

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 21st February 2018

<p>1/02</p>	<p>AMEND recommendation to delegate authority to 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 Shadow Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement, and as amended by the Addendum.</p> <p>Page 64 REMOVE reference to Condition 31 and REPLACE with Condition 26</p> <p>Page 67 under Statutory Return Type DELETE 'Large scale'</p> <p>Page 67 under GLA Community Infrastructure Levy REPLACE '£81,567.50' with '£73,230.50'.</p> <p>Page 67 under Local Cil requirement REPLACE '£265, 355.00' with '230,153.00'</p> <p>Page 70 under Cycle Parking REMOVE reference to 40 Proposed Cycle Parking Spaces and REPLACE with 42</p> <p>Page 71 paragraph 1.1 REPLACE '<i>Love lane to the west</i>' with '<i>Love Lane to the east</i>'</p> <p>Page 71 paragraph 1.7 REPLACE '<i>Located adjacent to the western boundary..</i>' with '<i>Located adjacent to the eastern boundary..</i>'</p> <p>Page 72 paragraph 2.10 REPLACE 'Three of these spaces' with 'Two of these spaces'</p> <p>Page 76 in the overdevelopment section in the officers comments box REMOVE '<i>As discussed within the body of the report, the proposal would introduce a maximum of persons to the application site.</i>'</p> <p>Page 97 Paragraph 6.2.9 REPLACE 'The provision of private rental sector (PRS) housing' with '<i>The provision of a mix of market housing</i>'</p>
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Page 97 Paragraph 6.3.3 **REMOVE** current text in the paragraph and **REPLACE** with; *'The proposed development would provide houses in a range of tenures. The proposed housing would constitute an increase in housing stock within the Borough in terms of unit numbers. In addition to the mix type and tenure of the proposed residential units, the development would provide family sized dwellinghouses. The proposal is therefore considered to respond to the needs of different demographic groups within the community, seeking social housing or rental accommodation. In this respect, the proposed development would meet the overarching Place principle of regeneration into the area.'*

Page 98 Paragraph 6.4.4 **REMOVE** existing text and **REPLACE** with *'The applicant has submitted a Viability Assessment in support of the proposal's affordable housing offer. The assessment indicates the maximum number of affordable units that can be viably supported by the scheme is 2 units. Due to the relatively high existing use value/benchmark land value of the car park and the abnormal build costs required to deliver the regeneration of the site, as well as the Councils stated objectives to deliver high quality buildings that assist broader regeneration and economic development, this application can only viably accommodate 10% affordable housing'*.

Page 98 **ADD** new paragraphs (in relation to the update on financial viability of the scheme)

'The Council's independent consultant has reviewed the scheme and considered that the proposed development could potentially deliver a surplus of approximately £1.31million. Accordingly, it has been agreed that a cash contribution should be paid in addition to the 2 affordable units. The trigger point for this payment will follow a Financial Viability Review Mechanism.

This would measure the actual viability of the development, on an open-book basis, in accordance with an agreed process that would be secured by planning condition. It would determine whether a financial contribution should be made towards off-site affordable housing provision in the context of the actual viability of the development and if so, what that should be and when and how it should be made.

The Council's independent consultant has confirmed that the financial viability review mechanism would be satisfactory in securing any potential uplift from scheme that could be used in terms of affordable housing contributions. Details of the wording of such a review would be subject to the agreement between the Council's Regeneration and Housing departments.'

Page 99 Paragraph 6.4.14 **REMOVE** this paragraph from the report

Page 99 Paragraph 6.4.15 **REMOVE** the following sentence *'It is the intention of the applicant to build out part of the proposed scheme as part of its 'Build to Rent' programme'*

Page 99 Paragraph 6.4.16 **REMOVE** this paragraph from the report

Page 100 Paragraph 6.4.19 **REMOVE** this paragraph from the report

Pages 99 and 100 the paragraphs have incorrectly numbered paragraphs 6.4.11 on page 99 to paragraph 6.4.19 on page 100 should be **RENUMBERED** 6.4.6 to

6.4.14.

Page 100 paragraph 6.5.2 **REMOVE** reference to page 69 and **REPLACE** with page 22.

Page 101 paragraph 6.5.9 after amenity areas, **DELETE** 'which' and **ADD** 'the open plan nature of the ground floor of the units would'

Page 116, condition 3 **REPLACE** 'at least one' with 'Unit 1'

Page 117 condition 4 **REPLACE** 'a minimum of 2 of the units' with 'Units 1 and 7'

Page 121 condition 16 **REPLACE** 'the development hereby permitted, shall be undertaken in accordance with...' with 'The development hereby permitted, in so far it relates to measures to protect trees shown to be retained on the Landscaping Strategy required by condition 12 during construction shall be undertaken in accordance...'

Page 122 condition 18 **REMOVE** 'the development hereby approved shall not progress beyond basement level' and **replace** with 'No development shall take place'

In addition to the alterations above add at the end of the reason 'This is a **PRE-COMMENCEMENT CONDITION**'

Page 122 **DELETE** condition 19 in relation to communal facilities

Page 123 **DELETE** second Condition 20 in relation to Rooftop Amenity Space

Page 124 condition 23 fifth line down **REMOVE** the words 'buildings and'

Page 125 condition 26 the date in the fifth line down should be **REMOVED** and **REPLACED** with '21/02/2018'

Page 125 **ADD** the following condition;

'Restrict Permitted Development Rights*

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouses hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space and to safeguard the amenity of neighbouring residents'

Page 125

ADD the following condition;

'Financial Viability Review Mechanism**

No development shall commence at the site before an Affordable Housing Scheme

for the site has been submitted to and approved in writing by the Local Planning Authority. The Affordable Housing Scheme shall include:

1. The location and tenure of a minimum of two affordable homes at the site (one for affordable rent and one in an intermediate tenure) including details of how they would be provided at the site; and
2. Details of a Financial Viability Review Mechanism (FVRM). The FVRM shall set out the process whereby a fully open book approach to all development costs and values respectively incurred and received (or projected to be incurred or received) by the developer will be adopted in order to determine whether a financial contribution towards off-site affordable housing provision should and can be made and if a contribution should and can be made, what that contribution should be or if further affordable housing is able to be provided at the site and if it can and should, what form that should take; and
3. Details of how any financial contribution or affordable housing identified as being required through the FVRM will be either provided as additional affordable housing units on site or provided by way of a commuted sum to provide affordable housing off-site.

The development shall be carried out in accordance with the approved Affordable Housing Scheme, and any financial contribution or further on-site affordable housing identified as being required as a result of the FVRM shall be paid or provided as additional affordable housing on-site, unless otherwise agreed in writing by the Local Planning Authority.

Page 125 **ADD** the following condition;

'Carbon Off-Set Financial Contribution**

Notwithstanding the details contained within the Energy & Sustainability assessment, a carbon-offset contribution of £46,584.00 shall be paid to the relevant department of the Council prior to the commencement of the development. Should the final energy calculations submitted to the Council demonstrate that the carbon emissions from the residential element of the scheme exceeds 25.88 tonnes per annum, an additional carbon-offset contribution shall be paid to the Council at a rate of £1,800 per tonne of carbon in excess of 25.88 tonnes emitted from the scheme. Reason: To ensure compliance with Policy 5.2 of the London Plan (2016) in terms of minimising carbon dioxide emissions.'

Page 125 **ADD** the following condition:

Glazing – Obscured*

'The windows in the first floor north flank elevations of the proposed units 1 and 20 shall: (a) be of purpose made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM1 of the Development Management Policies Local Plan 2013.'

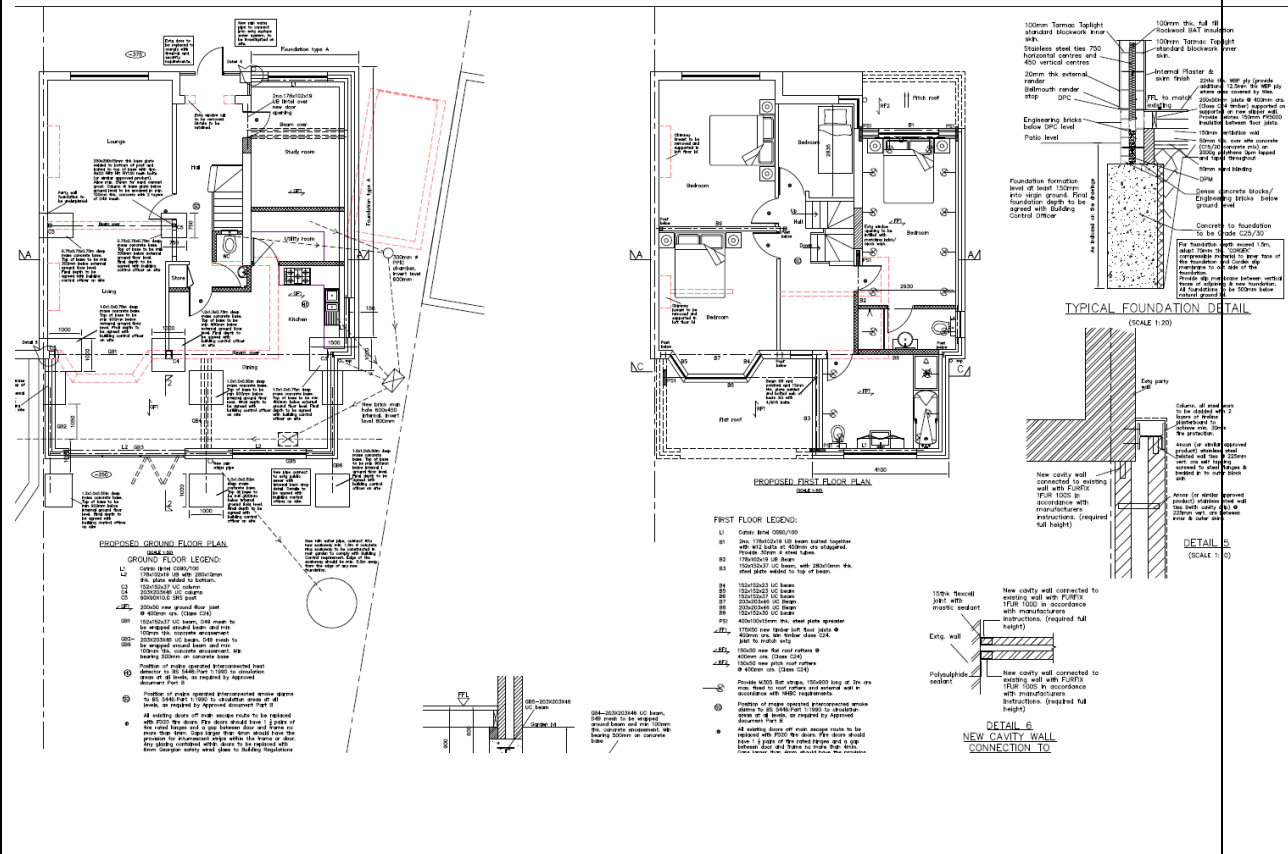
Page 127 Informative 8 (Mayoral Cil)

REMOVE '£81,567.50' and **REPLACE** with '£73,230.50'

Page 127 Informative 9 (Harrow Cil)

REMOVE '£256,355.00' and **REPLACE** with '£230,153.00'

2/01	<p>Page 139 AMEND Planning Application number P/5186/16 to P/5128/17.</p>
2/03	<p><u>Addendum Item 1:</u> Page 241 - Paragraph 6.65 – Under Refuse storage ADD The bin store would be positioned centrally in the rear elevation, partially under the central staircase which serves the commercial use at first floor, and is annotated on the proposed plans as ‘bins’. The lift to the bin store and bicycle store would be on the north side of the building, with an access door to the north of the cycle store annotated on the plans as ‘Cycles’. Harrow’s Waste team has been consulted and are satisfied with the provision and location of the refuse storage.</p> <p><u>Addendum Item 2:</u> <u>CONSULTATION UPDATE</u> Page 229 – paragraph 4.8 LBH Waste & Recycling Services: There is sufficient space to accommodate the bins indicated, which would be adequate for the nine flats. No objections.</p>
2/04	<p><u>Addendum Item 1:</u> Page 263 ADD to end of description: <i>demolition of existing garage.</i></p> <p><u>Addendum Item 2:</u> Page 266 Paragraph 2.1: ADD following sentence to the end – <i>The proposal includes the demolition of the existing garage.</i></p> <p><u>Addendum Item 3:</u> Page 272 Condition 2.; ADD the following plan number – <i>B-02.</i></p> <p><u>Addendum Item 4:</u> Page 273 ADD the following condition: 6 <u>Demolition</u> The development hereby permitted shall not commence until the existing garage has been demolished.</p> <p>REASON: For the avoidance of doubt and to safeguard the character and appearance of the locality in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p> <p><u>Addendum Item 5:</u> Page 284 Existing and Proposed Floorplans: ADD the following drawing</p>



2/05 WITHDRAW application as requested by the applicant.

2/06 DELETE the last incomplete sentence on Section 6.4.6 which reads as follows: (Subject to the use of) on page 343 of the agenda