor to Ceiling Heights

- 6.19 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.3 metres across 75% of the GIA of a dwelling. The proposed plans (Sections) indicate that the proposal would achieve a floor to ceiling height of over 2.5m throughout the building, aside from within small areas of the mansard roof, but they would still meet the requirements highlighted above. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers. As such, the floors to ceiling heights are considered acceptable in this instance.

Outdoor Amenity space

- 6.20 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy.
- 6.21 In terms of private outdoor amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. A balcony/ outdoor terrace space is proposed for the rear third floor flat and the fourth floor 2 bedroom flat. The proposed balconies would not meet these dimensions and several of the flats have no outdoor amenity space provided. However, the policy states that amenity space should have regard to the likely needs of future occupiers and the character and appearance of existing development in the area. It is not considered that on this type of building, a balcony would be considered part of the existing pattern of development. Also as all but one of the units are 1 bedroom only, they are not considered to be family units or high occupancy units. It would be very difficult to provide high quality outdoor space in this very urban environment. On this basis, it is considered that outdoor amenity space is not required and on this basis, it is considered that the proposed arrangement would be considered acceptable in accordance with policy DM27.
- 6.22 **Traffic, Parking, Access, Servicing and Sustainable Transport**
- 6.23 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards. Core Strategy policy CS1.Q seeks to 'secure enhancements to the capacity, accessibility and environmental quality of the transport network', whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards.
- 6.24 The application site is located in an area with a PTAL of 6a which is very high and the distance to Harrow and Wealdstone Station is less than 100 metres. The zero parking provision can be acceptable with DM42. While the policy does expect provision for disabled parking provision, the Council's Highways Officer has indicated that the site circumstances are such that this would not be expected in this instance as there is no scope for this within the application site.

Refuse, Servicing and Emergency Services Access

- 6.25 Refuse storage is proposed to be located within the ground floor of the development and would include 3 x 1100 litre/1280 litre bins which would meet the requirements of the Councils Code of Practice for Refuse Storage. Access will be from one of the side doors. While occupants would be required to carry refuse approximately 40m from their front entrance, no objection has been raised by refuse officers in this regard. The existing entrance at the front of the site from High Street Wealdstone and refuse storage at the rear is an acceptable arrangement as it would allow safe access for occupiers and a less prominent location for refuse storage. The refuse and cycle storage would be separated and a separate storage area will be required for the retail unit. Due to the large wheeled bins, occupiers would have a weekly refuse collection service.
- 6.26 This location ensures that the refuse lorry would be within a 10m distance for the operators to collect the waste, and to do so in a safe and efficient manner. Highways Officer and Refuse Officers have not objected to the proposed arrangement. The proposed arrangement would meet policy requirements in terms of refuse provision and servicing. The principle of the servicing from the site is considered acceptable. Further detail is required, as the storage area is at a lower ground level than the pavement and this will be secured by condition. It will also be secured by condition to ensure that the bins are placed in the collection point on collection day and are not in this location on any other days.

Walking and Cycling/Motorcycle

- 6.27 The proposal includes 8 cycle parking spaces which would be located to the rear of the site adjacent to be accessed from Palmerston Road. The Highways Authority has stated that this would be an acceptable arrangement. This meets the London Plan in terms of the new units and also provides cycle spaces for the existing units on the second floor which at present do not have this, except directly outside their respective flats on the second floor.
- 6.28 The existing pedestrian arrangements of the flats on site are considered acceptable and while there would be increase occupancy there are no concerns related to pedestrian ingress and egress. In terms of walking, there are many facilities within a reasonable walking distance including schools, supermarkets, a pharmacy and retail parks.
- 6.29 It is considered that the proposed development would therefore accord with the relevant policies listed above with regard to walking cycling.

Construction Logistics Plan

- 6.30 The Highways Authority requires a construction logistics plan which has been addressed through a planning condition.

6.31 **Flood Risk and Development**

6.32 The Council's Strategic Flood Risk Assessment maps show that the site is located within, and Flood Zone 2 and 3 within a Critical Drainage Area. Policy DM9 of the Harrow Development Management Policies Local Plan (2013) requires proposals should make appropriate provision for flood risk mitigation and not increase the risk or consequences of flooding.

6.33 While the development is not increasing the footprint of development at the application site, it is increasing the level of residential occupancy significantly. The applicant has submitted a Flood Risk Assessment to address the relevant issues. The response from the Engineering Drainage Section has stated that further details of safe access/egress arrangements and a plan indicating a safe route for the occupants and users away from the source of flooding should be submitted for the approval of the Council. The response also requires a condition to be attached for the submission of this information. A condition requiring this information to be submitted and approved in writing by the Council, prior to the occupation of the development, has been attached.

6.34 Subject to the conditions securing the above, it is considered that the proposed development would accord with policy 5.2 of London Plan (2016) and policy DM10 of the Harrow Development Management Policies Local Plan (2013).

6.35 **Conclusion**

6.36 The principle of providing additional residential accommodation at the application site has been considered as acceptable. The proposed housing development would bring forward housing provision of a satisfactory mix to provide housing choice to the borough and of an adequate level to ensure suitable accommodation for future occupiers. It is considered that the proposed extension would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. The proposal would provide appropriate living conditions for the future occupiers of the development. In addition to this, the details submitted in relation to refuse and cycle parking is considered to be acceptable subject to conditions requiring further details.

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

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

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

Design and Access Statement dated 11/08/2017; 3D Images; Site Plan; Statement of Community Involvement; 2727; 2728; 2733; 2746; 2752 Revision 0; 2753 Revision 4; Site Plan; 2760 Revision 0; 2762 Revision 0; 2734 Revision 4; Flood Risk Assessment.

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

3 Materials

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not commence beyond damp proof course level, 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) Facing materials and roof
- b) Windows and doors;
- c) Rainwater goods

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

Reason: To safeguard the appearance of the locality

4 Construction Logistics Statement

No development shall take place until a Construction Logistics 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 highway safety and the amenities of the existing occupiers of the properties adjacent to the site.

5 Flood Risk and Development

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not be occupied until details of flood warning and evacuation procedures for occupants and users of the site have been submitted to the local authority and approved in writing. The measures shall thereafter remain in place and the Local Drainage Authority shall be informed of any alterations to the approved procedures.

Reason: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

6 Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

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

7 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

Reason: In the interest of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime.

8 Flues and Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the front elevations of the buildings hereby approved.

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

9 Cycle Storage

Prior to occupation of the development hereby approved safe and secure cycle storage for 8 x bicycles shall be provided for the use of future occupiers. The bicycle storage shall be implemented and shall thereafter be retained.

Reason: To provide safe and secure cycle storage for the use of future occupiers.

10 M4 (2) Accessibility

The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 as far as possible and thereafter retained in that form.

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

11 Refuse Details

Notwithstanding the approved plans, prior to occupation of the development hereby approved a suitable ramp shall be installed to ensure an acceptable arrangement for storage and collection of refuse and shall thereafter be retained.

Reason: To provide safe and secure refuse storage for the use of future occupiers.

INFORMATIVES

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2012)

The London Plan (2016):

- 3.1 Ensuring Equal Life Chances for All
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.7 Large Residential Developments
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture

Local Development Framework
Harrow Core Strategy 2012
CS1 B Local Character
CS 1 U Flooding

Harrow and Wealdstone Area Action Plan (2013)
AAP3 – Wealdstone
AAP4 – Achieving a High Standard of Design and Layout throughout the Heart of Harrow
AAP 9 – Flood Risk and Sustainable Drainage
AAP13 – Housing within the Heart of Harrow
AAP19 – Transport, Parking and Access within the Heart of 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
DM12 Sustainable Design and Layout
DM23 Streetside Greenness and Forecourt Greenery

DM24 Housing Mix
DM27 Amenity Space
DM37 Secondary Shopping Frontage
DM42 Parking Standards
DM44 Servicing
DM45 Waste Management

Supplementary Planning Documents
Mayor of London Housing Supplementary Planning Guidance (2012)
Residential Design Guide Supplementary Planning Document (2010)
Accessible Homes Supplementary Planning Document (2010)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings
Technical Housing Standards- Nationally Described Space Standard 2015
Code Of Practice For The Storage And Collection Of Refuse And Materials For Recycling In Domestic Properties 2016

2 Grant with pre-application advice

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Mayor CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £ 11, 620 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £36,520 for the application, based on the levy rate for Harrow of £35/sq m and the stated increase in floorspace of 3,180 sq m.

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

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

4 Harrow CIL

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are: £36,520

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: £36,520

5 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

6 PARTY WALL ACT:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 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

8 INFORMATIVE:

Notwithstanding the details set out in condition 16 above, the Construction Management Plan should also be produced in accordance with Transport for London guidance. Further information can be found at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>

9 INFORMATIVE:

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

10 STREET NAMING AND NUMBERING INFORMATIVE

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).
http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

Plan Numbers: Design and Access Statement dated 11/08/2017; 3D Images; Site Plan; Statement of Community Involvement; 2727; 2728; 2733; 2746; 2752 Revision 0; 2753 Revision 4; Site Plan; 2760 Revision 0; 2762 Revision 0; 2734 Revision 4; Flood Risk Assessment.

APPENDIX 2: SITE PLAN

Ordnance Survey Site Plan – 22-24 High Street, Wealdstone HA3 7AA



APPENDIX 3: PHOTOGRAPHS



Front elevation



Front elevation



Side/rear elevation

APPENDIX 4: PLANS AND ELEVATIONS



Plans, elevations and section drawings



Elevations and Sections

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