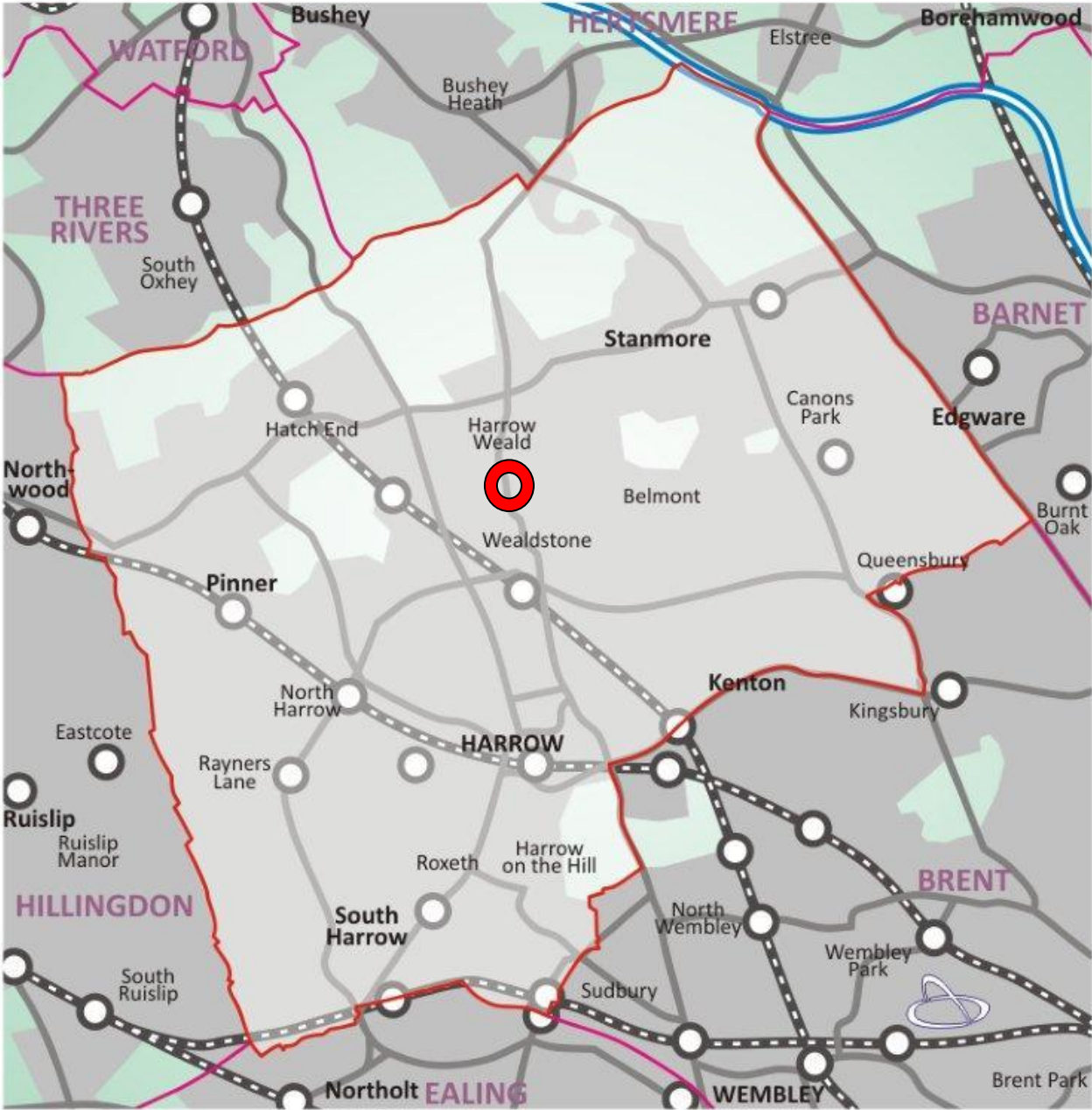
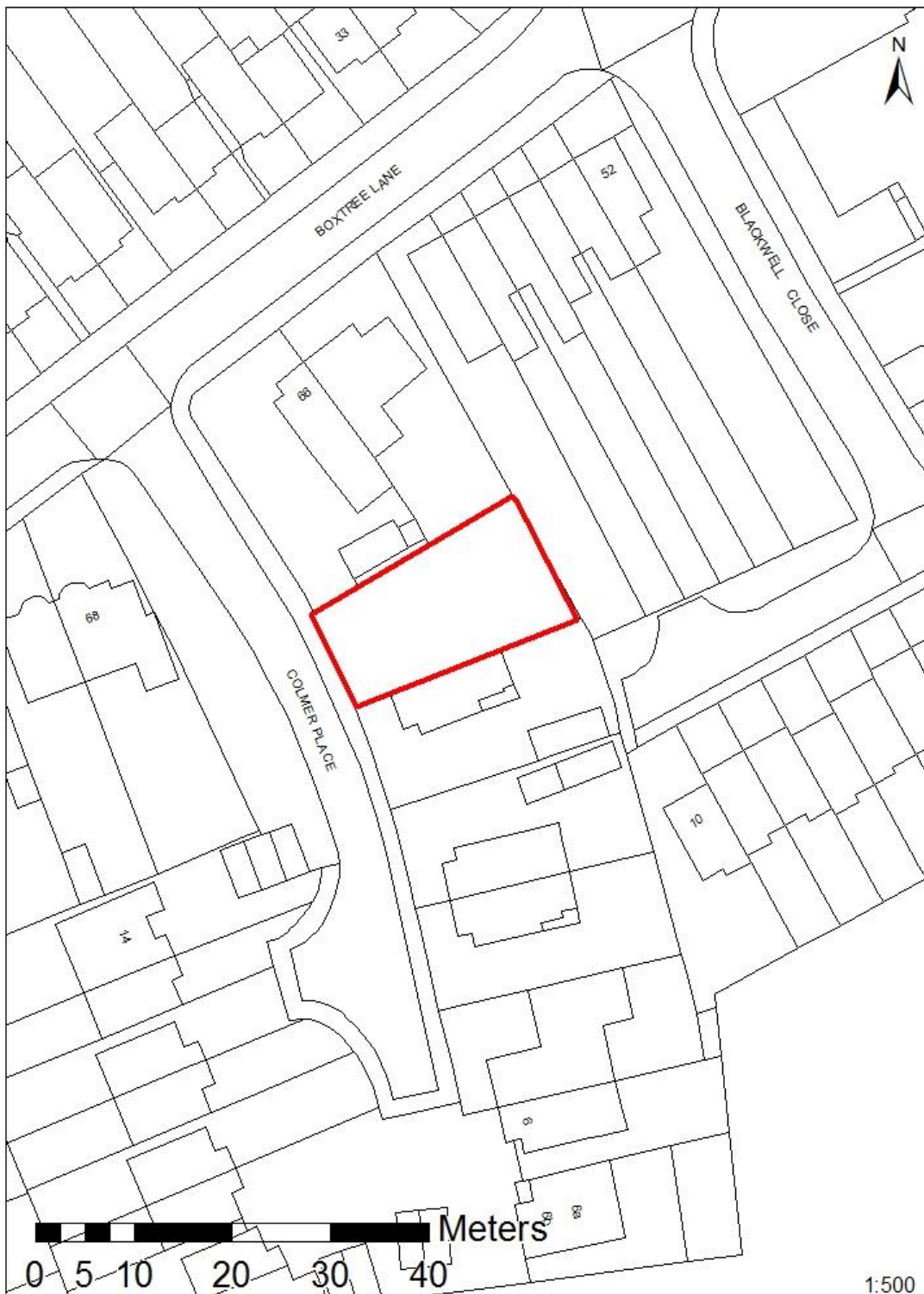


 = application site



1 Colmer Place, Harrow	P/5660/17
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1 Colmer Place



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st March 2018

APPLICATION NUMBER: P/5660/17
VALIDATE DATE: 21/12/2017
LOCATION: 1 COLMER PLACE, HARROW
WARD: HARROW WEALD
POSTCODE: HA3 6JW
APPLICANT: MR D MODI
AGENT: CONSTRUCT 360 LTD
CASE OFFICER: OLIVIER NELSON
EXPIRY DATE: 23/03/2018

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Conversion of dwelling into three flats; first floor side extension; single storey rear extension; single storey front infill extension; external alterations; bin and cycle stores

The Planning Committee is asked to:

RECOMMENDATION

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposed extensions and conversion of the dwellinghouse would not have an unduly harmful impact on the residential amenities of the neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as a nominated member has requested in writing that application be reported to Planning Committee however the proposal falls inside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	18 (Minor Development)
Council Interest:	Has been called to Committee by a Harrow Weald Ward councillor
Additional Floor Area:	30 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£1050
Local CIL requirement:	£3850

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	1 Colmer Place Harrow HA3 6JW
Applicant	Mr D Modi
Ward	Harrow Weald
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1. The site contains a two storey semi-detached dwellinghouse finished with a front gable roof projection and a part cat slide roof slope. The extension has been extended by way of single storey side extension.
- 1.2. An accessway from the side of the property leads to the rear garden.
- 1.3. Front garden has one off street parking space
- 1.4. The attached neighbour is south of the application property at no.2 is unextended to the side.
- 1.5. The dwellinghouse borders the rear of no. 64/66 Boxtree Lane on its northern boundary

2.0 PROPOSAL

- 2.1 The application proposes a conversion of the dwellinghouse to three flats with associated landscaping and bin and cycle storage. The proposal would create two x studio flats on the ground floor and one x one bed flat at first floor level.
- 2.2 The proposal also includes extensions; first floor side extension, single storey rear extension and single storey front infill extension. The proposal would be flush at ground floor level and set back 2m at first floor level from the front elevation. The proposal would include a 3.95m deep single storey rear extension which would be the full width of the extended property. A front extension is proposed to infill the porch area; this would be no deeper than the existing front building line.

2.3 The proposed extension would be finished in materials to match the existing property.

3 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/0350/09	First floor side and single storey rear extension; alterations to existing single storey side extension	Granted 26/03/2009
P/2201/08FDU	Single storey rear extension; first floor side extension	Refused 08/09/2008

4 CONSULTATION

4.1. A total of three consultation letters were sent to neighbouring properties regarding this application. A further consultation was sent due to an amendment to the plans.

4.2. The overall public consultation period expired on 9th March 2017.

4.3. Adjoining Properties

Number of letters Sent	3
Number of Responses Received	14
Number in Support	0
Number of Objections	14
Number of other Representations (neither objecting or supporting)	0

4.4. 2 responses were received from an adjoining resident.

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

Details of Representation	Summary of Comments	Officer Comments
Mr and Mrs Western (2 Colmer Place, Harrow, HA3 6JW) Petition with 13 signatures on behalf of neighbouring residents addressing the same concerns	Objects to the application due to: <ul style="list-style-type: none"> • Parking the proposal may increase the number of cars as each unit could be used for up to 2 people each. 	Issues relating to the parking pressure concerns, refuse storage, health and safety risk, character and appearance are assessed in the relevant sections of this report. In response to noise

	<ul style="list-style-type: none"> • Noise level would increase due to the increase in people at the property. • Bins are at the rear, but the future occupiers may not wheel the bins back after collection • Health and Safety – greater risk of accidental fire or water damage. This is due to adjoin more kitchens and bathrooms than as is the case now. • The proposal would impact on drainage/ sewage in the area • Housing need – the area is more suit towards 2 – 4 bedroom family houses. • Historic Value/Aesthetic – adding 3 extensions would drastically change the shape and design of the property • First floor side extension would increase overlooking 	<p>from construction this is not expected to be continual and the code of practice for working hours has been attached to remind the applicant of the suitable hours.</p>
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4.9 Statutory and Non Statutory Consultation

4.10 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Highways	<p>Parking in the area is in high demand and most properties have existing off-street parking and there are very few waiting restrictions in the local area.</p> <p>PTAL 2 rating, it is possible the proposal could generate more cars than the existing dwellinghouse. The London plan would permit 1.5 spaces as the house is and 1 space for each flat.</p> <p>Cycle parking of one space per unit</p>	<p>One off street parking space is shown.</p> <p>Two cycle parking spaces per unit are shown.</p>
LBH Drainage	<p>A drawing with drainage plan indicating all surface and foul water connections and their outfall details is requested</p>	<p>SUDs informative has been added.</p>
LBH Landscape Architect	<p>No response received</p>	<p>Conditions added</p>
LBH Waste Officer	<p>No response received</p>	<p>Condition for refuse storage added</p>

5 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 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2015) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.6 Since the previous application the only policy which has been updated is the London Plan. The proposal is assessed below in accordance with the London Plan (2016), all other documents and policies remain in use since the previous decision.

5.7 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Character and Appearance of the Area
- Residential Amenity
- Traffic, Parking and Drainage
- Accessibility

6.2 Principle of Development

6.2.1 Having regard to The London Plan (Policy 3.8) and the Council's policies and guidelines, it is considered that the proposed flats would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the Core Strategy and The London Plan.

6.3 Character and Appearance of the Area

6.3.1 The single storey rear extension would be the same depth as the existing rear projection on site. The height on the boundary with the adjoined neighbour would be similar to that of the existing single storey rear projection. The first floor side extension would be less than the half width of the original property. The first floor side extension would be set 2.8m back from the front elevation and would be 3.8m from the side boundary. The ridge would follow the pattern of the existing cat slide roof. The set in at upper floor levels helps to reduce its bulk. The roof would appear secondary in its appearance to the host dwellinghouse. The changes to the roof of the single storey side extension would follow a similar hip to the existing and would be finished with tiles to match the main roof. The addition of a window to the rear elevation would be similar in style to the existing fenestration at the rear of the dwellinghouse

6.3.2 Policies DM1 and DM26 of the DMP require that bin and refuse storage must be provided "*in such a way to minimise its visual impact if stored on forecourts (where such provision cannot be made in rear gardens), while providing a secure, convenient and adequate facility for occupiers and collection, which does not give rise to nuisance to neighbouring occupiers*". The location of the refuse storage away from the forecourt is supported by Policy DM45 of the adopted Development Management Policies (2013). The proposed location of the refuse storage would be to the rear of the property. Space for up to 9 wheelie bins is shown with 3 wheelie bins for each flat. As a result, a condition is attached requiring that the refuse bins to be stored at all times in the rear gardens of the property, other than on collection days in the designated refuse storage area within the rear gardens.

6.3.3 The existing forecourt is hard-surfaced in front of the existing side extension. The proposal would include the provision of one off-street parking space. Additional soft landscaping would be required at the front of the property. It is considered that this would provide street scene impact and enhance the biodiversity of the area. It is therefore considered that the proposal would have a positive impact on the character and appearance of the area and would find support with Policy DM23 of the Harrow Development Management Policies (2013).

6.4 Residential Amenity

6.4.1. It is likely that up to a maximum of 4 people would occupy the flats. The proposed conversion would therefore not give rise to a measurable increase in the use profile of the property. It is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise.

The proposed extensions are largely consistent with the residential Design Guidelines; the single storey rear extension would have the same depth and height on the boundary with the adjoining neighbour at no.2 as the existing extension at the application property. The depth of this extension is set sufficiently away from the rear windows at no. 64 66 Boxtree Lane. The rear garden and detached outbuildings would buffer this extension from view. The first floor side extension has been set back 2.8m from the front elevation boundary and set in form the boundary with the neighbours at 64/66 Boxtree Lane. This helps to reduce the bulk of the extension and reduce its impact on neighbouring properties. The first floor side extension would see the removal of the existing window on the side elevation of the property at first floor level. A condition would be placed requesting written consent for windows on the side elevation of this extension as they may have an unduly harmful impact on the residential amenities of the adjoining/neighbouring occupiers.

Impact on the Residential amenities of the Host Occupiers

Room Size and Layout

- 6.4.2. Development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 6.4.3. Policy 3.5C of The London Plan requires shall new residential development to provide, amongst other things, accommodation which is adequate to meet people’s needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan (2016) specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA’s as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD.
- 6.4.4. Technical Housing Standards in England (2015). These standards came into effect on the 1st of October 2015. The Mayor of London published the London Plan Housing Supplementary Planning Guidance SPG (2016) in order to bring the London Plan in line with the Technical Housing Standard. The Minimum GIA and room standards as set out in the Technical Housing Standards (2015) and The London Plan Housing Supplementary Planning Guidance (SPG).

Flat no.	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
Ground floor (studio)	Storage	0	1.0
	Total GIA	52	39
Ground floor (studio)	Storage	0	1.0
	Total GIA	55	39
First floor (1b, 2p)	Bedroom (double)	11.1	11.5
	Internal Storage	2.4	1.5
	Total GIA	59	58

6.4.5. As demonstrated in the above table, the proposed residential units would meet the minimum floor areas as set out in the London Plan (2016). Additionally, each flat would be dual aspect which would enhance the quality of the living accommodation. The horizontal and vertical stacking relationship between flats is also considered to be acceptable in this case. The proposed flats would meet the minimum gross internal floor area for their unit mix. The flats would both have an acceptable floor to ceiling height due to the proposal being a conversion of the existing property and additional extensions which would also be at the same height. There is no designated storage space for the two studio flats which fails to meet the minimum requirement and as such internal storage should be provided within the floor area for both flats. A minimum of 1sqm is needed and there is ample space to provide this. The storage area provided in the first floor flat meets the minimum requirements for a two bed three person flat. For these reasons, it is considered that the proposed residential accommodation would provide an acceptable quality of accommodation for the future occupiers.

Outdoor Amenity Space

6.4.6. Policy DM27 of the DMP states that residential development proposals should provide appropriate amenity space, the form and amount of which should be informed by the Mayor's London Plan Housing SPG. Paragraph 5.16 of Harrow's Residential Design Guide SPG states that amenity space should be provided where possible (except for the conversion of maisonettes above shops and mid-terraced properties).

6.4.7. Private amenity space would be provided for each of the residential units and would be de-lineated by fencing. The ground floor flats would have private amenity space closest to the rear of the property. The first floor flat would have amenity space to the rear of the garden. Close timber board fencing of height 1.8m is preferred and this has been recommended by way of condition in order to create appropriate private amenity space. It is considered that the proposed amenity space would accord with the above policies.

6.5 Traffic Parking and Drainage

6.5.1. Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.5.2. The London Plan and the adopted Core Strategy encourage and advocate sustainable modes of travel and requires that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided. Policy DM42 of the DMP requires new development to comply with relevant London Plan standards. The property is in an area of very poor public transport accessibility of PTAL 2. There is an existing parking space and the proposal seeks to keep one parking space as part of this proposal. The public transport in the area is not very good; however there are bus stops on the High Road where there are numerous bus services which are a short walk away. The Highways team do not object to the parking layout as shown although understand there is high level of car ownership in the area, and that the number of spaces proposed may not provide a sufficient amount of parking for proposal. There is kerbside space which could be utilised for parking. The parking space is considered acceptable and would accord with Policy 6.13 of the London Plan 2016.
- 6.5.3. Policy 6.9 and table 6.3 of The London Plan require the provision of two secure cycle space per flat. One cycle parking spaces has been proposed within the rear garden of each respective flat. This is considered to be unacceptable, and an additional cycle parking space is needed for each flat. A condition is therefore included for the flats to have two cycle parking spaces each and to ensure the proposal accords with Policy 6.9 of the London Plan and that the bicycles are safe/secure and retained in this position.

Drainage

- 6.5.4 The Council's drainage engineer has not raised any objection to the proposal subject to conditions relating to surface water and foul water connections and their outfall details. Hardstanding already exists at the front of the site and the proposal does not seek to significantly alter this. An informative for sustainable drainage is included.

6.6 Accessibility

- 6.6.1. Policy DM2 of the DMP and policies 3.5 and 3.8 of The LP seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.
- 6.6.2. Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes.
- 6.6.3. The Technical Housing Standards (March 2015) altered the interpretation of the relevant London Plan (2016) policies and associated Housing SPG standards,

placing the previous Lifetime Homes Standards under the control of Building Control legislation (specifically Part M of the Building Regulations). It is considered that the submitted plans satisfactorily illustrate that the proposed flats could meet the relevant standards. Notwithstanding this, an instructive condition is attached to this effect.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposed extensions and conversion of the dwellinghouse would not have an unduly harmful impact on the residential amenities of the neighbouring occupiers. Accordingly, the development is recommended for grant.
- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

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

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

2. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: CP1-02-1001 Revision 1st, CP1-02-1002A Revision A, Design and Access Statement December 2017(March 2018)

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

3. Materials to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To match the appearance of the original dwelling and to safeguard the appearance of the locality.

4. Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank elevations of the development hereby permitted other than those shown in the approved plans, without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5. Refuse Storage

The refuse bins as shown on the approved drawings shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved plans.

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

6. Cycle Storage

Notwithstanding the details shown on approved drawing CP1-02-1002A Revision A, the flats hereby approved shall not be occupied until details of safe and secure cycle storage, to accommodate two secure, integrated, convenient and accessible cycle parking facilities for each flat, have been submitted to and agreed in writing by the local planning authority. The flats shall not be occupied until the cycle storage has been provided in accordance with the details so agreed.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, this is a **PRE-COMMENCEMENT** condition.

7. Hard and Soft Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of soft and hard landscaping works for the front garden. Soft landscape works shall include: planting plans, including details for soft landscaping of the property frontage with provision for refuse storage, and schedules of plants, noting species, plant sizes and proposed numbers. The approved works shall be carried out and completed out prior to occupation of the two flats and shall thereafter be permanently retained.

REASON: To safeguard the character and appearance of the area, this is a **PRE-COMMENCEMENT** condition.

8. Planting

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, this is a **PRE-COMMENCEMENT** condition.

9. Private Amenity Space – Boundary Treatment

Notwithstanding the submitted details, the outdoor rear private garden areas shall be bounded by close-boarded timber fencing to a height of 1.8metres. The fencing required by this condition shall be erected prior to the occupation of the flats and shall be retained thereafter.

REASON: To protect the residential amenities of the existing and future occupiers of the development, this is a **PRE-COMMENCEMENT** condition.

1. **INFORMATIVES**

Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
5.12 Flood Risk Management
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing out Crime
7.4B Local Character
7.6B Architecture

Draft London Plan (2017)

D1 London's form and characteristics
D2 Delivering good design
H1 Increasing housing supply
H12 Housing size mix
T5 Cycling
T6.1 Residential parking

Harrow Core Strategy (2012)
CS1.B/K

Harrow Development Management Policies Local Plan (2013)
DM1 Achieving a High Standard of Development
DM2 Achieving Lifetime Neighbourhoods
DM10 On Site Water Management and Surface Water Attenuation
DM23 Streetside Greenness and Forecourt Greenery
DM26 Conversion of Houses and Other Residential Premises
DM27 Amenity Space
DM42 Parking Standards
DM45 Waste Management

Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide (2010)

Mayor of London Housing Supplementary Planning Guidance (2016) Technical housing standards - nationally described space standard (2015)

1. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

2. Party Wall Act

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

3. Protection of Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

4. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:
0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday.

5. Mayor of London CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £1050.

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

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

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties.

6. Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space. Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £3850. This figure excludes indexation, which will be included when a formal Liability Notice is issued. The CIL Liability is payable upon the commencement of development.

You are advised to visit the planning portal website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

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The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges

7. Sustainable Urban Drainage System (SUDS)

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

8. Street Naming and Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

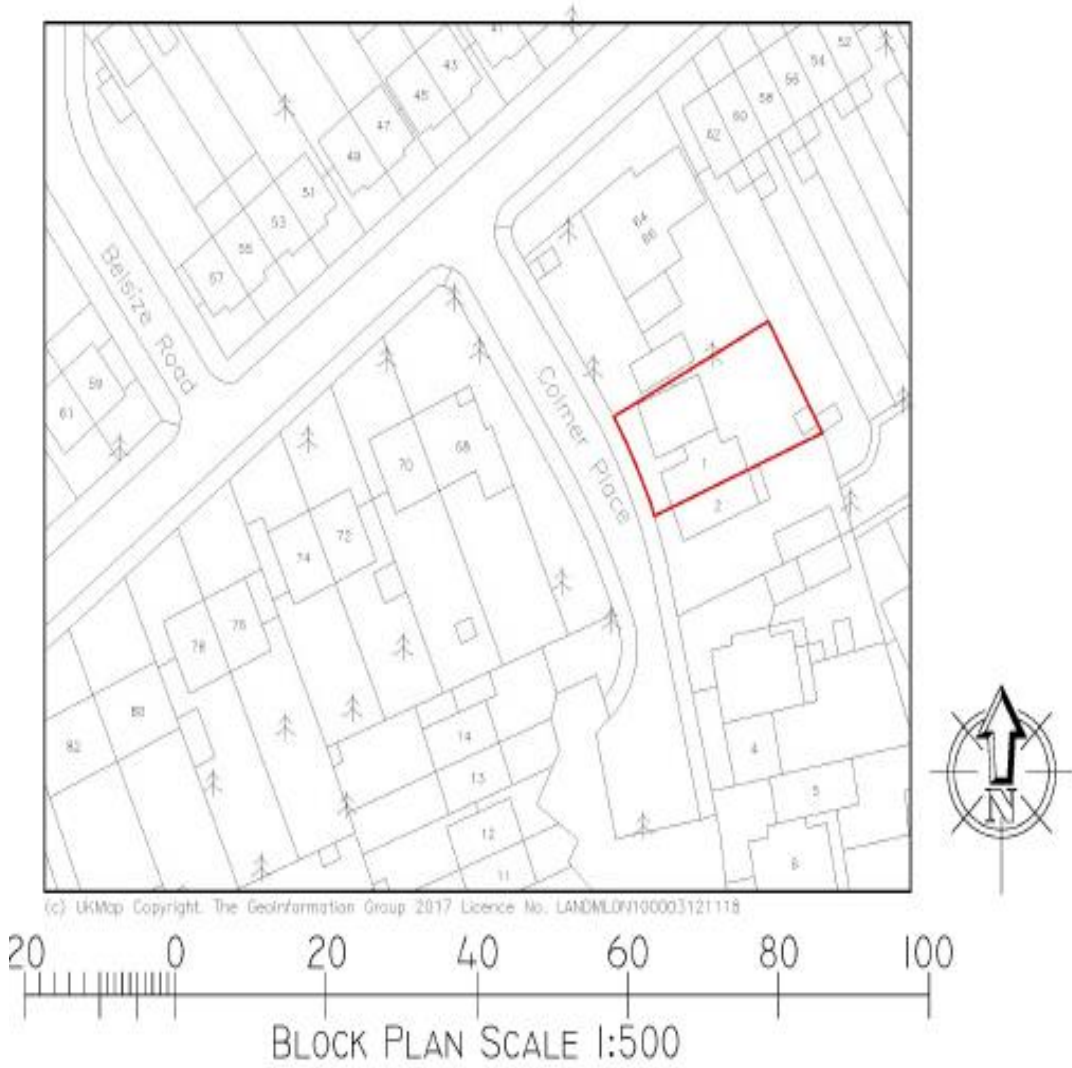
All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially

named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.
You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

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

Plan Numbers: CP1-02-1001 Revision 1st, CP1-02-1002A Revision A, Design and Access Statement December 2017(March 2018)

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Front elevation – Cat slide roof at first floor level



Side view and existing extensions

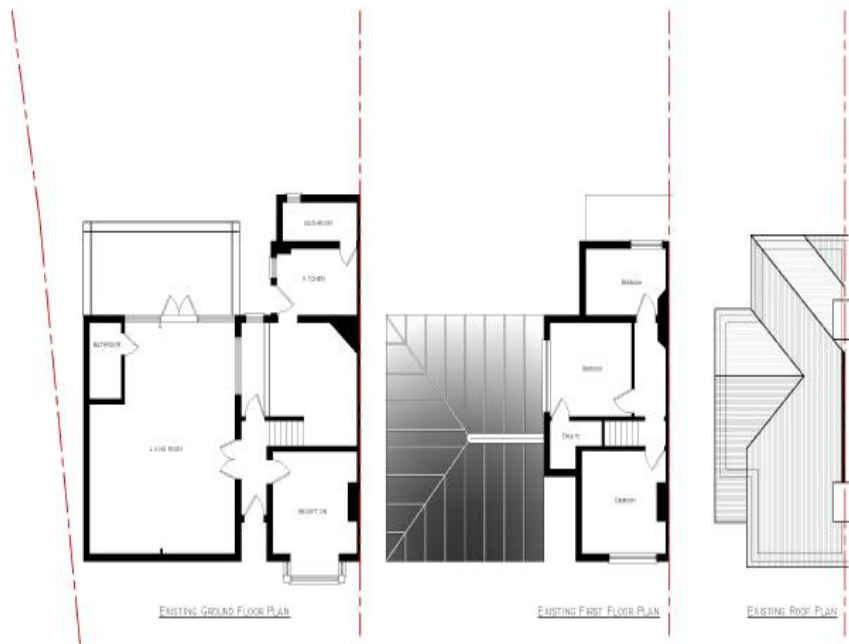


Refuse storage in front garden

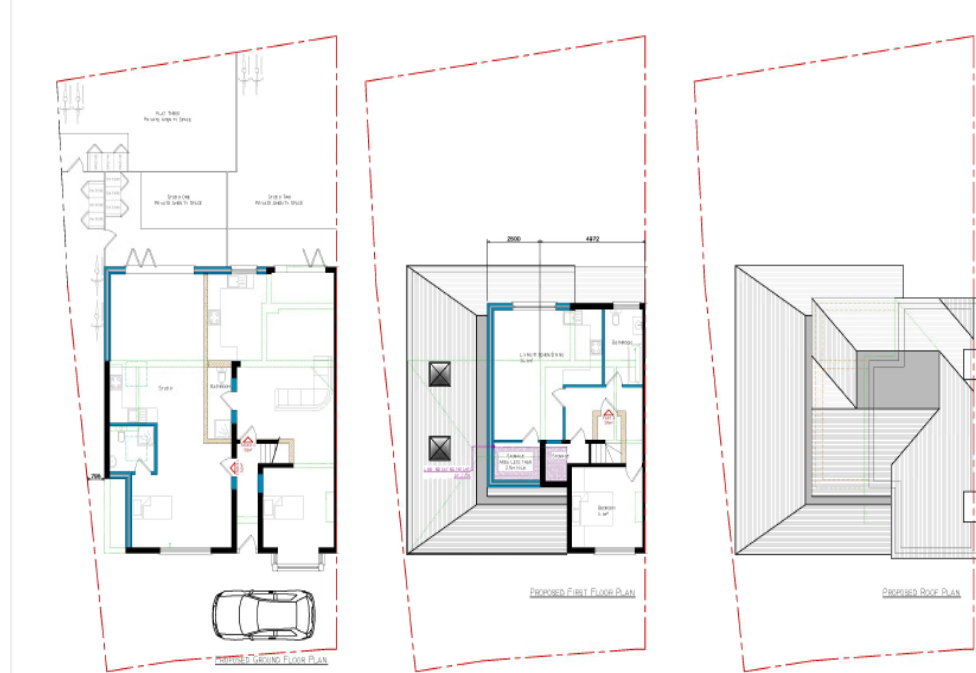


Adjoined neighbour at no.2

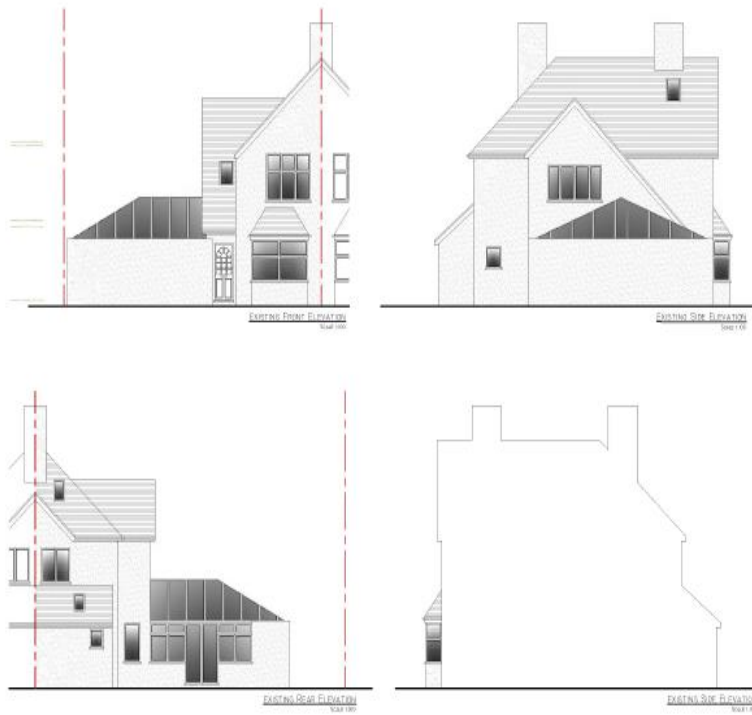
APPENDIX 4: PLANS AND ELEVATIONS



Existing Plans



Proposed Plans



Existing elevations



Proposed elevations

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