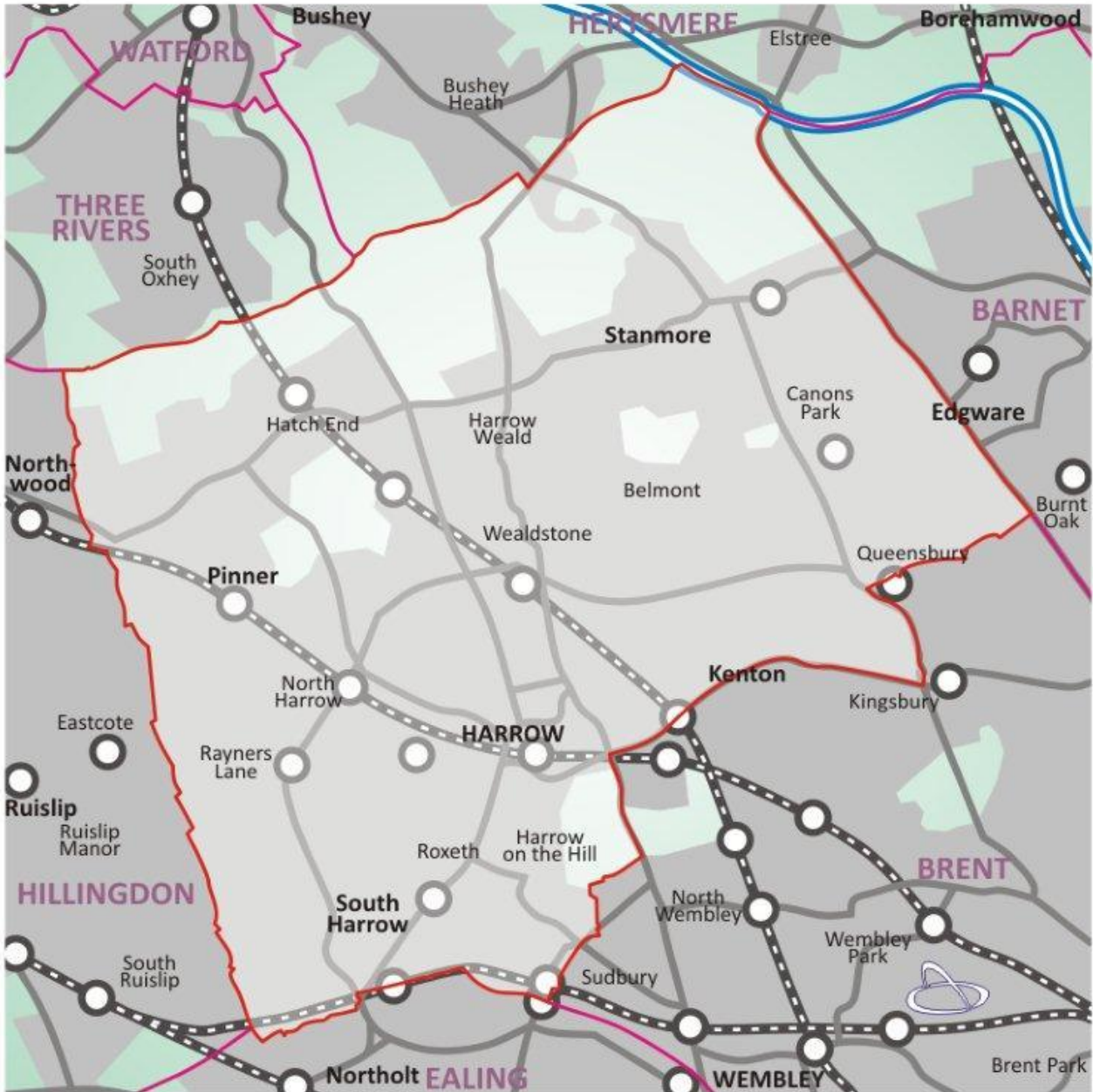
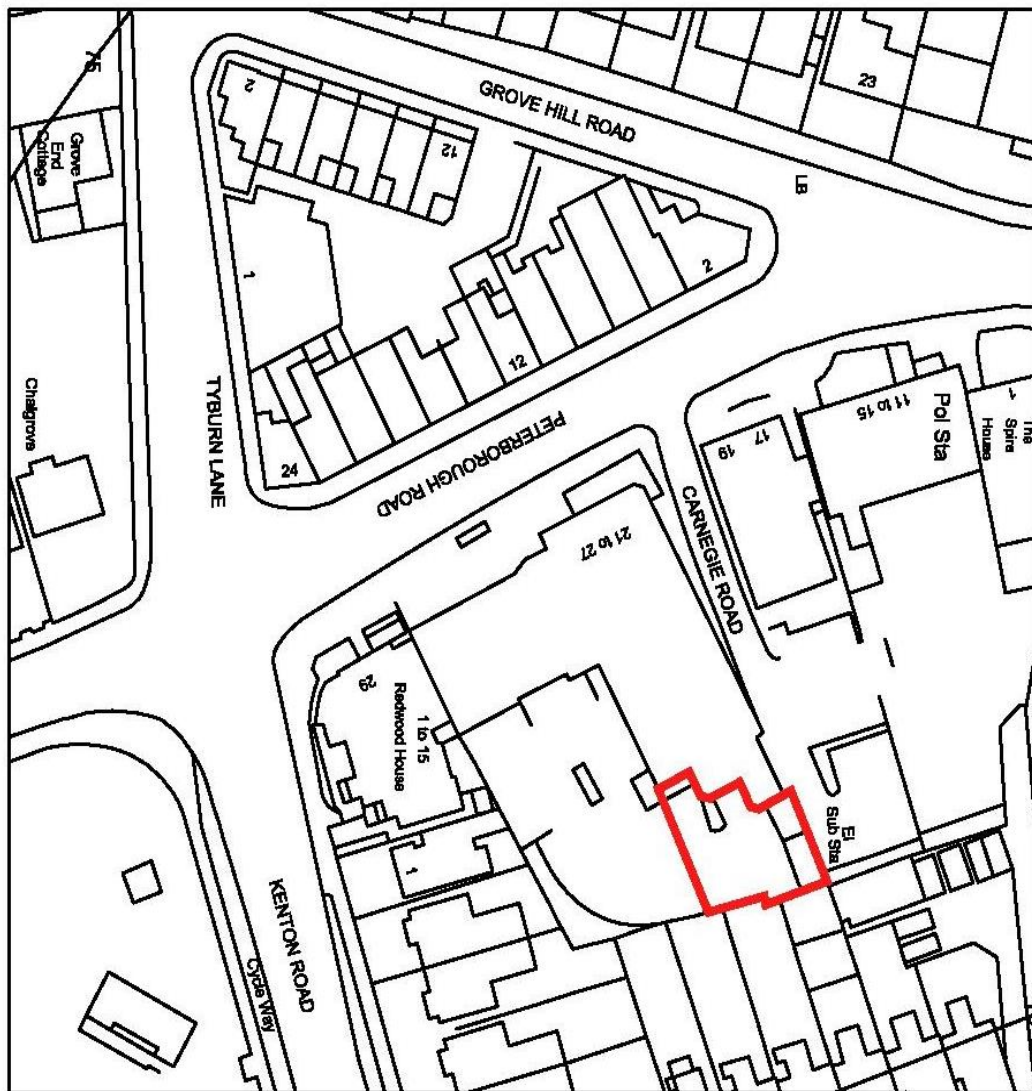


HARROW MAP



Location Plan

SITE LOCATION PLAN
CARNEGIE HOUSE
HARROW HA1 2AJ



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st March 2018

APPLICATION NUMBER: P/5102/17
VALIDATE DATE: 24/11/2017
LOCATION: CARNEGIE HOUSE, 21 PETERBOROUGH ROAD
WARD: GREENHILL
POSTCODE: HA1 2AX
APPLICANT: PINEHILL CAPITAL S.A
AGENT: DELTA ARCHITECTS
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 15/01/2018

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.

Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage.

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - ii) Prior to Occupation of the Development notify all prospective owners, residents, occupiers or tenants of the Units of the Development that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
 - iii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - vi) Planning Administration Fee: Payment of £500 administration fee for the monitoring and compliance of the legal agreement.

REASON FOR RECOMMENDATION

The proposed development of the site would provide investment in the Harrow Metropolitan Centre and would contribute towards the identified development plan housing delivery targets. The proposed development would refurbish an existing building with high quality materials and enhance the appearance of the building in the public realm. The scale of the extensions to the building are considered to be proportionate and appropriate, given the proposed refurbishments to the property, the appropriate siting of the extensions and the high quality finish to the building the proposals would provide.

The layout of the units would provide high quality living space within a sustainable town centre location and the development would not adversely impact the amenities of surrounding occupiers or highway safety and convenience.

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

RECOMMENDATION B

That if, by 24th April 2018 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason.

The proposed development, in the absence of a legal agreement for the restriction of resident parking permits, would fail to comply with the requirements of policies 7.4.B and 7.5 of The London Plan 2016 and policy CS1.J of the Harrow Core Strategy 2012 and Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

INFORMATION

This application is reported to Planning Committee as it would provide in excess of 2 residential units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£23,660.00
Local CIL requirement:	£74,360.00

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National 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	Carnegie House, 21 Peterborough Road
Applicant	Pinehill Capital S.A
Ward	Greenhill
Local Plan allocation	N/A
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	N/A

Transportation		
Car parking	No. Existing Car Parking spaces	51
	No. Proposed Car Parking spaces	None
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	12
	Cycle Parking Ratio	1.7
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Harrow on the Hill Station
	Bus Routes	Several
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	Double Yellow Lines at the front
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	Single/Double Yellow Lines
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Refuse storage will be located at the ground floor

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	No

Housing		
Density	Proposed Density hr/ha	322
	Proposed Density u/ph	921
	PTAL	6a
	London Plan Density Range	
Dwelling Mix	Studio (no. / %)	Not applicable.
	1 bed (no. / %)	3 No. / 43%
	2 bed (no. / %)	1 No. / 14 %
	3 bed (no. / %)	3 No / 43%
	4 bed (no. / %)	Not applicable.
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	100%
	Commuted Sum	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Yes

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.2 The application premises is a four storey building on the west side of Peterborough Road, Harrow, and near to Harrow-on-the-Hill station. The building has recently been converted to flats under the prior approval scheme.
- 1.3 Principal pedestrian access is at the front from Peterborough Road and has both steps and a ramp.
- 1.4 The building contains an 'undercroft' car park and hard-surfaced car park at the rear, with access from Peterborough Road.
- 1.5 The site has a public transport accessibility level (PTAL) of 6a and it is less than 400m from Harrow-on-the-Hill station.
- 1.6 The site is not located in a Conservation Area and has no other statutory designations.

2.0 PROPOSAL

- 2.1 It is proposed to extend to the east of the existing building on the site to Provide additional floorspace for seven new residential units.
- 2.2 The proposed extension would have a 'straight' front elevation, and mirror the existing elevations of the main building with a brick finish to match. The extension would have a width of 16m and a length of 19.50m at its deepest. The height would be 15.30m and 11.50m and would feature a flat roof.
- 2.3 The extension would be from the first floor to fourth floor therefore the ground floor element of the existing building would remain in use for access to the car park and rear access. Access to the units would be provided from the existing rear via the communal access point and the stair core.
- 2.4 Each of the units would have external amenity space in the form of a balcony and together with dual aspects to the south and north.

3.0 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/1519/14	Conversion Of Offices (Class B1A) To Forty Eight Self-Contained Flats (Class C3) (Prior Approval Of Transport & Highways Impacts Of The Development And Of Contamination Risks And Flooding Risks On The Site).	Granted (04/06/2014)
LBH/41991	Ground floor condenser platform at rear.	Granted (04/01/1991)
LBH/36988	Four storey office building with basement and ground level car parking (revised).	Granted (12/01/1990)
LBH/32685	Four storey office building with basement and ground level car parking.	Granted (02/06/1988)
LBH/28972	Removal of condition no.13 of planning permission LBH/22354w dated 27/1/83.	Granted (19/12/1985)

LBH/23005	Details pursuant to planning permission LBH/22354w dated 27/1/863 for office building and parking.	Granted (14/04/1983)
LBH/22354	Outline: three and four storey office building with parking including basement.	Granted (27/01/1983)
LBH/10436/3	Change of use of second floor from dental to residential.	Granted (14/09/1978)
LBH/10436/2	Change of use of first floor from dental surgery to office.	Granted (25/05/1978)
LBH/10436/1	Change of use of ground floor dental surgery to offices.	Refused (19/08/1976)
LBH/10436	Change of use from dental surgeries to office.	Refused (12/11/1974)
HAR/8363/D	Erection 2 floor addition main off building 1 st floor outhouse.	Refused (19/05/1964)
HAR/8363/C	Erection 2 floor addition to main building to out-house.	Refused (16/03/1964)
HAR/8363/B	Erect 7 lock-up garages	Granted (16/09/1963)
HAR/17473/C	Erection 6 flats 6 garages (outline)	Granted (24/04/1962)
HAR/17473/B	Erection 6 flats 6 garages (outline)	Granted (10/01/1962)

4.0 Consultation

- 4.1 A total of 123 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 15.12.2017.

4.3 Adjoining Properties

Number of letters Sent	123
Number of Responses Received	7
Number in Support	0
Number of Objections	6
Number of other Representations (neither objecting or supporting)	1

4.4 A summary of the notification responses received along with the Officers comments are set out in the table below.

Neighbour	Summary of Comments	Officer Comments
16 and 21 Carnegie House 15 Spire House 11-15 Peterborough Road Flat 2 and Flat 9 Redwood House	Floor plans are not clear and the construction period will create noise and dust disturbance.	Floor plans submitted are sufficient to identify the nature of the proposals and to allow the Officers to come to a decision. Matters to do with noise and dust from the construction works are not planning considerations and an informative is attached to this permission to address this.
	Too many construction work going on in the area and this will obstruct views.	The obstruction of views as a result of building works are not planning considerations. The considerate contractors code, through building control, places a requirement for developers to carry out their work with consideration of surrounding circumstances, including residential amenity, and maintaining the state and condition of the public realm.
	Car parking will be	An informative is

	obstructed.	attached to address this issue.
	Overlooking to balcony	Addressed in section 7 below

4.5 Statutory and Non Statutory Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections subject to cycle storage and restriction on parking permits	Noted
LBH Drainage	No comments received	N/A
LBH Waste Management Policy Officer	No comments received	N/A

5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP], the Draft London Plan (2017) 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 The Draft new London Plan was published on 29th November 2017. The current 2016 London Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions. It gains more weights as it moves through the process to adoption and the weight given to it is a matter for the decision maker. The Draft London Plan consultation takes place

between 1 December 2017 and 2 March 2018, prior to Examination in Public in Autumn 2018 and that at this stage carries limited weight.

5.5 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.

5.6 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of Development
- Regeneration
- Design, Character and Appearance of the Area
- Refuse and Servicing
- Residential Amenity
- Internal Layout
- Impact on neighbouring properties
- Traffic, Safety and Parking
- Accessibility
- Sustainability

6.2 Principle of Development

6.2.1 The National Planning Policy Framework sets out a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three tenets of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements continues to advocate that new development should firstly be directed towards previously developed land, recognising that “sustainable development” should make use of these resources first. The adopted Harrow Core Strategy 2012 sets out the spatial vision for the borough and along with the London Plan, identifies the Harrow and Wealdstone area and the corridor between these areas as an Intensification Area which should be the focus for regeneration, providing a significant portion of new development in the borough, including almost half of all new homes over the plan period. The Harrow and Wealdstone area has been identified as an Intensification Area in recognition of the ability of this area to deliver the highest levels of “sustainable development” in terms of the available infrastructure and contribution that pooled resources can make to infrastructure in this area.

6.2.2 The development would take place on previously developed land which, subject to appropriate impacts on the character and appearance of the area which are considered further below, is also supported by adopted policy, providing more effective and efficient use of land.

- 6.2.3 The proposed development would provide a driver for future investment in the town centre and would accord with the strategic aims of the Core Strategy in enhancing the vibrancy of the area and contribute towards the housing targets for the borough identified within the development plan.
- 6.2.4 Planning permission P/1519/14 was granted for the conversion of the building to accommodate flats and as such it is considered that the principle of provision of flats is already established and there has been no major policy change. On this basis, the proposal to develop this site is considered to be acceptable in principle. Accordingly, it is considered that the proposed development would accord with the strategic spatial strategy for the borough outlined in the Core Strategy in providing additional housing in the borough within a highly sustainable location and encouraging investment in the Harrow and Wealdstone Intensification Area (HWIA) and Harrow town centre, in accordance with policies 3.4 and 3.8 of The London Plan 2016, policies CS1.A and CS2.C of the Harrow Core Strategy 2012, policy DM1 of the Development Management Policies Local Plan (2013), and policy AAP1 of the emerging Harrow and Wealdstone Area Action Plan Development Plan Document (AAP).

6.3 Regeneration

- 6.3.1 The proposed development of the site would provide investment in the Harrow Metropolitan Centre and would contribute towards the identified development plan housing delivery targets. The scale of the extensions to the building are considered to be proportionate and appropriate, given the proposed refurbishments to the property, the appropriate siting of the extensions and the high quality finish to the building the proposals would provide.
- 6.3.2 The layout of the units would provide high quality living space within a sustainable town centre location and the development would not adversely the amenities of surrounding occupiers or highway safety and convenience.

6.4 Design, Character and Appearance of the Area

- 6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- 6.4.2 Core Policy CS1.B specifies that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.’
- 6.4.3 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.”

- 6.4.4 The surrounding area has a strong urban character, without any significant coherence or commonality of design along the eastern side of Peterborough Road, with a mixture of office, retail and residential accommodation on the upper floors. Further east of the site is mainly residential accommodation. Within the immediate area, the differences in form and design of these buildings is indicative of the variances in the built form in the locality. In close proximity to the site, these buildings nonetheless serve to contextualise the development site. The building on the application site itself also appears as a landmark, given its scale in the context of the neighbouring two to three-storey scale buildings within its close proximity.
- 6.4.5 The proposed extension would be subordinate to the existing building in terms of height, bulk and scale; the proposed four storey extension would add an additional 676sqm of floor space. In this respect it is considered that the proposed addition would be satisfactory. Further, its location together with its design appearance would ensure the proposed extensions would preserve the character of the host building.
- 6.4.6 The elevations of the building on the application site has brickwork and large metal frame windows with colour glazed panels between the floors. The proposed side extension would replicate the design features of the existing building and as such it is considered that the addition would not detract from the overall appearance of the building.
- 6.4.7 The applicant has indicated in the submitted Design and Access Statement that careful consideration has gone into the design ethos of the development proposals.
- 6.4.8 The set down of the three storey element of the extension would ensure the overall mass and scale of the building would not appear overbearing or dominant.
- 6.4.9 The three and four-storey scale of the proposed building, in the context of the significant improvements to the building fabric and its appearance and the material treatment of this extension is considered to be appropriate. It is considered that the development would provide a driver for other similar high quality developments within the Harrow and Wealdstone Intensification Area and would accord with policies 7.4.B and 7.6.B of The London Plan 2016, policy CS1.A/B of the Harrow Core Strategy 2012, Policy DM1 of the Development Management Policies Local Plan (2013), and policies AAP1, AAP4 and AAP7 of the AAP.

6.5 Refuse and Servicing

- 6.5.1 Policies DM26 and DM45 of the DMP requires 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”. Further policy DM45 states that the onsite provisions must ensure satisfactory access for collectors and

where relevant, collection vehicles. The proposal demonstrates that waste and recycling facilities for the residential units would be located within a secure location near the access lane to the property. The proposed plans indicate a satisfactory level of refuse facilities for the flats, and the proposed location is considered acceptable.

- 6.5.2 In conclusion, the proposed development would provide a good quality development on the site. The contemporary design of the building would add positively to the built form, setting out a high quality contemporary design that other developments in the town centre will set as a standard. It is considered that the development proposal does not detract from the design of the existing building and would accord with policies 7.4.B and 7.6.B of the London Plan 2016, policy CS1.B of The Harrow Core Strategy 2012 and policy DM1 of the Development Management Policies Local Plan 2013.

7.0 Residential Amenity

Residential Amenity of Future Occupiers

- 7.1.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 7.1.2 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 7.1.3 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people’s needs.
- 7.1.4 To the east and south of the site the proposals would face the rear gardens of properties in Kenton Avenue and Kenton Road but due to the distance and lack of any windows, the extension would have no impact on the amenities of these properties by way of overbearing, overlooking or overshadowing issues. It is noted that an objection was raised regarding possible overlooking to a balcony, however it is considered that the existing building already features large windows facing this balcony therefore the level of overlooking because of the introduction of new windows would not be worse than what is currently being experienced.
- 7.1.5 To the north, the application site would face a commercial building and the windows to the side extension would be overlooking a car park therefore there will be no impact on this neighbouring building in terms of overlooking.
- 7.1.6 The proposed residential units would be set a significant distance from the residential properties and as such would not result in any overlooking of these properties.

7.1.7 As such, it is considered that the proposed development would not adversely affect the amenities of any of the neighbouring occupiers, thereby accoding with policy 7.6.B of The London Plan 2016 and policy DM1 of the DMP.

7.2 *Layout and Future Occupiers*

7.2.1 The site is located in a town centre location and the surrounding land uses would not adversely affect the amenities of the future occupiers of the units. All of the proposed residential units would be dual-aspect and would provide good levels of outlook from all of the habitable rooms

7.2.2 Each of the proposed units would meet and exceed the minimum space standards set out in the London Plan and Harrow's adopted SPD: Residential Design Guide 2010. The floor areas would be 1Bed flats: 66sqm GIA each, 2Bed flat: 83sqm GIA, 3Bed flat: 123sqm GIA each. Good levels of external amenity spaces would be provided for each of the units.

7.2.3 The proposed development would provide a high quality layout and design and care has been taken to ensure the privacy and amenities of all occupiers would not be compromised. Accordingly, it is considered that the proposed development would accord with policy 7.6.B of The London Plan 2016 and policy DM1 of the Development Management Plan.

7.3 **Traffic, Safety and Parking**

7.3.1 The site already benefits from car parking spaces and as such the development does not propose any additional car parking spaces within the site for use by the proposed residential units. It is considered that a car free development in this location is acceptable due to the Town Centre location.

7.3.2 The Highway Authority have commented on the application and in recognition of the high PTAL level of the site of 6a, it is considered that a car free development will be acceptable. In order to encourage more sustainable modes of travel, cycle storage has been provided onsite and is considered acceptable. In addition, and although unlikely, in order to ensure no adverse impact on the controlled parking areas in the locality, a S106 agreement and condition is attached to ensure no residents are eligible for on-street parking permits unless registered disabled.

7.3.3 No information has been provided regarding the management of the existing car parking and as such the submission of a Travel Plan is required by way of a condition of approval. Further, the Highways have commented that given the physical site constraints and the traffic sensitivity of the site location, a construction management plan would need to be secured via planning condition to help ensure minimal disruption to the local public realm.

7.3.5 Subject to a S106 agreement and condition, it is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

8.0 Accessibility

- 8.1.1 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan 2016 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.
- 8.1.2 Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes. Supplementary Planning Document Accessible Homes 2010 (SPD) outlines the necessary criteria for a 'Lifetime Home'.
- 8.1.3 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.
- 8.1.4 No details have been submitted with this application to address the requirements of the above.
- 8.1.6 However, a condition of approval will ensure that the proposed development would meet regulation M4 (2) of the building Regulations as demonstrated on the proposal plans, which would secure an appropriate standard for future occupiers and make the units accessible to all.
- 8.1.7 Accordingly, subject to compliance with this condition, it is considered that the proposed accommodation would be satisfactory and as such would comply with policy 3.5 of The London Plan (2016), standard 5.4.1 of the Housing SPG (2012).

9.0 CONCLUSION AND REASONS FOR APPROVAL

- 9.1 The proposed development would provide investment into this prominent site within Harrow town centre. The development would deliver seven new residential units on the site. The development would not adversely affect neighbouring amenity, whilst providing high quality town centre living space.
- 9.2 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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: 100A, 101, 102, 103, 104A, 105A, 106A, 108A, 107A, Design and Access Statement

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

3. Materials

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below shall be submitted to, provided on site, and agreed in writing by, the local planning authority:

facing materials for the building, including brickwork and spandrel detail;
windows/ doors;
boundary fencing including all pedestrian/ access gates;
external materials of the proposed cycle storage.

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

4. Details of windows and doors

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted details of the following shall be submitted to and approved in writing by the Local Planning Authority:

i) detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations;
ii) sections and elevations of the parapet detail and roofline of the proposed building.

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

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

5. Construction Method Statement & Logistics Plan

Prior to commencement of the development hereby permitted, a Construction Method Statement & Logistics Plan shall be submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) detailed timeline for the phases and implementation of the development;
- b) demolition method statement;
- c) the parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) measures to control the emission of dust and dirt during construction; and
- g) scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and highway safety. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

6. Travel Plan

Prior to commencement of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details from the commencement of the use on site and retained thereafter.

REASON: To safeguard the amenities of neighbouring residents and to ensure that highway safety is not prejudiced. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

7. Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of the flats, details of secured cycle storage shall be submitted to the Local Planning Authority for approval. The cycle storage thus approved shall be carried out and implemented in full on site in accordance with the approved details and shall be retained as such thereafter.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan

(2016) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

8. Refuse storage

Prior to commencement of the development hereby permitted details of the appearance including materials of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse bins shall be stored at all times in the designated refuse storage area, as shown on the approved drawing plans.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

9. Building Regulations

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

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards in accordance with policies 3.5 and 3.8 of The London Plan 2016, policy CS1.K of The Harrow Core Strategy 2012 and policies DM1 and DM2 of the Development Management Policies Local Plan 2013.

10. Communal Facilities for Television Reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. 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 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.

11. Building appearance

Any, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the building shall be installed in accordance with details to be submitted to the Local Planning Authority to be agreed in writing.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials.

12. Secure by design

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

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

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2012)

The London Plan 2016

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
3.9 Mixed and balanced communities
5.3 Sustainable Design and Construction
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture

The Draft London Plan (2017):

Policy D1 London's form and characteristics
Policy D2 Delivering Good Design
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards
Policy D5 Accessible Housing
Policy H2 Small Sites
Policy H12 Housing Size Mix
Policy SI13 Sustainable Drainage
Policy T3 Transport Capacity, Connectivity and Safeguarding
Policy T4 Assessing and mitigating Transport Impacts

Policy T5 Cycling
Policy T6 Car Parking
Policy T6.1 Residential Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 – Achieving a High Standard of Development Policy
DM 2 – Achieving Lifetime Neighbourhoods Policy
DM 9 - Managing Flood Risk Policy
DM 10 – On Site Water Management and Surface Water Attenuation
Policy DM 11 – Protection and Enhancement of River Corridors and Watercourses
Policy DM 12 – Sustainable Design and Layout
Policy DM 24 – Housing Mix
Policy DM 27 – Amenity Space Policy
Policy DM 42 – Parking Standards
Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document: Sustainable Building Design (2010)
Supplementary Planning Document: Garden Land Development (2013)
The London Plan Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

2. Considerate Contractor Code of Practice

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

3. Party Wall Act:

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

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

Procedures under this Act are quite separate from the need for planning

permission or building regulations approval.

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4. Compliance with planning conditions

IMPORTANT: Compliance with Planning Conditions Requiring Submission and Approval of Details before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5. London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £23,660.00 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

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

Your proposal is subject to a CIL Liability Notice indicating a levy of £23,660.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 676sqm

You are advised to visit the [planningportal](http://www.planningportal.gov.uk) website where you can download the appropriate document templates.

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

6. Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been

examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are: £74,360.00

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 contribution for this development is £74,360.00

7. Site notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

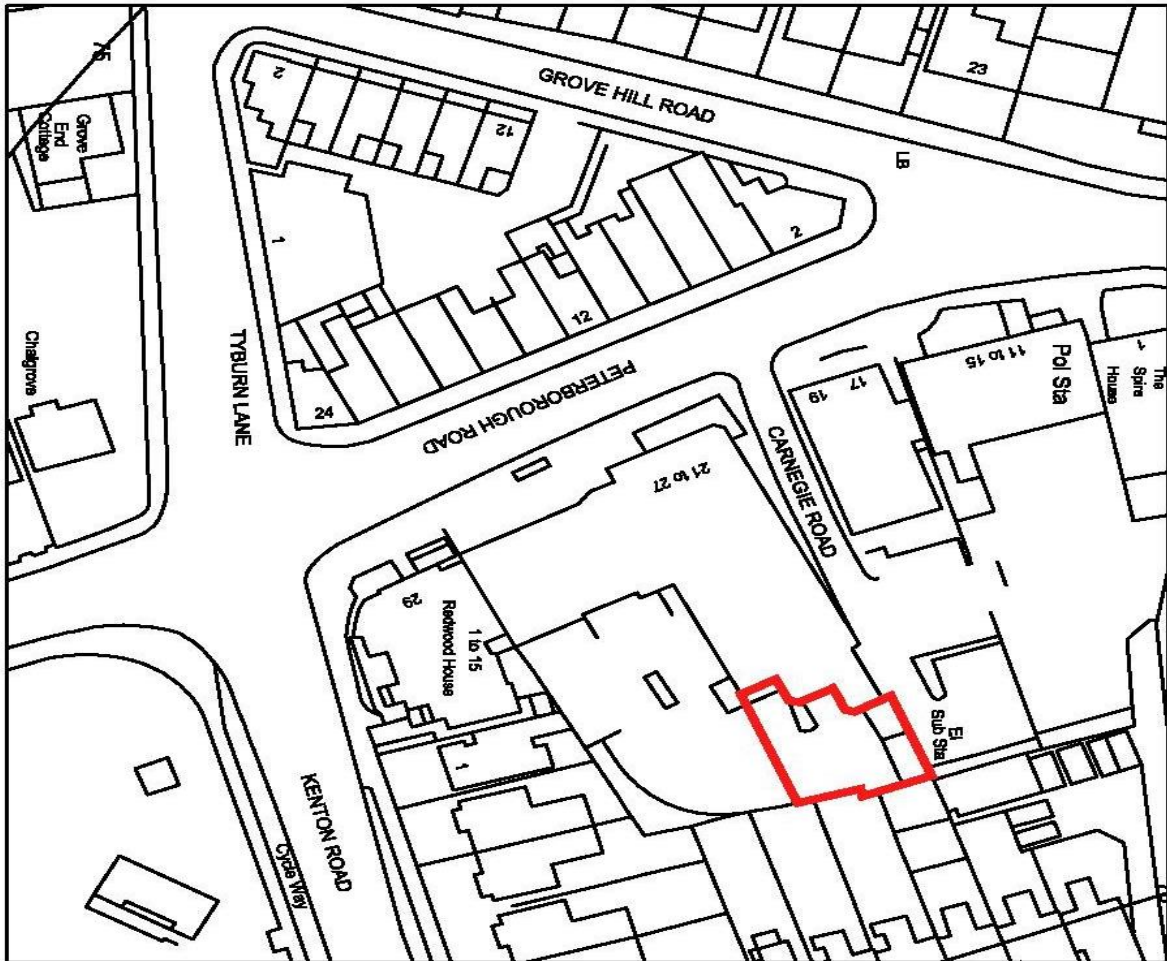
8. Street numbering

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

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Looking from the Town Centre



Three and four storey buildings on Peterborough Road



The site with Carnegie Road leading to extension



The extension will be here





Showing car par at rear of building



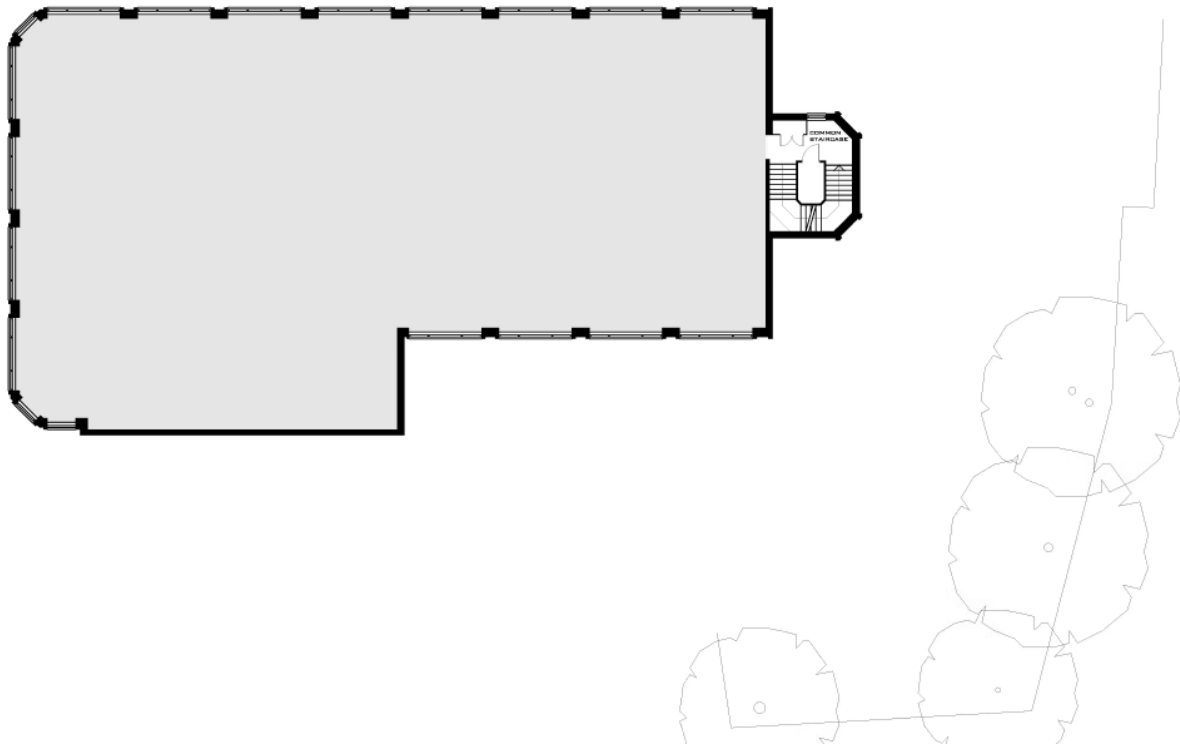


Car park

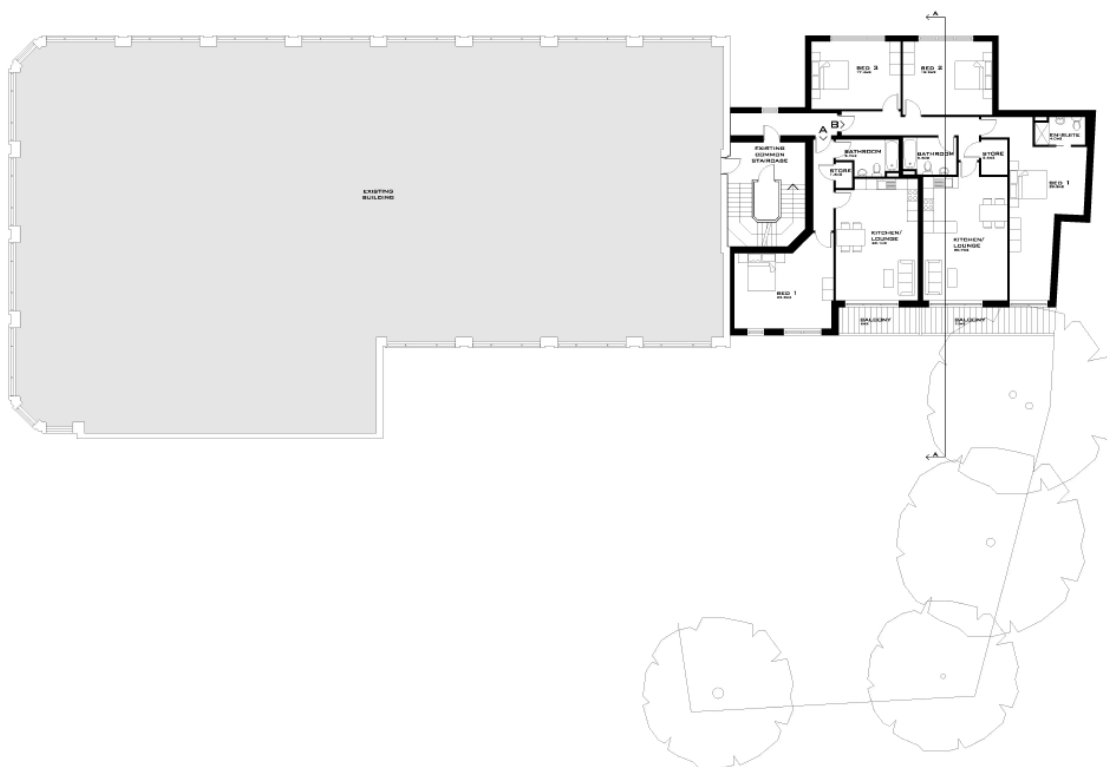




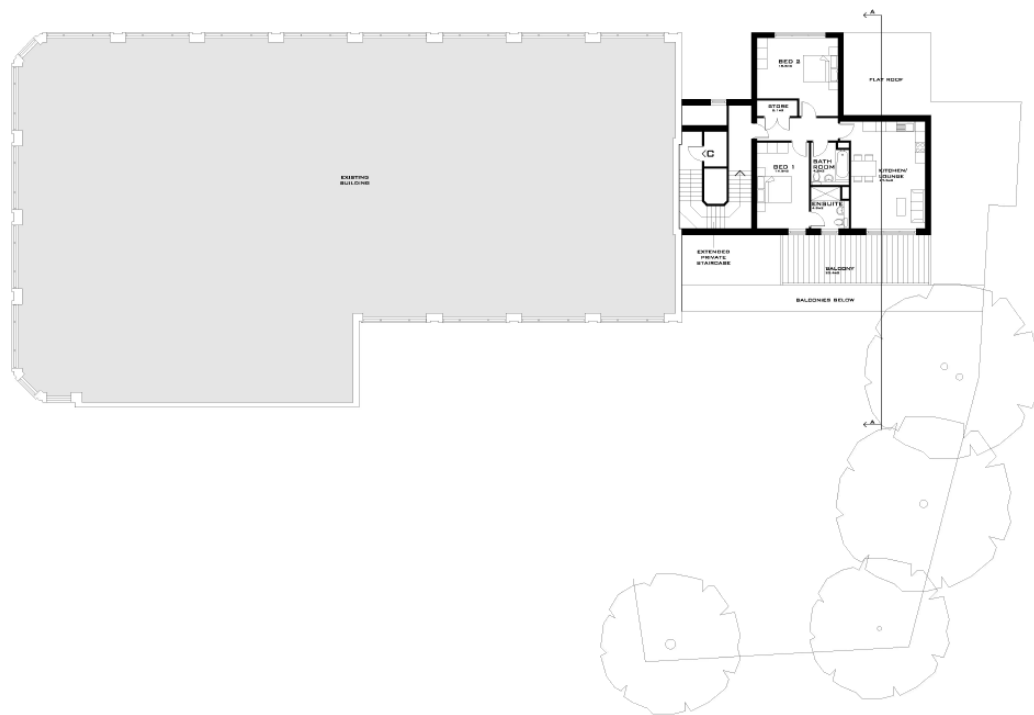
Existing 1st-3rd Floor Plan



Proposed 1st-3rd Floor Plan



Proposed 4th Floor Plan



Existing Elevations



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



Proposed Elevations



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION

Proposed Section A-A



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