

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 24th January 2018

<p>1/01</p>	<p><u>Addendum Item 1</u> Page 166 REMOVE blank condition 18 and re-number the conditions accordingly. There are 38 planning conditions in total.</p>
<p>1/02</p>	<p><u>Addendum Item 1</u> Applicant has amended the layout and elevations of the wheelchair homes and has provided updated floor plans and elevations to this effect. The changes include an adjustment to the tenure of wheelchair homes to ensure that there is a 10% provision in each tenure type. The tenure mix in Block F4 has been adjusted to maintain an overall balance of affordable homes in this block. The internal layout of the wheelchair homes has been adjusted to improve the internal quality of the accommodation. The ground floor windows to bedrooms have been amended to provide an escape door following advice from fire specialist.</p> <p>The proposed changes are minor in scale and would not materially alter the Officers recommendation set out in the Committee Report. The proposed amendments would give rise to no conflict with relevant development plan policies and guidance.</p> <p><u>Addendum Item 2</u> <u>Highways</u> With regard to the details pursuant to condition 20 relating to the requirements of a detailed Transport Strategy, in response to paragraph 6.6.9 of the Committee Report, the applicant has increased the level of wheelchair designated parking to be 7% of the number of residential units proposed. Whilst this does not achieve the desired 10%, the applicant has set out a strategy to increase the number of disabled parking spaces should the demand exceed the number of spaces provided. The revised strategy has been reviewed by the Council's Highway Engineer who has confirmed that the disabled parking numbers proposed are acceptable.</p> <p>In relation to cycle parking (refer to paragraphs 6.6.10 to 6.6.12 in the Committee Report), the applicant has provided additional information for the cycle parking, however, the Council's Highways Engineer requires further amendments/ details. This includes the provision of 12 residential visitor cycle parking spaces to be provided close to the proposed block rather than the green link and details of the proposed cycle racks. On this basis, the following condition is ADDED after Condition 17.</p>

Condition 18:

Notwithstanding the submitted Transport Strategy, the development hereby approved shall not be first occupied until the following details have been submitted to, and agreed in writing by, the local planning authority:

- a) provision of a minimum of 12 short term residential visitor cycle parking spaces;
- b) details of the long term cycle storage and type of cycle stands (including specification); and
- c) details of revised motorcycle parking layout.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the adequate provision of short terms cycle parking and motorcycle parking in suitable locations other than the green link and to ensure that the proposed cycle stands meets the needs of the future occupiers in terms of ease of accessibility.

In relation to motorcycle parking (refer to paragraph 6.6.15 in the Committee Report), the proposed motorcycle spaces were amended during the course of the discussion to increase the number of disabled parking spaces. However, some of the motorcycle parking spaces shown in the podium parking would hinder vehicular and pedestrian access. As such, the Highway Engineer has suggested relocating some of the bays in the podium car park from the south-west corner to the north-east corner and the remaining are to go in the courtyards. This has been included under Condition 18 suggested above.

Addendum Item 3

AMEND the following Conditions:

AMEND Condition 2 to refer to the approved plans and documents.

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved drawings and documents as listed at the end of the conditions list.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

AMEND Condition 3 to split into sub-sections to allow details to be submitted at different progression points.

Notwithstanding the submitted Drainage Strategy, no development shall take place, other than works of demolition, until:

- a) a drainage strategy detailing any on and/or off site drainage works, has been submitted to, and agreed in writing by, the local planning authority in consultation with the sewerage undertaker.
- b) No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. This condition is a PRE-COMMENCEMENT condition.

AMEND Condition 4 to remove reference to sub-phase and replace by 'each block'.

Notwithstanding the details submitted on drawing number LN005112-L103, no development shall commence, other than works of demolition, in relation to each block until details of the levels of the proposed building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, have been submitted to, and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details so agreed.

REASON: The submitted levels plans does not provide sufficient details in respect to all land adjoining the site and detailed proposed levels are required for all ground surfacing including entrances to buildings, ramped pedestrian access, gradients and to ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

AMEND Condition 5 to remove reference to sub-phase and replace by 'each block'.

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level in relation to each block until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) facing materials for the buildings, including brick mortar, glassed reinforced concrete (GRC) and metal cladding;
- b) windows and doors;
- c) balconies including privacy screens and soffits;
- d) boundary treatment including all pedestrian/ access gates (including gates to parking courts);
- e) ground surfacing;
- f) rainwater goods;

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

AMEND Condition 6 to split into sub-sections:

The development hereby approved shall not progress beyond damp proof course level until:

- a) one x 1:1 sample mock-up of the block type referred to as B, C, D and E; and
- b) one x 1:1 sample mock of block type F.

Details to include the balcony, window opening and two brick piers to be used in the external faces of the buildings have been erected on site (or at such other location(s) as may be agreed in writing by the local planning authority) and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details, samples and drawings so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

AMEND Condition 7 to remove reference to sub-phase and replace by 'each block'.

The development hereby approved in relation to criterion a) and b) shall not progress above damp proof course level in relation to each block until details noted below have been submitted to and approved in writing by the local planning authority:

- a) full details (including specification) of any extraction flues, plant/ ventilation systems, rainwater disposal systems (including downpipes) and any roller shutters, gates and other means of controlling access to the car park;
- b) details to demonstrate that all plant/ ventilation systems would meet the plant noise criteria set out in the submitted Environmental Noise Survey and would be fitted with adequate anti-vibration measures; and
- c) a follow up acoustic survey to demonstrate installed plant compliance shall be submitted after completion of the works above.

The application shall be implemented in full accordance with such details and be maintained thereafter.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

AMEND Condition 8 to remove reference to sub-phase and replace by 'each block'.

The development hereby approved shall not progress above damp proof course level in relation to each block until details to show that appropriate noise mitigation measures in line with the strategy set out in the submitted External Building Fabric Assessment have been incorporated within the design of each building (including appropriate glazing and Mechanical Ventilation and Heat Recovery System) has been submitted to, and agreed in writing by, the local planning authority. The details shall include independent acoustic testing where applicable. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of the site and provides adequate noise mitigation.

AMEND Condition 9 to insert 'in relation to each block'.

The development hereby approved shall not progress above first floor level in relation to each block until details of privacy screens to be installed to the balconies and gardens and their locations across the development or where feasible repositioning of balconies to avoid direct overlooking have first been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such

thereafter.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of the site.

AMEND Condition 10 to remove reference to sub-phase and replace by 'each block' and progression point amended to prior to first occupation. Reference to lighting for public realm areas removed from this condition.

Notwithstanding the submitted lighting strategy, the development in relation to each block hereby approved shall not be first occupied until details (including locations, specification and elevations) of the lighting of the buildings, podiums/ balconies and court yards within the site has been submitted to, and agreed in writing by, the local planning authority. The details shall include light spillage and lighting levels. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: The submitted lighting strategy provides insufficient details and further details are required to ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality.

AMEND Condition 11 to remove reference to sub-phase and progression point amended to prior to first occupation of development. Additional requirement under sub-section e) of the condition to include a reduction in the hardstanding next to Block F to limit to only permit turning for refuse trucks. Additional sub-section f) added to include public realm lighting under this condition.

Notwithstanding the submitted Landscape Strategy and accompanying drawings, the development hereby approved shall be first occupied until the following details have been submitted to, and agreed in writing by, the local planning authority:

a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters and external seating,. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private terraces and the public pedestrian route, and communal garden/open space areas.

b) Details of all furniture, boundary treatment (both public, private and works associated with existing boundary along Harrow View), public realm wayfinding signs, play equipment, irrigation if proposed, specification for the proposed pergola (including proposed material and source) and detailed drawings of such; details of the vent grilles to all communal areas including any vent screening.

c) Full scale metric cross section plans for all open spaces (including the area between the western side of the blocks and the boundary with Harrow View), including private communal open space. Full elevations and cross-sections for the podium level (where proposed) including the proposed details for the external walls (including ventilation) for the podium deck and should include tree planting/ fixing

details for the podium levels.

d) A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs; a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.

e) Details required under section a) above shall also include the removal of the proposed external bins stores located at the end of the proposed residential court (near to boundary with Harrow View) and provision of soft/ hard landscaping in place and the reduction in the decked area over the proposed pond. Reduction in the level of hard standing next to Block F to limit to only permit turning for refuse trucks.

f) Details of lighting to all public realm including locations, specification, elevations, light spillage and lighting levels.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity.

AMEND Condition 12 to remove reference to sub-phase and replace by 'each block' and progression point amended to prior to progression above first floor level.

Notwithstanding the submitted biodiversity protection and enhancement strategy, the development hereby approved shall not progress above first floor level in relation to each block until the following details have been submitted to, and agreed in writing by, the local planning authority:

a) provision of the required numbers, locations, specification of bat boxes, bird boxes and invertebrate shelter boxes (which shall include 'built in' features where feasible);

b) hard and soft landscape details and planting plans (including details for any climbing plants) where appropriate for the green/ brown roofs which shall include written specification of the planting and the biodiverse roof detail build-up of the layers, including the substrate and schedules of plants, noting species, plant sizes or types (all at time of planting) proposed numbers / densities and details of the maintenance including irrigation; and

c) details of how the proposed enhancements would be monitored and the methodology on how the results would be reported/ recorded to relevant authorities.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the Heart of Harrow.

AMEND Condition 13 and split into sub-section to allow details to be submitted during specific progression points of the development.

The development hereby approved shall provide a School Operational Access and Management Strategy (SOAMS). The SOAMS shall be submitted in two parts and shall include the following:

a) Prior to the first occupation of the development to submit to the Local Planning Authority in writing for its approval, information to show how permanent operational

access identified in a scaled plan could be provided and retained, demonstrating; that permanent vehicular access for the School on development plot A6 (for servicing and staff/ visitor parking only) shall be made available from the approved shared surface route and through the green link and pedestrian access along the approved shared surface route (located on development plot D7) for the School.

b) Prior to six months of the anticipated completion date for the school building in A6, submit to the Local Planning Authority in writing for its approval, full details of how permanent operational access identified in a scaled plan will be provided and retained, demonstrating; that permanent vehicular access for the School on development plot A6 (for servicing and staff/ visitor parking only) shall be made available from the approved shared surface route and through the green link and pedestrian access along the approved shared surface route (located on development plot D7) for the School.

The development shall be completed prior to the first occupation of the school and operated in accordance with the approved SOAMS and the requirements of the above shall be retained in place in perpetuity, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the delivery of the proposed School at operational stage is not prejudiced by the proposed development and to ensure that the aspirations of the wider Harrow View Masterplan to bring forward a sustainable community development is met.

AMEND Condition 14 to progression point to prior to occupation of Block F.

The development hereby approved in relating to Block F, shall not be occupied until a detailed strategy has been submitted to, and agreed in writing by, the local planning authority, outlining what measures would be put in place to ensure that the refuse bins located within Blocks F2, F3 and F4 are rotated to ensure that there is sufficient capacity to meet the needs of the residents. The measures shall be carried out in accordance with the strategy so agreed and shall be retained as such thereafter.

REASON: To safeguard the amenity of the future residents.

AMEND Condition 15 to remove reference to sub-phase and replace by 'each block' and progression point amended to prior to progression above first floor level.

The development hereby approved shall not progress above first floor level in relation to each block until a strategy for the efficient use of mains water within the residential parts of the development, pursuant to a water consumption limit of 105 litres per person per day, has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the strategy so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes efficient use of mains water.

AMEND Condition 17 – progression point amended to prior to first occupation of the development and wording amended to include further details for implementation and maintenance schedule.

The development hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all

the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas (including communal residential areas), other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards. The Landscape Management Plan shall be carried out in a timely manner as approved.

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

AMEND Condition 18 – deleted and included within the wording of condition 17. New Condition 18 inserted see point 2 above.

AMEND Condition 19 to remove reference to sub-phase and replace by 'each block'.

Prior to the first occupation of each block, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant sub-phase and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON : To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces and to ensure that the development achieves a high standard of amenity for future occupiers the buildings.

AMEND Condition 20 to remove reference to sub-phase and progression point amended to prior to the first occupation of development.

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted and approved in writing by the local planning authority. The development shall be retained in accordance with the approved details.

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

AMEND Condition 21 to remove reference to sub-phase.

The development shall be undertaken in accordance with the approved Sustainability Statement and Energy Strategy. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development, a post construction assessment shall be undertaken demonstrating compliance with the approved Energy Statement; which thereafter shall be submitted to the local planning authority for written approval.

	<p>REASON: To ensure the delivery of a sustainable development.</p> <p>ADD new Condition</p> <p>Approved Plans: 027_PL_001; 027_PL_002; 027_PL_003; 027_PL_004; 027_PL_100_A; 027_PL_101_A; 027_PL_102_A; 027_PL_103; 027_PL_104_A; 027_PL_105; 027_PL_106_A; 027_PL_107; 027_PL_108_A; 027_PL_109; 027_PL_110_A; 027_PL_111; 027_PL_112_A; 027_PL_113; 027_PL_114; 027_PL_150_A; 027_PL_151; 027_PL_160_A; 027_PL_161; 027_PL_162_A; 027_PL_163; 027_PL_170_A; 027_PL_171_A; 027_PL_172_A; 027_PL_173_A; 027_PL_300_A; 027_PL_301_A; 027_PL_302_A; 027_PL_303_A; 027_PL_304_A; 027_PL_305_A; 027_PL_350_A; 027_PL_351; 027_PL_352_A; 027_PL_353_A; LN00512-L001; LN00512-L101; LN00512-L102; LN00512-L103; LN00512-L104-P02; LN00512- L105; LN00512-L106; LN00512-L201; LN00512-L202; LN00512-L203; LN00512- L204; LN00512-L401; LN00512-L402; LN00512-L403; LN00512-L404; LN00512- L651; LN00512-L652; LN00512-L653; LN00512-L901; LN00512-L902; 23168501- SDG-HGN-100-DR-D-00405-P1; 23168501-SDG-HGN-100-DR-D-00301-P1; 23168501-SDG-HGN-100-DR-D-00401-P1; 23168501-SDG-HGN-100-DR-D-00402- P1; HVE-1-GA-440-0102_P3; HVE-1-GA-440-0111_P2; HVE-1-GA-440-0112_P2; HVE-1-GA-440-0113_P2</p> <p>ADD new Condition</p> <p>Approved Documents: Planning Statement; Affordable Housing Statement; Urban Design Report; Arboricultural Method Statement (January 2018); Biodiversity Enhancement Strategy; Energy Statement; Lighting Strategy; External Building Fabric Assessment; Environmental Noise Survey; Surface Water Drainage Strategy; Transport Strategy (received January 2018); Statement of Community Involvement; Daylight and Sunlight Report; Landscape Design Statement; Daylight and Sunlight Report Addendum</p>
2/01	<p>AMEND footer of the report should read 22 Hide Road not 20 Hide Road.</p> <p>For information, there have been three planning applications that have been granted for flat conversions on this road as follows:- 45 Hide Road – P/2473/13 granted October 2013 2a Hide Road – P/3211/08 granted November 2008 74 Hide Road – P/4683/17 granted December 2017</p>
2/02	<p>Page 289 – Reference to Protected Views Corridors</p> <p>To clarify, the site and building are fully within the Protected Views Setting Corridor; while only the rear end of the building lies within the Protected Views Restricted Corridor. The report notes that <i>“given the heights of the surrounding buildings and the relatively modest increase in height (away from the edges) proposed here, it is not considered that the proposal would comprise any protected views.”</i> [Paragraph 6.3.5]</p> <p>The word <i>“comprise”</i> above should be replaced with <i>“compromise”</i>.</p> <p>To be more precise, the siting in the wider Protected Views Setting Corridor requires</p>

development to be attractive and enhance the setting of the protected view. The Protected Views Restricted Corridor requires that heights not go above a threshold level unless comprising world class architecture. The range of the latter Restricted Corridor extends approximately 9m from the rear of the building; while the proposed roof development (excluding terraces) is set 5.8m from the edge. Thus, only 3.2m of the rooftop development falls within the Restricted Corridor.

Policy AAP6 of the Harrow and Wealdstone Area Action Plan states that development heights in the area (outside of designated sites) should be of a scale consistent with the site's surroundings. As this is not a designated Opportunity Site, this is the relevant guidance on height.

The context of the proposal's location is amongst other buildings of a comparable or greater height. Views relating to Harrow Weald Ridge towards the north would not be compromised given the siting of the proposed roof extension to the south of Platinum House, which is eight stories and sits on higher ground than Congress House. Views towards St Mary's Church and Harrow on the Hill are not considered to be affected because of its context amongst comparable tall buildings both to the north and east, as well as along Gayton Road and College Road. The adjacent taller buildings of the Lyon Road development are to the east, thus screening the proposed development in further views from that direction; while again, Platinum House to the north would screen it in views from that direction. Views from Lyon Road itself are limited or non-existent until once moves closer to the junction with Gayton Road, past the building in question.

Given these circumstances, it is not considered the proposed rooftop extension would have negative impacts on protected views.

2/03 **CONSULTATION UPDATE (Page 343)**

UPDATE paragraph 4.1: Site notice expired on 20th July 2017

Update Table at paragraph 4.6: Number of responses received 3. A summary of the comments are as follows:

- The Harrow Unitary Development Plan notes that the Green belt has a role to play in providing opportunities for outdoor sport and recreation. The current use of the site as a golf driving range is in line with this role.
- Harrows UDP also notes that the Green belt will remain primarily open in character and free from building development. The proposed change of use would involve building on Green Belt. This is not permissible.
- Housing in Green Belt is not permitted development. This application does not accord within the Government regulations.

The comments above are addressed in detail in section 6.2 of the officer's committee report. The Harrow Unitary Development Plan has been replaced with the Harrow Development Management Policies Local Plan (2013). The relevant policies of the Harrow Development Management Policies Local Plan are noted at informative 1 of the officer's report.

APPRAISAL UPDATE

AMEND paragraph 6.2.17: update figure to 328m² (reduction in footprint/floorspace)

AMEND paragraph 6.2.20: update reduction in hard standing area from 280m² to 320m²

2/04 Page 403– Adjoining Properties (table)

Number of Responses Received:

REPLACE 0 with 1

Page 403– Adjoining Properties (table)

Number of Objections:

REPLACE 0 with 1

Page 403– Adjoining Properties

INSERT below table:

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

Details of Representation	Summary of Comments	Officer Comments
Ms Hiroo Chothia 11 Sherrington Avenue	Objects to the application due to: <ul style="list-style-type: none">• The impact on the character and appearance of our adjoining property.• Loss of light• Lack of privacy	Issues relating to impact to character and appearance are addressed in Section 6.2 of this report. Issues relating to impact to residential amenities are addressed in Section 6.3 of this report.

2/06 **Addendum Item 1:**

ADD new Condition related to disabled parking space

Prior to occupation of the development, the applicant shall submit a management plan for the parking space for persons with disability, to be approved in writing by the Local Planning Authority. The approved management plan shall thereafter be implemented on site and shall thereafter be retained; and shall not be altered without further written permission from the Local Planning Authority.

REASON: To provide an acceptable arrangement for the proposed parking space for persons with disability.

Addendum Item 2:

Paragraph 2.3: The 8 x new flats, consisting of 2 x studio flats, 4 x 2 bed 3 person flats and 2 x 1 bed 2 person flats.

Addendum Item 3:

Paragraph 4.2 - 1 Objection Letter Received As Follows:

	<p><i>“The transport assessment says there is no car parking proposed. The plans suggest parking for one car. It is highly probable that some of the occupants will have cars and will end up parking in car parking which belongs to other buildings or on the roads around. The proposed development will obscure the view of cars exiting from 21-23 the bridge creating a hazard. The volume of the proposed building amounts to over-development and will constitute a significant visual disbenefit compared with the remainder of the row of buildings. It will reduce the light available at the rear of the other premises.”</i></p> <p><u>Officer Response to Consultation:</u></p> <ul style="list-style-type: none"> • <i>Traffic and Parking-</i> The area has permit only parking and parking will be permit restricted for future occupiers. The proposal will present less scope for cars to park in this space on Masons Avenue than there is at present, as the forecourt will be reduced in size and serve a more active frontage than its current backland appearance. Highways Officers have not raised any safety concerns and have stated that the scheme is acceptable subject to conditions. • <i>Character and Appearance-</i> The scheme has been considered acceptable in terms of character and appearance by the Councils’ Conservation Officer and Design Officer. • <i>Neighbouring Occupier Amenity-</i> The scheme would not project in depth beyond neigheboring buildings facing Masons Avenue and would only marginally exceed No. 21 in height. Overall it would not result in harm to the amenity of neighbours either in terms of light and outlook or in terms of overlooking and privacy.
<p>2/07</p>	<p>Page 488 - Paragraph 4.3 REPLACE ‘7’ Numbers of Response Received and Number of Objections with ‘8’.</p> <p>Paragraph 4.4 REPLACE ‘7’ objections were received from adjoining residents with ‘8’.</p> <p>Page 489 - Under Residential Amenity section under Summary of Contents ADD ‘Impact of the increased lighting over the years and effect on adjoining properties’</p> <p>Under Other Issues under Summary of Contents ADD ‘Excessive number of planning applications is an abuse of the system’</p> <p>Under Officers Comments ADD ‘There are no restrictions on the submission of planning applications and each application is assessed on its own merits.’</p> <p>Under Other Issues ADD ‘No provision given to restrict amount of light emissions or attempt to reduce impact to reduce its effect on surrounding properties’</p> <p>Under Officers Comments ADD ‘Planning conditions are attached to ensure proposed luminaries are at correct angles as per previous granted permissions’.</p> <p>The above additions relate to an additional letter of objection received.</p>
<p>2/08</p>	<p><u>DESCRIPTION OF DEVELOPMENT</u></p>

	<p>AMEND description of the development as follows:</p> <p>Certificate of lawful development (proposed): Use of study room on ground floor for one to one private tuition of 10 students (a maximum of 3 students per day) for 17 hours per week between 5pm-8pm Monday and Thursday, 7pm-9pm Tuesday, 6pm-8pm Wednesday and Friday, 10am-1pm and 2pm-4pm on Saturday.</p> <p><u>CONSULTATION UPDATE (Page 523-524)</u></p> <p>An additional 5 letters of objection have been received from 4 new addresses (one of the letters is from an address which has already objected). The reasons for these objections are the same as those already addressed in the report.</p>
2/09	<p><u>Addendum Item 1</u></p> <p>The applicant has submitted a revised Breeding Bird Survey to now include a Bat Survey (Breeding Bird Survey and Bat Survey Statement RT-MME-126665-01 Rev B). This has been reviewed by the Council's Biodiversity Officer who has recommended amendments to the conditions attached at Appendix 1 of the Committee Report.</p> <p>The applicant has confirmed that there are no birds nesting on the chimney now as it is not the right season. Middlemarch found some evidence to suggest that falcons may have existed last year, but this was not fully substantiated. The applicant has stated that they will only know if there is any activity on site later this year when the nesting season begins. There is a good chance that there could be no activity at all this year, if there is, this will simply need to be managed during the construction – as per the suggested condition.</p> <p>Officers will discuss this with the Council's Biodiversity Officer and report back verbally at the Planning Committee.</p> <p>The following conditions are amended:</p> <p>REPLACE wording of Condition 7 as follows:</p> <p>The development hereby approved shall not progress beyond damp proof course level until details of the lighting (full specification, elevations and location) of all public realm and other external areas (including buildings) within the site has been submitted to, and agreed in writing by, the local planning authority. Other than where safety considerations dictate otherwise, all lighting in areas which are likely to be in the vicinity of foraging areas or corridors for bats should be angled and shrouded to minimise light spill, and of minimal lux ratings in order to avoid light pollution and impact on bat foraging, in accordance with guidance from the Bat Conservation Trust. Similarly, locations in which bats are likely to be roosting, including any boxes or cavities provided as bat roosting or breeding shelters should not be subject to direct or otherwise bright illumination.</p> <p>The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality and</p>

does not impact adversely on the biodiversity/ecology of the site or the value of any proposed mitigation.

REPLACE wording of Condition 12 as follows:

Demolition of buildings and removal of trees and shrubs or works within 5 metres of these structures/ features should be completed before the end of the month of March.

(a) Where any such works to be required after this time, and there is evidence of recent bat use or there are features known to be or of potential shelter value for bats then an appropriate survey by a suitably qualified (and adequately supported) ecologist must be undertaken no more than 3 days prior to when such works are planned to commence, using a standard methodology to be agreed in advance with the local planning authority.

(b) If roosting bats are found to be present, all activities likely to cause disturbance within a 5 metre radius should be postponed until any necessary licences are secured from Natural England and provided to the Harrow Planning Office. No works should commence unless otherwise agreed in writing by the local planning authority.

(c) Where works will result in the loss of potential bat roosts/hibernation sites or foraging, appropriate mitigation, to be agreed in advance with the local planning authority, should be provided to more than offset the impacts that will result.

REASON: To protect bat species and safeguard the ecology and biodiversity of the area in accordance with statutory requirements and policies DM20 and DM21.

The following conditions have also been amended for the reasons stated below:

AMEND approved plans and documents to Condition 2

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the following approved drawings and documents:

177-KOD-00-010; 177-KOD-00-011; 177-KOD-01-100; 177-KOD-01-101; 177-KOD-01-102; 177-KOD-01-200; 177-KOD-01-201; 177-KOD-01-300; 177-KOD-01-301; 177-KOD-D-100; 177-KOD-D-300; 177-KOD-D-301; Breeding Bird Survey and Bat Survey Statement (RT-MME-126665-01 Rev B); Design and Access Statement; Drainage Strategy; Energy Centre Plant Noise Assessment; Energy Centre Statement; Energy Statement; Environmental Noise Survey; External Lighting Report; Planning Statement; Transport Strategy

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

AMEND Condition 6 – details for the CHP, the wording of this condition is split into sub-categories to allow submission of details at various progression points of the development. Condition 6 is amended as follows:

The development hereby approved shall:

a) not progress beyond damp proof course level until detailed specification and

	<p>drawings of the combined heat and power plant and the external part of the flue have been first submitted to, and agreed in writing by, the local planning authority. The details submitted shall demonstrate compliance with the Mayor's SPG for sustainable design and construction in terms of emissions and shall include any noise mitigation as so required if the proposed plant is unable to meet the noise level criteria set out in the submitted Environmental Noise Survey (Report 8203/ENS) and accompanying Technical Note dated 9th November 2017.</p> <p>b) The combined heat and power plant shall be installed and thereafter retained in accordance with the specification so agreed, and the post installation noise/emissions testing shall be carried out in accordance with the arrangements so agreed.</p> <p>c) In the event that the local planning authority does not approve the test results, such remedial action as shall be specified in writing by the local planning authority shall be carried out no later than a date as shall be specified in writing by the local planning authority.</p> <p>REASON: To ensure that the combined heat and power system comply with the standards published in the Mayor of London's Sustainable Design & Construction supplementary planning guidance (2014) (or such appropriate standards as may supersede them).</p>
5/01	<p>Page 607 REPLACE planning permission with prior approval</p>

Agenda Item 9 – Representations on Planning Applications

1/01	Plot D7, Development Zone D Harrow View East (Former Kodak Factory Site) Headstone Drive, Harrow	Objector: Pamela Swain, Resident Applicant: TBA
2/01	22 Hide Road, Harrow	Objector: Matthew Stott, Resident Applicant: Paresh Hirani, Agent
2/05	37 Glanleam Road, Harrow	Objector: Martin Leigh, Resident Applicant: TBA
2/07	West End Lawn Tennis Club, Cuckoo Hill Road, Pinner	Objector: Stephen Nelken, Resident Applicant: TBA
2/08	31 Coledale Drive, Stanmore	Objector: Mr S Radia, Resident Applicant: TBA