

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 21st March 2018

1/01	<p>Page 8 ADD the following text within the Background section:</p> <p><i>‘At the meeting on 21st February 2018, the Committee resolved to GRANT planning permission for this development subject to:</i></p> <ul style="list-style-type: none"> <i>a) More detailed information regarding the availability of parking spaces for affected business and feedback from local supermarkets about the availability of parking spaces in their car parks; and</i> <i>b) The viability of the affordable housing</i> <p><i>This report has been prepared to provide the further information requested by the Committee on those two specific issues.’</i></p> <p>Page 13, paragraph 1.3 REMOVE reference to 30 which appears twice and REPLACE with ‘49’</p> <p>Page 44 under the following paragraphs REMOVE reference to ‘2’ affordable dwellings with ‘4’: Paragraphs 6.4.3, 6.4.4 & 6.4.14</p> <p>Page 44 paragraph 6.4.14 REMOVE ‘rented (London affordable rent and intermediate)’</p> <p>Page 9 under GLA Community Infrastructure Levy REPLACE ‘£73,230.50’ with ‘£64,893.50’</p> <p>Page 9 under Local Cil requirement REPLACE ‘£230,153.00’ with ‘£203,951.00’</p> <p>Page 73 Informative 8 (Mayoral Cil) REMOVE ‘£73,230.50’ and REPLACE with ‘£64,893.50’</p> <p>Page 73 Informative 9 (Harrow Cil) REMOVE ‘£230,153.00’ and REPLACE with ‘£203,951.00’</p>
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	<p>Page 11, Planning Application Fact Sheet. Under dwelling mix REMOVE reference to 10% of Affordable Housing and REPLACE with 20%.</p>
<p>1/02</p>	<p><u>Addendum Item 1:</u></p> <p>Update on Ministry of Defence Objection:</p> <p>The Ministry of Defence continues to object to the proposed development, both in relation to the Detailed Application and the Outline Element.</p> <p>With regard to the Detailed Application Element, the applicant has reduced the overall height of this by 0.39m. This would therefore accord with the thresholds set by the MoD with regard to this element. However, as revised plans (at the time of writing this addendum) have not been re-consulted on, the objection remains. The revised plans are included within the plan list and conditions as part of this addendum. Accordingly, any reference to the maximum height of this being 93.70m should now be referred to as 90.7m.</p> <p>The applicant's technical expert (Page & Power) is still in ongoing discussions with the Ministry of Defence regarding the data that sits behind the objection to the scheme, specifically in relation to the Outline Element. It is the opinion of Page & Power that the Ministry of Defence has used incorrect data in arriving at the points within the Outline Element, which in their opinion, fail to accord with the relevant safeguarding measures for the Airport. Accordingly, the heights provided as the 'acceptable thresholds' are therefore lower than they ought to be, which results in the Outline Element breaching these heights. In the event that the calculations Page & Power have put forward are accepted, then the heights as specified within the Officers Report would be accurate, and any forthcoming Reserved Matters application would need to comply with those heights as set.</p> <p>In the event that the submitted calculations of Page & Power are incorrect, then the Outline Element would require an amendment to bring the heights down. In any such event, the proposed development would not be able to be granted planning permission, and would need to be reported back to the Planning Committee.</p> <p>A change to the heights away from what is submitted may potentially impact on: the Financial Viability of the scheme, housing quantum, design and residential amenity.</p> <p><u>Addendum Item 2:</u></p> <p><u>Affordable Housing Update:</u></p> <p>The independent review of the scheme concludes that the assumptions of the applicants Financial Viability Assessment are generally sound. The independent review did note that there are some areas that could be adjusted. However, notwithstanding any of the suggested adjustments, the proposed development would continue to run at a deficit.</p> <p>A review mechanism was encouraged, and this has been included within the conditions and shadow S.106 obligations</p>

Addendum Item 3:

Air Quality Assessment Update:

A condition has been imposed to ensure that further information is provided in relation to the Air Quality concerns; which will require details of further mitigation measures.

Addendum Item 4:

Typographical Errors within the Officer Report:

- Part 1, page 1: The table refers to 241 social rent, this is not correct 241 is the total affordable housing including shared ownership (216 SR & 25 Shared Ownership)
- Part 1, page 7 (under building development): 3 units are wheelchair not 4 in plot C.
- Part 1, page 8 (under building development): plot E provides 4 two storey dwellings and 4 three storey dwellings (the latter with accommodation in the roofspace) not 8 two storey dwellings.
- Part 2, Under Residential Quality, paragraph 11.27: last line should read Where there are more flats providing, at least two flats lifts are provided.
- Paragraphs 13.17 and 13.20 references to wintergardens, should instead be recessed balconies.
- Pg 110 and p174 the table with outline buildings heights shows height for block G as 93.70m. this has been amended in the plans and reduced the height to 90.7m (as per the Pager Power Conical surface clearance report)
- Paragraph 9.8: at one point affordable housing 42% another 43%. It is 43%.
- Paragraph 11.21 refers to playspace inside community centre. The MUGA is now proposed outside of the Community Centre.

Addendum Item 5:

Conditions & Informatives:

Please find attached conditions & informatives in relation to the proposed scheme.

1	* Development pursuant to the Detailed Element shall be begun not later than three years from the date of this Permission. REASON: In order to comply with Section 91 of the Town and Country Planning Act 1990.
2	** Development pursuant to the Outline Element shall be begun no later than two years from the final approval of reserved matters for each phase of the development. REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.
3	** Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is

	<p>commenced:</p> <ul style="list-style-type: none"> - layout - scale - appearance - landscaping <p>REASON: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
4	<p>** No application shall be submitted later than five years following the date of this permission for the approval of Reserved matters in respect of all the built accommodation in the development hereby permitted.</p> <p>REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.</p>
5	<p>* The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>1645_DWG_PL_00_001-PL1 Site Location Plan: 1645_DWG_PL_00_030-PL1 Existing Site Section A-A: 1645_DWG_PL_00_050-PL1 Existing Site Elevation 01: 1645_DWG_PL_00_051-PL1 Existing Site Elevation 02: 1645_DWG_PL_00_052-PL1 Existing Site Elevation 03: 1645_DWG_PL_00_060-PL1 Existing Resi Form Plan: 1645_DWG_PL_00_100-PL2 Illustrative Masterplan: 1645_DWG_PL_CDE_00_200-PL1: Plot 02 Blocks CDE Ground Floor Plan: 1645_DWG_PL_CDE_00_201-PL1: Plot 02 Blocks CDE First Floor Plan: 1645_DWG_PL_CDE_00_202-PL1: Plot 02 Blocks CDE Second Floor Plan: 1645_DWG_PL_CDE_00_203- PL1: Plot 02 Blocks CDE Third Floor Plan: 1645_DWG_PL_CDE_00_204-PL1: Plot 02 Blocks CDE Fourth Floor Plan: 1645_DWG_PL_CDE_00_205-PL1: Plot 02 Blocks CDE Fifth Floor Plan: 1645_DWG_PL_CDE_00_206-PL1: Plot 02 Blocks CDE Sixth Floor Plan: 1645_DWG_PL_CDE_00_207-PL1: Plot 02 Blocks CDE Roof Plan:</p> <p>1645_DWG_PL_CDE_00_230-PL1: Plot 02 Blocks CDE Section AA:</p> <p>1645_DWG_PL_CDE_00_231-PL1: Plot 02 Blocks CDE Section BB:</p> <p>1645_DWG_PL_CDE_00_250-PL2: Plot 02 Blocks CDE Proposed East Elevation: 1645_DWG_PL_CDE_00_251-PL2: Plot 02 Blocks CDE Proposed North Elevation: 1645_DWG_PL_CDE_00_252- PL2: Plot 02 Blocks CDE Proposed South Elevation: 1645_DWG_PL_CDE_00_253-PL2: Plot 02 Blocks CDE Proposed North Elevation: (Courtyard): 1645_DWG_PL_CDE_00_254-PL2: Plot 02 Blocks CDE Proposed West Elevation (Courtyard): 1645_DWG_PL_CDE_00_255-PL1: Plot 02 Blocks CDE Proposed South Elevation (Courtyard): 1645_DWG_PL_CDE_00_500-PL2:</p>

		<p>Plot 02 Blocks CDE Proposed Internal Refuse & Cycle Store Plan & Section: 1645_DWG_PL_CDE_00_501-PL2: Plot 02 Blocks CDE Proposed External Bin & Cycle Stores Plan, Section & Elevation: 1645_DWG_PL_00_130-PL2: Proposed Site Section AA: 1645_DWG_PL_00_131-PL2: Proposed Site Section BB: 1645_DWG_PL_00_132-PL2: Proposed Site Section CC: 1645_DWG_PL_00_133-PL2: Proposed Site Section DD: 1645_DWG_PL_00_140-PL1: Proposed Site Elevation 01: 1645_DWG_PL_00_141-PL1: Proposed Site Elevation 02: 1645_DWG_PL_00_142-PL1: Proposed Site Elevation 03: Affordable Housing Statement (DPP): Air Quality Assessment (Peter Brett Associates): Arboricultural Impact Assessment (Indigo Surveys): Daylight and Sunlight Report (CalfordSeadon): Design and Access Statement (Hawkins Brown): Design Code (Hawkins Brown): Development Phasing and Housing Decant Method Statement (LB Harrow): Energy and Sustainability Statement (Peter Brett Associates): Ground Contamination Report (Peter Brett Associates): Financial Viability Assessment (Redloft): Flood Risk Assessment (Peter Brett Associates): Foul Water and Utilities Assessment (Peter Brett Associates): Landscaping Strategy (Grant Associates): Noise Impact Assessment (Peter Brett Associates): Operational Waste Strategy and Construction Site Waste Management Plan (Peter Brett Associates): Statement of Community Involvement (DPP): Transport Assessment (Milestone Transport Planning): Travel Plan (residential and non—residential) Milestone (Transport Planning)</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>
6	**	<p>The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>1645_DWG_PL_00_160-PL2 Parameter Plan Existing Building and Site Levels: 1645_DWG_PL_00_161-PL2 Proposed Parameter Plan Proposed Development Zones: 1645_DWG_PL_00_162-PL2 Proposed Parameter Plan Proposed Phasing Plan: 1645_DWG_PL_00_163-PL2 Proposed Parameter Plan Proposed Ground Levels: 1645_DWG_PL_00_164-PL2 Proposed Parameter Plan Access and Circulation Plan: 1645_DWG_PL_00_165-PL2 Proposed Parameter Plan Existing Tree Protection Plan: 1645_DWG_PL_00_166-PL2 Proposed Parameter Plan Location of Non Residential Uses: 1645_DWG_PL_00_167-PL2 Proposed Parameter Plan Amenity Space: 1645_DWG_PL_00_168-PL2 Proposed Parameter Plan Building Heights: 1645_DWG_PL_00_130-PL2 Proposed Site Section AA: 1645_DWG_PL_00_131-PL2: Proposed Site Section BB: 1645_DWG_PL_00_132-PL2 Proposed Site Section CC: 1645_DWG_PL_00_133-PL2 Proposed Site Section DD: 1645_DWG_PL_00_140-PL1: Proposed Site Elevation 01: 1645_DWG_PL_00_141-PL1 Proposed Site Elevation 02: 1645_DWG_PL_00_142-PL1 Proposed Site Elevation 03:</p>

		<p>GRA441-AL-GE-1-001-P01 General Arrangement: GRA441-AL-GE-1-002-P01 Illustrative Masterplan: GRA441-AL-DL-1-001-P01 Finished Levels & Drainage, General Arrangement: GRA441-AL-HD-1-001-P01 Hard Landscape, General Arrangement GRA441-AL-SW-1-001-P01 Soft Landscape, Proposed Tree Planting General Arrangement: GRA441-AL-SW-1-002-P01 Soft Landscape, General Arrangement: GRA441-AL-RT-1-001-P01 Existing Tree Retention and Removal Plan:</p> <p>GRA441-AL-RT-1-002-P01 Existing Tree Retention and Protection Plan: GRA441-AL-KP-1-001-P01 Key plan: GRA441-AL-GE-2-001-P01 SITE SECTION AA: GRA441-AL-GE-2-002-P01 SITE SECTION BB: GRA441-AL-GE-2-003-P01 SITE SECTION CC: GRA441-AL-GE-2-004-P01 SECTION 01: GRA441-AL-GE-2-005-P01 SECTION 02: GRA441-AL-GE-2-006-P01 SECTION 03: GRA441-AL-GE-2-007-P01 SECTION 04: GRA441-AL-GE-2-008-P01 SECTION 05: GRA441-AL-GE-2-009-P01 SECTION 06: GRA441-AL-GE-2-010-P01 SECTION 07: GRA441-AL-RT-2-001-P01 EXISTING TREE SECTION RT1: GRA441-AL-RT-2-005-P01 EXISTING TREE SECTION RT5: GRA441-AL-RT-2-006-P01 EXISTING TREE SECTION RT6: GRA441-AL-RT-2-007-P01 EXISTING TREE SECTION RT7: GRA441-AL-RT-2-008-P01 EXISTING TREE SECTION RT8: 1645_DWG_PL_00_001-PL1, Site Location Plan: 1645_DWG_PL_00_030-PL1, Existing Site Section A-A: 1645_DWG_PL_00_050-PL1, Existing Site Elevation 01: 1645_DWG_PL_00_051-PL1, Existing Site Elevation 02: 1645_DWG_PL_00_052-PL1, Existing Site Elevation 03: 1645_DWG_PL_00_060-PL1, Existing Resi Form Plan: 1645_DWG_PL_00_100-PL2, Illustrative Masterplan: Affordable Housing Statement (DPP): Air Quality Assessment (Peter Brett Associates): Arboricultural Impact Assessment (Indigo Surveys): Daylight and Sunlight Report (CalfordSeadon): Design and Access Statement (Hawkins Brown): Design Code (Hawkins Brown): Development Phasing and Housing Decant Method Statement (LB Harrow): Energy and Sustainability Statement (Peter Brett Associates): Ground Contamination Report (Peter Brett Associates): Financial Viability Assessment (Redloft): Flood Risk Assessment (Peter Brett Associates): Foul Water and Utilities Assessment (Peter Brett Associates): Landscaping Strategy (Grant Associates): Noise Impact Assessment (Peter Brett Associates): Operational Waste Strategy and Construction Site Waste Management Plan (Peter Brett Associates): Statement of Community Involvement (DPP): Transport Assessment (Milestone Transport Planning): Travel Plan (residential and non—residential) Milestone (Transport Planning)</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>	
7	**	Notwithstanding the phasing of the development hereby approved, a Phasing Strategy shall be submitted to, and approved in writing by, the local planning authority prior to commencement of each phase of the development hereby permitted. The Phasing Strategy	

		<p>shall be implemented as approved.</p> <p>REASON : To ensure that the development contributes adequately towards the mitigation of the impacts of the development.</p>	
	8	<p>** Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping shall be accompanied by a Design Audit. The Design Audit submitted shall set out (as appropriate) how the development described in the reserved matter(s):</p> <ul style="list-style-type: none"> (a) complies with the approved "Design Code" and the approved Parameter Plans; (b) complies with the Mayor of London's adopted Housing guidance in force at the time of the reserved matters submission and any Supplementary Planning Document ('SPD') in force as part of the Harrow Local Plan; (c) provides an appropriate type and mix of residential units; (d) complies with the London Plan requirements for Accessible Homes and Inclusive Design in force at the time of the reserved matters submission; (e) meets the required commitment to a reduction in Carbon Dioxide emissions in force at the time of the reserved matters submission through the Local (Development) Plan or associated SPD for the area. (f) how energy shall be supplied to the building(s), highlighting; <ul style="list-style-type: none"> i. how the building(s) relate(s) to the site-wide energy strategy; and ii. any other measures to incorporate renewables. iii. dispersion modelling will be required to demonstrate that an adequate stack height is provided iv. how Phase 1 would be incorporated into the site wide energy strategy (g) how the proposed non-residential building(s) have been designed to achieve Part M4 of Building Regulations. (h) contributes to the objectives of "Secured by Design" (or its replacement). <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure good design and high quality architecture throughout the development in line with the principles set out in the approved Design Code (December 2017), including enhancement character and appearance of the wider area, and to ensure that the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction and achieving an adequate reduction in carbon dioxide emissions from onsite renewable generation, in line with the principles set out in the approved Energy Statement</p>	

9	<p>*** Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed updated Ecology and Biodiversity Statement. The updated Ecology and Biodiversity Statement shall explain:</p> <ul style="list-style-type: none"> (a) Ecological value assessment of existing and proposed site (ideally based on use of the Defra Offsetting Metric) (b) How the development will incorporate new habitats, including bird boxes, bat roosts and other wildlife features within the building fabric of each phase; (c) Detail on how the development will create wildlife habitats within the public realm, integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs) and with existing and replacement trees; (d) Demonstration of the implementation of the measures detailed within the Updated Ecological Appraisal and Bat Survey (REF: 15193/E4) Dated 13/10/17; (e) A site wide ecological management and monitoring plan (f) Details of how ongoing programmes of management and monitoring will be funded <p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.</p> <p>REASON: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment.</p>	
10	<p>** Development (including demolition), within each of the phases of both the Detailed Application and Outline Application of the Development hereby approved shall be carried out only in accordance with a detailed Construction Environmental Management Plan (CEMP) for that phase of development which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development (including any demolition works) within that phase. This document shall include:</p> <ul style="list-style-type: none"> (a) details of the proposed Best Practice Measures (BPM) to be implemented during construction of that phase of development to suppress dust and minimise noise and vibration associated with demolition/building works; (b) a full detailed noise and vibration assessment for that phase; (c) the measures proposed to reduce and remove risks to the water environment and reduce flood risk during construction; (d) a full Construction Logistics & Servicing Plan, which demonstrates how the impact of construction vehicles would be minimised; (e) details of how dust nuisance would be controlled through both demolition and construction (inclusive of the air 	

		<p>quality plan);</p> <p>(f) details of proposed hours of work for construction activity;</p> <p>and</p> <p>(g) a summary of how the measures proposed address the mitigation identified in the Design Code and the Air Quality Assessment (33850/3002 dated December 2017).</p> <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the impacts of the development throughout the implementation of the planning permission, are properly mitigated, in the interests of public amenity, biodiversity and the local natural environment.</p>	
11	**	<p>Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters for each relevant phase relating to layout, scale, landscaping and appearance of residential development submitted pursuant to this permission shall be accompanied by a Site Waste Management Plan (SWMP), in compliance with Best Practice Standards. This document shall explain:</p> <p>(a) how the requirement to recover at least 70% (by volume) of construction and demolition waste from landfill is to be met;</p> <p>(b) how demolition and excavation materials will be re-used or recycled as appropriate;</p> <p>(c) the arrangements for storage of materials to be recycled or re-used;</p> <p>(d) how materials are procured from sustainable sources wherever possible; and</p> <p>(e) the designation of a 'Waste Champion', who will seek to minimise over-ordering and material spoilage, as well as ensuring the effectiveness of waste segregation; and</p> <p>The Site Waste Management Plan shall be implemented as approved.</p> <p>REASON: To ensure that waste arising during the construction phase of the development is minimised.</p>	
12	***	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, landscaping and appearance of residential development in the Phases 2 and 3 shall be accompanied by a detailed play strategy. This document shall:</p> <p>(a) Demonstrate how a temporary play space at no net loss from existing, prior to the decommissioning of the existing play space situated behind 1 – 27 Osmond Place would be provided;</p> <p>(b) explain how the proposed play space provision provides age appropriate play facilities which meets the needs of</p>	

		<p>the housing mix;</p> <p>(b) explain how the proposed play space provision meets the standards for play space provision set out in the development plan in force at the time of the reserved matters submission;</p> <p>(c) provide a clear rationale for the proposed location of play space.</p> <p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.</p> <p>REASON: To ensure that the development provides for the future needs of residents.</p>	
13	**	<p>Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or any phase within the Outline Element pursuant to this permission a detailed Surface Water Drainage Scheme shall be submitted. This details submitted shall explain:</p> <p>(a) the proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, green / brown roof, ponds and wetlands;</p> <p>(b) surface water attenuation, storage and disposal works, including relevant calculations;</p> <p>(c) works for the disposal of sewage associated with the development..</p> <p>(d) Soakage tests for where infiltration is proposed.</p> <p>(e) Runoff following development to be limited to no greater than 5 litres per second per hectare, up to the 1 in 100 year event plus climate change.</p> <p>(f) Details of how the scheme shall be maintained and managed after completion</p> <p>The development shall be carried out in accordance with the approved details within that phase and shall thereafter be retained.</p> <p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk.</p>	
14	**	<p>Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or any phase within the Outline Element pursuant to this permission details for the disposal of surface water, attenuation and storage details have been submitted to, and approved in writing by, the local planning authority. This must detail the how the runoff following development must be limited to no greater than 105 litres per second up to the 1 in 100 year event plus climate change. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p>	

		<p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk.</p>
15	**	<p>Applications for approval of Reserved Matters submitted pursuant to each relevant Phase of the Outline Permission Element relating to layout, appearance and landscaping shall be accompanied by a detailed Accessibility Statement. This document shall explain:</p> <ul style="list-style-type: none"> (a) how the proposal contributes to the creation of Lifetime Neighbourhoods; (b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting; (c) how the community centre would be accessible to all, including details of level access; and (d) how each of the residential dwellings would comply with Part M4 Building Regulations standards, with 10% Wheelchair Homes compliance. <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is accessible and inclusive to all.</p>
16	**	<p>Prior to residential occupation of development relating to the Detailed Application, or any relevant phase of the Outline Element to submit a Water Strategy, demonstrating that the mains water consumption of the proposed development will not exceed 105 litres per person per day (excluding an allowance of 5 litres or less per person per day for external water consumption), has first been submitted to the Local Planning Authority in writing and to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>Reason: To ensure that the proposed development has an acceptable impact on water network.</p>
17	**	<p>Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit a detailed Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. This strategy shall include details of the location, height and design of all lighting, the intensity of light to be emitted and the surface area to be illuminated. It shall explain:</p> <ul style="list-style-type: none"> (a) The rationale for the lighting proposed in public realm areas and buildings. (b) how the proposed lighting minimises impacts on biodiversity (c) how the proposed lighting minimises the risk and fear of

		<p>crime, in accordance with 'Secured by Design' principles.</p> <p>The development shall be carried out in accordance with the approved details within that phase unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity.</p>	
18	**	<p>Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or any phase within the Outline Element pursuant to this permission, details of:</p> <ul style="list-style-type: none"> (a) the storage and disposal arrangements for refuse and waste associated with buildings and external areas within the phase, including vehicular access thereto; (b) the storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto; (c) the proposed arrangements for the management of the community facility. <p>The development shall be carried out in accordance with the approved details for each relevant phase unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity.</p>	
19	**	<p>Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of development relating to the Detailed Application, or any phase within the Outline Element pursuant to this permission, details of a Parking and Access Statement shall be submitted. This document, where appropriate, shall include:</p> <ul style="list-style-type: none"> (a) details of car parking provision for each relevant phase (b) a detailed Parking Management Strategy for that part of the development (including car club provision); (c) details of cycle parking provision for each of the proposed development phases including type / specification of cycle storage system; (d) details of the location and specification of electric car charging points; (e) details of pickup and drop off facilities for both residents and the community centre; (f) details of motorcycle and scooter parking; (g) details of pedestrian and cycle routes throughout that part of the scheme and how this relates to the overall site-wide approach as set out in the Design Guidelines; and (h) details of pedestrian and vehicle signage and wayfinding within the development; 	

		<p>The development shall be carried out in accordance with the approved Parking and Access Statement for each relevant phase.</p> <p>REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure the safety of the Highway network.</p>
20	**	<p>Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout and landscaping of each relevant phase to submit a detailed Levels Plan. This plan shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.</p> <p>REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination.</p>
21	**	<p>Prior to residential occupation of development relating to the Detailed Application, or any relevant phase of the Outline Element a Delivery and Servicing Plan, submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the impacts of the development throughout its operation, are properly managed, in the interests of public amenity.</p>
22	**	<p>In the event that contamination is found across any development phase of the development (inclusive of both the Detailed Application and the Outline Element) at any time across the development site when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To protect groundwater and the future end users of the site and neighbouring sites.</p>
23	***	<p>The development relating to any phase of the Outline Element hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the</p>

		<p>development, to include a Site Wide Open Space Management Plan (including Phase 1 (Detailed Application) if relevant) and a Landscape Management Plan, which shall include (but not limited to) long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas including communal residential areas, green roofs, blue infrastructure, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards. The Site Wide Open Space Management Plan and Landscape Management Plan shall be carried out in a timely manner as approved.</p> <p>REASON: To safeguard the character and appearance of the area and to enhance the appearance of the development.</p>
24	**	<p>Prior to commencement of development (including any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout and landscaping of each relevant phase, no demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat and breeding bird surveys have been submitted to and approved by the Local Planning Authority for that phase of development. If evidence of bat or breeding birds are found prior to demolition, specific mitigation measures should be included in any submission for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the ecology and biodiversity of the area.</p>
25	**	<p>Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit, no impact piling shall take place on site until a Piling Method Statement has been submitted and approved in writing by the Local Planning Authority. The Piling Method Statement shall include full details of the type of piling to be undertaken throughout each phase, the methodology by which such piling will be carried out and measures to prevent and minimise any impacts on habitats and species. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the ecology and biodiversity of the area.</p>
26	**	<p>Any development within the Detailed Planning Application and Outline Element hereby approved that constitutes a single family dwelling, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any</p>

		<p>order revoking and 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 without the prior written permission of the local planning authority.</p> <p>REASON: To safeguard the character of the area and development by restricting the amount of site coverage and size of dwellings in relation to the size of the plot and to safeguard the amenity of neighbouring residents.</p>
27	*	<p>The development relating to the Detailed Application hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas including communal residential areas green roof, blue infrastructure, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards. The Landscape Management Plan shall be carried out in a timely manner as approved.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
28	**	<p>Prior to commencement of development (excluding any demolition works) relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, and appearance of each relevant phase to submit additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building 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.</p> <p>REASON: In order to prevent the proliferation of individual television reception items on the building which would be harmful to the character and appearance of the development and the visual amenity of the area.</p>
29	**	<p>Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without</p>

	<p>modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority. This shall relate to both the Detailed Application and Outline Element.</p> <p>REASON: In order to prevent the proliferation of individual telecommunication items on the building which would be harmful to the character and appearance of the development and the visual amenity of the area.</p>
30	<p>** The development hereby permitted (inclusive of both the Detailed Application and the Outline Element) 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.</p> <p>REASON: To ensure that the development is capable of meeting ‘Accessible and Adaptable Dwellings’ standards.</p>
31	<p>*** Prior to the last residential occupation of the last phase of the development, the Developer shall enter into an agreement in writing with the Highway Authority (in conjunction with the Local Planning Authority) for the Highway Authority to undertake a parking stress assessment of the development and surrounding highway network. The Developer shall commit to the required mechanism to implement the necessary assessment and any follow on mitigation measures as so agreed in relation to this element.</p> <p>Reason: To encourage sustainable modes of travel and ensure the surrounding road network does not experience undue levels of parking stress.</p>
32	<p>** Development in relation to the Detailed Application and any phase of the Outline Element shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period of that phase. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).</p> <p>The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period of that phase.</p> <p>REASON: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation, surveillance and communication aids.</p>

33	<p>** Prior to occupation of the development hereby permitted, relating to the Detailed Application, or applications for approval of Reserved Matters in relation to layout, scale, landscaping and appearance of each relevant phase to submit measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: http://www.securedbydesign.com/guides/index.aspx and shall include the following requirements:</p> <ol style="list-style-type: none"> 1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets'; 2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes), balcony pole supports, shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'. <p>Following implementation the works shall thereafter be retained.</p> <p>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.</p>
34	<p>** The developer shall provide, at the practical completion of each phase (inclusive of the Detailed Application and Outline Element) 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.</p> <p>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</p>
35	<p>** Prior to the first residential occupation of Phases 2 and 3 relating to the Reserved Matters in relation to layout, scale, appearance and landscaping of each relevant phase, details of the pedestrian link from Northolt Road and to the Waitrose car park shall be submitted and approved in writing by the Local Planning Authority,</p> <p>The development shall be carried out in accordance with the details as so agreed.</p> <p>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 and to safeguard the character and appearance of the development and wider area.</p>

36	<p>*** The proposed development hereby approved, inclusive of both the Detailed Permission and the Outline Permission, shall provide no less than</p> <p>(a) Detailed Permissioned (Phase 1): 68 Social Rent Units / 21 Shared Ownership Units (6210sqm NIA)</p> <p>(b) Outline Element (Phases 2 & 3): Residential: 152 Affordable Units (10,835sqm (NIA) Affordable Floor Space) Community Facility: 1350sqm Ministry of Development (Air Cadets Facility): 282sqm</p> <p>REASON: In order to define the permission and to secure the benefits of the development.</p>
37	<p>* Prior to the occupation of any of the units within Blocks E, C, and D of the Detailed Application, details of the defensible space for the private amenity areas for the ground floor units. The development shall be carried out in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority</p> <p>REASON: To protect the amenity of the future occupiers of these units.</p>
38	<p>*** The applicant shall submit at the point of 75% residential sales of each phase (inclusive of both the Detailed Application and Outline Element) a Financial Review of the scheme, for agreement in writing by the local planning authority, to identify whether the scheme could support a level of Affordable Housing. Notwithstanding the requirements of Condition 37, where the Financial Review demonstrates a higher level of Affordable Housing can be supported, the developer and local planning authority shall agree a revised scheme of Affordable Housing, in accordance with the mechanism set out in the Informative xxx of this planning permission.</p> <p>Reason: To capture any potential uplift in the value of the scheme and ensure the scheme delivers the maximum reasonable amount of affordable housing.</p>
39	<p>* Notwithstanding the details shown on the approved drawings, the Detailed Application (Phase 1) shall not progress beyond damp proof course level until samples of the materials (physical sample board to be provided) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:</p> <ul style="list-style-type: none"> (a) facing materials; (b) windows and doors; (c) balconies including privacy screens and soffits; (d) boundary treatment including all pedestrian/ access gates

		<p>(including gates to parking courts); (e) ground surfacing; (f) rainwater goods;</p> <p>The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the development is carried out to the highest standards of architecture and materials.</p>
40	**	<p>The refuse bins for the Detailed Application shall be stored at all times in the designated refuse storage area, as shown on the approved drawing plans.</p> <p>REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.</p>
41	***	<p>In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works (or no further works if development has commenced) shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with *** in the planning permission granted under (Harrow Reference) P/3524/16 and those obligations shall apply to all conditions above marked with *** which supersede those of permission P/3524/16.</p> <p>Reason: In order to define the permission and to secure development in accordance with policy DM50 of the Harrow Development Management Policies Local Plan 2013.</p>
42	**	<p>The development shall be undertaken in accordance with the approved Sustainability Statement and Energy Strategy. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development, a post construction assessment shall be undertaken demonstrating compliance with the approved Energy Statement; This shall include detail on the decommissioning of (or otherwise) the temporary combined heat and power system within Phase 1: which thereafter shall be submitted to the local planning authority for written approval.</p> <p>REASON: To ensure the delivery of a sustainable development.</p>
43	*	<p>Notwithstanding the details shown on the approved drawings, the Detailed Application (Phase 1) shall not progress beyond damp proof course level until the following details have been submitted to, and agreed in writing by, the local planning authority:</p> <p>a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting, hard surfacing</p>

	<p>materials, raised planters and external seating. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private terraces and the public pedestrian route, and communal garden/open space areas.</p> <p>b) Details of all furniture, boundary treatment (both public, private and works associated with existing boundary), public realm wayfinding signs, play equipment, irrigation if proposed, specification for the proposed pergola (including proposed material and source) and detailed drawings of such; details of the vent grilles to all communal areas including any vent screening.</p> <p>c) A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs; a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.</p> <p>d) Details of lighting to all public realm including locations, specification, elevations, light spillage and lighting levels.</p> <p>The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity.</p>	
44	<p>** Applications for approval of Reserved Matters for each relevant phase submitted pursuant to this permission relating to layout, scale and appearance (excluding where housing is not proposed) shall be accompanied by a detailed Housing Schedule for that phase. This document shall explain:</p> <ul style="list-style-type: none"> (a) the type and mix of units proposed; (b) whether the units are to be provided as affordable or not and if so what tenure; (c) the gross internal floor areas (sqm) of each dwelling; and (d) the number, mix and tenure of all residential units known at the time of submission of the reserved matter. <p>The development shall be carried out in accordance with the details so agreed.</p> <p>REASON: To ensure that the development provides an appropriate mix and quality of housing, as well as providing an appropriate amount</p>	

and mix of affordable housing having regard to the relevant viability assessment.

- 45 ** Applications for approval of Reserved Matters for each relevant phase submitted pursuant to this permission relating to layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment for that phase. This document shall explain:
- (a) the impact of that phase of the proposed development on daylight and sunlight to neighbouring properties;
 - (b) the impact of that phase of the proposed development on daylight and sunlight to properties within the development itself;
- REASON: To ensure that the development has an acceptable impact on neighbouring residents and future occupiers in terms of daylight and sunlight.

Informatives

1. Policies

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

2016 London Plan (consolidated with Alterations since 2011) (March 2016)

- Policy 3.1: Ensuring equal life chances for all
- Policy 3.3: Increasing housing supply
- Policy 3.4: Optimising housing potential
- Policy 3.5: Quality and design of housing developments
- Policy 3.6: Children and young people's play and informal recreation facilities
- Policy 3.7: Large residential developments
- Policy 3.8: Housing choice
- Policy 3.9: Mixed and balanced communities
- Policy 3.10: Definition of affordable housing
- Policy 3.11: Affordable housing targets
- Policy 3.13: Affordable housing thresholds
- Policy 3.16: Protection and enhancement of social infrastructure
- Policy 5.1: Climate change mitigation
- Policy 5.2: Minimising carbon dioxide emissions
- Policy 5.3: Sustainable design and construction
- Policy 5.5: Decentralised energy networks
- Policy 5.6: Decentralised energy in development proposals
- Policy 5.7: Renewable energy
- Policy 5.8: Innovative energy technologies
- Policy 5.9: Overheating and cooling
- Policy 5.10: Urban greening

Policy 5.11: Green roofs and development site environs
 Policy 5.12: Flood risk management
 Policy 5.13: Sustainable drainage
 Policy 5.14: Water quality and wastewater Infrastructure
 Policy 5.15: Water use and supplies
 Policy 5.16: Waste self-sufficiency
 Policy 5.17: Waste capacity
 Policy 5.18: Construction, excavation and demolition waste
 Policy 5.21: Contaminated land
 Policy 6.1: Strategic approach
 Policy 6.2: Providing public transport capacity and safeguarding land for transport
 Policy 6.3: Assessing effects of development on transport capacity
 Policy 6.7: Better streets and surface transport
 Policy 6.9: Cycling
 Policy 6.10: Walking
 Policy 6.11: Smoothing traffic flow and tackling congestion
 Policy 6.12: Road network capacity
 Policy 6.13: Parking
 Policy 7.1: Building London's neighbourhoods and communities
 Policy 7.2: An inclusive environment
 Policy 7.3: Designing out crime
 Policy 7.4: Local character
 Policy 7.5: Public realm
 Policy 7.6: Architecture
 Policy 7.14: Improving air quality
 Policy 7.15: Reducing noise and enhancing soundscapes
 Policy 7.18: Protecting local open space and addressing local deficiency
 Policy 7.19: Biodiversity and access to nature
 Policy 8.1: Implementation
 Policy 8.2: Planning obligations
 Policy 8.3: Community infrastructure levy
 Policy 8.4: Monitoring and review for London

Draft London Plan December 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 D6 Optimising housing density
 Policy D7 Public realm
 Policy D8 Tall buildings
 Policy H1 Increasing housing supply
 Policy H5 Delivering affordable housing
 Policy H7 Affordable housing tenure
 Policy H10 Redevelopment of existing housing and estate regeneration
 Policy H11 Ensuring the best use of stock
 Policy H12 Housing size mix
 Policy S1 Developing London's social infrastructure
 Policy S4 Play and informal recreation
 Policy G1 Green infrastructure

Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI1 Improving air quality
Policy SI2 Minimising greenhouse gas emissions
Policy SI3 Energy infrastructure
Policy SI4 Managing heat risk
Policy SI5 Water infrastructure
Policy SI7 Reducing waste and supporting the circular economy
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking

Harrow Core Strategy (February 2012)

Core Policy CS1: Overarching Principles

Core Policy CS3: Harrow on the Hill & Sudbury Hill

Harrow Development Management Policies (July 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 12 Sustainable Design and Layout
Policy DM 13 Decentralised Energy Systems
Policy DM 14 Renewable Energy Technology
Policy DM 15 Prevention and Remediation of Contaminated Land
Policy DM 19 Provision of New Open Space
Policy DM 20 Protection of Biodiversity and Access to Nature
Policy DM 21 Enhancement of Biodiversity and Access to Nature
Policy DM 22 Trees and Landscaping
Policy DM 42 Parking Standards
Policy DM 43 Transport Assessments and Travel Plans
Policy DM 44 Servicing
Policy DM 45 Waste Management
Policy DM 46 New Community, Sport and Education Facilities
Policy DM 47 Retention of Existing Community, Sport and Education Facilities
Policy DM 50 Planning Obligations

Mayor of London Guidance

- Social Infrastructure (May 2015)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Sustainable Design and Construction (April 2014)
- Shaping Neighbourhoods: Play and Informal Recreation (September 2012)

- Land for Industry and Transport (September 2012)
- All London Green Grid (March 2012)
- Planning for Equality and Diversity in London (October 2007)
- Draft Good Practice Guide to Estate Regeneration (2016)

LB Harrow Guidance

- Council's Code of Practice for the Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (February 2016)
- Planning Obligations & Affordable Housing SPD (October 2013)
- Access for All SPD (April 2006)

2. INFORMATIVE: MAYORAL CIL

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 **£0** 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 **£0** for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 13, 000 sqm (C2 use) and 5185 (C3 Use)

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

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

The Proposed development in Phase 1 is a replacement of the Affordable Housing, and as such would not generate a CIL liability. However, the subsequent phases would, and will be charged at Reserved Matters Application Stage. It is not possible to calculate the Outline Element at this stage, as there is no Housing Schedule for these two Phases as yet. This document is secured by way of a condition.

3. INFORMATIVE: DISCHARGING TO PUBLIC SEWER

A Groundwater Risk Management Permit from Thames Water will be required for discharging ground water to the public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9483 or by emailing wwqriskmanagement@thameswater.co.uk Application forms should be completed online via www.thameswater.co.uk/wastewaterquality"

4. INFORMATIVE: FLOOD RISK ACTIVITY PERMIT INFORMATIVE:

Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Wealdstone Brook designated as a 'main river.'

Details of lower risk activities that may be excluded or exempt from the Permitting Regulations can be found on the gov.uk website. For further information please contact us at PSO-Thames@environment-agency.gov.uk

5. INFORMATIVE: CONSIDERATE CONTRACTOR CODE OF PRACTICE

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

6. INFORMATIVE: THE PARTY WALL ACT

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

carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB.

Please quote Product code: 02 BR 00862 when ordering. Also available for download

from the CLG website:

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

Tel:

0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: communities@twoten.com

7. INFORMATIVE: IMPORTANT: COMPLIANCE WITH PLANNING CONDITIONS

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.

8. INFORMATIVE: PRE APPLICATION ADVICE

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

9. INFORMATIVE: SHADOW S.106 AGREEMENT

In relation to Conditions marked with ***, it should be noted that the shadow s106 is drafted to mirror conditions / obligations as described at the time planning permission is granted. Were the s106 to be entered into at a point where some conditions have been approved and were no longer relevant, the s106 may no longer need to reflect these conditions / obligations.

1/03

Page 260

In reference to Sport England response **REMOVE** current text and **REPLACE** with

'Since the proposed playing pitch would abut/will be attached to an area that has/is used as playing field the proposal would technically prejudice the use of land being used as a playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

Having assessed the application, Sport England is satisfied that the proposed

development meets exception 3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site;*
or
- *prejudice the use of any remaining areas of playing field on the site.'*

This being the case, Sport England does not wish to raise an objection to this application. Sport England would advise, however, that the proposed playing pitch is constructed in line with Sport England's guidance Natural Turf for Sport (found at <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>) and encourage that community use of the facility is considered. It is recommended that any community use is secured by a Community Use Agreement. Sport England has a template Community Use Agreement that is available on request'.

In officer comment box **REMOVE** current text and **REPLACE** with 'This is noted'.

Page 268, paragraph 6.2.6, 10th line down

REMOVE 'expansion of' and **REPLACE** with 'improvements to'

Page 268, paragraph 6.2.7, 1st line

ADD the word 'building after word school.

Page 268, paragraph 6.2.7

REMOVE the sentence *'Having regard to the very limited availability of land for new schools within the Borough against the backdrop of existing and projected demand for places.'*

Page 268, paragraph 6.2.7, 8th line down

ADD the words *'within the established school site'* after the word space

Page 275, paragraph 6.7.3,

REMOVE paragraph which begins with *'In terms of cycle parking....'* And **REPLACE** with *'The school already contains secure and sheltered cycle parking on site. As such, it is considered that it would not be proportionate to require any further cycle provision as part of this application. The proposal does not seek to introduce an increase of pupil numbers and therefore there would not be a requirement to increase cycle parking.'*

Page 279 Condition 2

REMOVE 'Part L Compliance Report REP-2601190-08-GK-20171212' from the list and **REPLACE** with *'Sustainability Stage 3 Report – Part L Compliance Report CP Submission Revision 5 – 09 March 2018'*

	<p>Page 280 Condition 3, 4th line down REMOVE 'works above damp proof course level' and REPLACE with 'external finishes'. In addition REMOVE 'this is a pre-commencement condition'.</p> <p>Page 280 Condition 5, fifth line down REMOVE 'SuDS' and REPLACE with 'cellular attenuation tanks'</p> <p>Page 283 Condition 13 REMOVE this condition.</p> <p>Page 284 Condition 16 under REASON REMOVE 'Pre-commencement condition' and REPLACE with 'pre-demolition condition'.</p> <p>Page 285 Condition 21 REMOVE 'REP-2601190-08-GK-20171212' and REPLACE with 'Sustainability Stage 3 Report – Part L Compliance Report CP Submission Revision 5 – 09 March 2018'</p>
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1/04

Page (Paragraph)	Comment
Page 298	Please note the red line boundary site line plan shown is not correct. The correct site plan which was submitted with the planning application can be found on page 458.
Page 298	Maximum floorspace of proposed temple is missing (1,672sqm).
Page 300	Mayoral CIL is given as £273,280. However, this is corrected to be £425,810 (including indexation).
Page 301	Points 3 and 4 are not relevant in this case and should be removed. In this case there is no requirement for a shadow section 106 agreement as the Council will remain the land owner.
Pages 301/302	<p>Committee resolutions/Financial Contributions</p> <p>3. <u>£5,000 for travel plan monitoring</u> refers to payment being triggered by discharge of the Transitional Travel Plan condition (Condition 12 of full element) but the purpose given is to monitor the Full Travel Plan that is required by Condition 25. It is therefore recommended that the trigger is amended to payment being made within 1 month of the discharge of the condition relating to the full travel plan (condition 25).</p> <p>5. <u>£50,000 for public art</u>. This committee resolution is removed and replaced with a condition to require the applicant to submit a scheme to provide public Art within the vicinity of the building for written approval by the LPA prior to the occupation of the building.</p>
Page 309	LBH has now acquired the leasehold interest of the 22 car

(1.10)	parking spaces in Peel House.
Pages 315 & 316 (2.15)	Refers to maximum height of New Civic as 31.5m above ground level and 86.5m AOD – but the table that follows gives the maximum building height as 30.96m above ground or 85.96m AOD. Please note that the maximum height of the building will be 31.5m above ground level and 86.5m AOD.
Page 320 (2.53)	Refers to 24 proposed trees – this has been increased to 34 trees (21 more than existing, not 11 more than existing as stated).
Page 322 (2.75)	Missing word – “The maximum building height would <u>include</u> mechanical plant but exclude flues.”
Page 344	LBH Landscape Architects comments – Note - the applicant has provided a detailed response and revised the scheme to include 10 additional trees, amended the southern entrance steps and reduce size of southern planter.
Page 397 (6.5.10)	The proposed New Civic building will be 16.2m away from Canning Point at its closest point, not 15m as stated.
Page 404 (6.6.11)	Note - Gladstone Way will also be used to service the proposed temple.
Page 110 (6.6.25)	This reads as follows: “Of the 550 staff parking spaces at the current civic centre site, it is anticipated that by September 2018, around 40% will be lost and the remaining spaces as a result of the development of the existing site will be phased out by 2020 when the new civic building is anticipated to be completed.” The applicant has pointed out that this is correct and that it should read as follows: “The 550 staff parking spaces at the current civic centre site will be reduced over time up until when council services transfer over to the proposed New Civic building, which is currently anticipated to be in 2020.”
Page 408 (6.6.39)	Note – the proposed conditions for the Office Travel Plan and cycle provision allow for the number of long-stay cycle parking spaces to be increased by up to 14 if monitoring demonstrates need.
Page 408 (6.6.44)	Note – in relation to the proposed Temple Travel Plan, Condition 9 (outline element) requires surveys of the existing temple – as requested in the GLA Stage 1 Report.

Page 410 (6.7.9)	Note – Proposed Condition 14 (outline element) requires ancillary residential to be at 53m AOD or above.
Page 418 (6.8.19).	<p>The applicant has outlined an additional commitment to provide 200sqm brown roof on part of the proposed New Civic building's fourth floor roof terrace. Conditions 16 and 19 are updated to reflect this.</p> <p>Having given further consideration to this and the additional biodiversity measures proposed (as managed by proposed conditions 6 - tree protection, 14 - details of landscaping, 15 – lighting, 16 - submission and approval of an Ecological Mitigation and Management Plan, 19 - details of fourth-floor terrace, 33 – implementation of landscaping and 35 – protection of breeding birds) officers consider the proposal will represent an improvement in the biodiversity interest of the site and make a positive contribution towards the biodiversity of the area. Furthermore, when these factors are weighed in balance against the other significant planning gains, it is considered that the proposed development would satisfy relevant development plan policies.</p>
Page 427 (6.10.14)	Mayoral CIL is given as £273,280. However, this is amended to be £425,810 (including indexation).

Proposed AMENDED conditions:

Condition 16 (Ecological Mitigation and Management Plan).

The New Civic office building hereby approved shall not progress beyond the ground floor slab level until an Ecological Mitigation and Management Plan (EMMP) has been submitted to and approved in writing by the local planning authority. The EMMP shall:

- a) Set out details of the two bird nesting boxes to be installed in proposed Tress PT13 and PT14 (as identified on drawing GA_P_4201P_Rev_G)
- b) Identify suitable proposed trees for the installation of two further bird nesting boxes and set out details of these boxes
- c) Set out other measures to help to maximise the biodiversity value of the scheme, such as the inclusion of a brown roof (**required by Condition 19**) and the use of native species planting / seed mixes appropriate to the urban setting of the site
- d) The removal and treatment of existing cotoneaster

Condition 19 (Landscaping Roof Terrace).

The New Civic office building hereby approved shall not be occupied until details of the layout and hard and soft landscaping details of the fourth-floor roof terrace (**to include an area of brown roof of 200sqm**) have been submitted to, and agreed in writing by, the local planning authority. Hard landscaping details shall include: hard surfacing materials, raised planters, external seating and any railings/screening to the perimeter. Soft landscaping details shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant

sizes and proposed numbers / densities and an implementation programme

Condition 26 Energy and Sustainability

The development shall be undertaken in accordance with the approved Sustainability Statement (Ref 40451/3008 Version 3, dated December 2017)

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2012, policies 5.2.B/C/D/E of The London Plan (2016) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

Condition 28 Office Travel Plan Implementation

Unless otherwise agreed in writing by the local planning authority, the New Civic office building shall be operated in accordance with the approved Office Travel Plan submitted under condition 25 in accordance with the timescales contained in the Travel Plan (or as amended by the written agreement between the local planning authority and principal occupier). The principal occupier shall use all reasonable endeavours to ensure that the Travel Plan is complied with and that each of the targets contained in the Travel Plan are met. The principal occupier shall continue to implement and observe the requirements and obligations set out in the Travel Plan (or such amended plan as may be agreed between the principal occupier and the local planning authority) for a period of not less than five years following first occupation of the building. If monitoring demonstrates that there is the need for long-stay cycle parking spaces in addition to those required by Condition 29, the principal occupier shall provide up to an additional 14 spaces in locations to be agreed in writing by the local planning authority within 12 months of the need being identified.

REASON: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan policies 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

Condition 27. (Decentralised Energy Network 1)

- (a) Notwithstanding submitted the Energy Statement (Ref 4045 Rev 4 dated December 2017), the office building hereby permitted shall be connected to a District Heating Network within the locality within 6 months of the District Heating Network being established. Prior to the connection to any District Heating Network, an energy strategy shall be submitted to the Council and approved in writing providing details of the proposed connection and demonstrating that the connection to the District Heating Network and any additional measures shall achieve a minimum carbon reduction of 35% against the Part L 2013 Building Regulations. The agreed strategy (including any additional carbon reduction measures) shall be implemented within 6 months of the District Heating Network being established.
- (b) In the interim, prior to commencement of the development (excluding demolition) details shall be submitted to and approved in writing by the local planning authority providing a strategy for a temporary solution to provide heat to the New Civic office building. The agreed strategy shall be

implemented prior to the occupation of the New Civic office building and maintained thereafter.

- (c) In the event that the District Heat Network is not established within 3 years of practical completion of the New Civic office building, the developer/owner shall at that time submit details of an on-site Combined Heat and Power Plant (CHP), thermal store and solar PV array to be installed in the building to be agreed in writing by the Local Planning Authority. The details submitted must demonstrate that the CHP / thermal store and solar PV array will achieve a minimum carbon reduction of 35% against the Part L 2013 Building Regulations. The approved details shall be installed within 12 months of the date of approval and shall thereafter be retained in accordance with the arrangements so agreed.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2012, policies 5.5 and 5.6 of The London Plan (2016), Policy SI3 of the draft London Plan 2017 and policy AAP 10 of the Harrow and Wealdstone Area Action Plan (2013).

Condition 36: Design Team Retention

The applicant shall use reasonable endeavours to ensure that the scheme architects continue to be employed as the lead design architect and the landscape architects continue to be employed until Practical Completion to produce all drawings in respect of all design and materials planning permission conditions including 13, 14 and 15 and any non-material and minor amendments changes which may have an impact on the planning permission drawings. Where necessary the architects and landscape architects shall produce drawings of any necessary revisions. Where the architect or landscape architect does not produce the drawings submitted in support of an application to discharge a condition or any revisions, the drawings should be endorsed and agreed by the scheme architect or landscape architect (as appropriate) before they are submitted to the local planning authority for approval.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policies AAP 4 and AAP 6 of the Local Plan (2013).

ADD the following conditions to the 'Full Element':

Decentralised Energy Network 2:

The developer / owner of the New Civic office building shall submit details of a pipeline route to be safeguarded within the application site from a point of connection in the building to the boundary of the application site to be agreed in writing to facilitate a future connection to a local District Heating Network.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2012, policies 5.5 and 5.6 of The London Plan (2016), Policy SI3 of the draft London Plan 2017 and policy AAP 10 of the Harrow and Wealdstone Area Action Plan (2013).

Public Art:

Prior to the occupation of the New Civic Office building a Public Art strategy for the provision of at least one item of public art provided on a location on the land to which the public has access shall be submitted and approved in writing to be agreed by the Local Planning Authority. The approved Public Art shall be implemented in accordance with the timetable included within the Public Art Strategy and thereafter retained.

REASON: To ensure the development provides a high quality public realm in accordance with London Plan Policy 7.5, policies AAP1 and AAP7 of the Harrow and Wealdstone Area Action Plan (2013) and the Council's Supplementary Planning Document, Planning Obligations and Affordable Housing.

Proposed deletion of condition

DELETE condition 31

On reflection, the following condition is not considered to be necessary (the nature of the proposed building with mechanical ventilation and fixed windows means that break-out noise is likely to be insignificant and Condition 30 limits the use of the fourth-floor roof terrace to 08.00 to 20.00) nor enforceable. Moreover, noise nuisance would also be covered by separate legislation under the Environmental Protection Act. It is therefore recommended that this condition be deleted.

ADD the following in formatives:

Secured by Design: The applicant is encouraged to continue to hold discussions with the Metropolitan Police Designing Out Crime Officer to ensure the development hereby approved is safe and secure.

Add the following approved plan and document list:

HNC-SW-01-001 Rev P1; HNC-SW-05-001 Rev P1; HNC-SW-05-002 Rev P1;
HNC-SW-05-003 Rev P1; HNC-SW-05-200 Rev P1; HNC-SW-05-201 Rev P1;
HNC-SW-05-202 Rev P1; HNC-SW-05-203 Rev P1; HNC-SW-05-204 Rev P1;
HNC-SW-05-205 Rev P1; HNC-SW-07-100 Rev P1; HNC-SW-07-106 Rev P1;
HNC-SW-07-200 Rev P1; HNC-SW-07-201 Rev P1; HNC-SW-07-202 Rev P1;
HNC-SW-07-203 Rev P1; HNC-SW-07-204 Rev P1; HNC-SW-07-300 Rev P1;
HNC-NC-07-099 Rev P1; HNC-NC-07-100 Rev P1; HNC-NC-07-100-M Rev P1;
HNC-NC-07-101 Rev P1; HNC-NC-07-102 Rev P1; HNC-NC-07-103 Rev P1;
HNC-NC-07-104 Rev P1; HNC-NC-07-105 Rev P1; HNC-NC-07-106 Rev P1;
HNC-NC-07-107 Rev P1; HNC-NC-07-200 Rev P1; HNC-NC-07-201 Rev P1;
HNC-NC-07-202 Rev P1; HNC-NC-07-203 Rev P1; HNC-NC-07-300 Rev P1;
HNC-NC-07-301 Rev P1; HNC-NC-07-302 Rev P1; HNC-NC-07-800 Rev P1;
HNC-NC-07-801 Rev P1; HNC-NC-07-802 Rev P1; HNC-NC-07-803 Rev P1;
HNC-NC-07-804 Rev P1; HNC-A-07-001 Rev P2; 111 GAP 1001P Rev F; 111
GAP 3001X Rev B; 111 GAP 3001P Rev B; 111 GAP 4001P Rev E; 111 GAP
4101P Rev D; 111 GAP 4201P Rev G; 111 GAP 4301P Rev B; 111 GAP 4401P;
Townscape and Visual Appraisal and Heritage Statement by Lichfields (dated
December 2017); Wealdstone Project, Gladstone Way and adjoining land, London,
HA3 7FD Foul Water and Utility Statement (dated November 2017) Ref: 40451 Rev
02; The Wealdstone Project Transport Assessment by Peter Brett Ref: 40451/5501
Rev 1.0 (dated December 2017); The Wealdstone Project Sustainability Statement
Project Ref: 40451/3008 Rev: V2 (dated December 2017); Transport Note 01, by

	<p>Peter Brett; Design and Access Statement (dated December 2017); Framework Pre Construction Site Waste Management Plan Ref: 40451 Rev V1 (dated December 2017) by Peter Brett; The Wealdstone Project Planning Statement December 2017; Noise Impact Assessment Ref: 40451/3001, Rev AA (dated December 2017); Flood Risk Assessment and Surface Water Drainage Strategy 40451/2001 Rev 03 (dated December 2017); Energy Statement Ref: 40451 Rev P4 (dated December 2017) by Peter Brett; Ecological Assessment Report Ref: 40451/001 Rev 01 (dated December 2017); Daylight and Sunlight Report (dated December 2017) by Waterslade; Arboricultural Impact Assessment Ref: 171108-1.4-HCC-AIA-LF (dated December 2017) by Treework Environmental Practice; Lighting Statement Ref: 40451 Rev V2 (dated December 2017) by Peter Brett; Consultation Statement (December 2017) by Daisy Froud; Phase 1 Ground Condition Assessment Ref: 40451/3500 R001/rev0 (dated December 2017) by Peter Brett; Air Quality Assessment Ref: 40451/1001 Rev: 01 (dated December 2017) by Peter Brett; Technical Note – Response to Travel Plan Comments, Ref 007 by Peter Brett; Office Travel Plan 40451/5501 Rev A (dated March 2018)</p>
<p>2/01</p>	<p><u>Addendum Item 1</u> AMEND paragraph 6.4.6 to the following: 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 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 fail 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.</p> <p><u>Addendum Item 2</u> AMEND the following condition at no. 7 to Appendix 1 on page 127 of the Supplementary Agenda</p> <p>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 three flats and shall thereafter be permanently retained.</p> <p>REASON: To safeguard the character and appearance of the area, this is a PRE-COMMENCEMENT condition.</p> <p><u>Addendum Item 3</u> ADD the following condition at no. 10 to Appendix 1 on page 128 of the</p>

	<p>Supplementary Agenda</p> <p>Notwithstanding the details shown on the approved plans, detailed drawings showing the following modification to the scheme shall be submitted to and approved in writing by the Council before any work is commenced on site. This part of the development shall be completed only in accordance with the modifications thus approved:</p> <p>A Revised internal layout to provide an increased internal storage area for the two ground floor studio flats to provide at least the minimum internal storage area for a flat of this size.</p> <p>REASON: The ground floor studio flats are considered to be unsatisfactory in the form shown on the drawings and this aspect of the scheme should be modified to ensure an acceptable form of development, this is a PRE-COMMENCEMENT condition.</p>
2/03	<p>Please note the following:</p> <p>Page 533 of the published Agenda reads “HATCH END HIGH SCHOOL” please delete.</p> <p>Also on the same page the site application is shown on the wrong place it should be in Hatch End.</p>
2/04	<p>Page 565 of the published Agenda does not show the site application</p> <p>AMEND map on page 565 of the agenda to show location of the application site (see Appendix 1)</p>
2/05	<p><u>Addendum Item 1</u></p> <p>Landscape Architect Response:</p> <p><i>“The car parking areas may require no dig construction and the bin store may need to be relocated away from tree roots. This could be done with a tree condition.</i></p> <p><i>If you are minded to approve this application the following hard and soft landscape conditions would be required:</i></p> <ul style="list-style-type: none"> • <i>Landscaping to be Approved.</i> • <i>Hard landscape Material Details</i> • <i>Landscaping Scheme - Implementation and programme of implementation, including a period of 5 year period for replacements of soft landscape</i> • <i>Boundary Treatment</i> • <i>Levels – a detailed Levels Plan of the proposed finished levels. This document needs to explain details of the levels of the building, car parking and footpaths and works adjacent to the existing trees in relation to the adjoining land and highways, and any other changes proposed in the levels of the site.</i> • <i>Landscape Management Plan and Landscape Maintenance including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, to ensure the future success of the communal areas and the development</i> <p><i>Note:</i></p> <p><i>A Landscape Management Plan would be expected to set out, graphically</i></p>

and / or in writing, the overall functional and aesthetic objectives of the landscape scheme and the steps (e.g. legal arrangements including ownership and management responsibilities, planned maintenance tasks, monitoring procedures etc.) that will be taken after implementation to ensure that the scheme becomes successfully established and reaches maturity.

Maintenance refers to the routine physical tasks (e.g. mowing, pruning, weeding, watering, litter clearance, maintenance of furniture, etc.) required to satisfy appropriate standards of aftercare and to enable the design and implementation objectives in respect of planting to be satisfactorily achieved. It is essential to identify who is responsible for these tasks. A Schedule of Maintenance Operations is normally a component of a Landscape Management Plan and commonly included within a Landscape Design Specification document.”

Addendum Item 2

Revised paragraph 6.4.7 (Landscaping)

The comments from the Council’s Landscape Architect are noted. Issues related to landscaping, including a landscape management plan have already been addressed through conditions 10 and 11. Levels have been addressed through the Levels condition. Materials Condition 3 has been amended to include a requirement for details of the proposed boundary treatment.

Addendum Item 3

Revised Paragraph 6.28 (Trees and Development)

Based on the comments from the Landscape Architect, the tree condition has been amended to include no dig zones.

Proposed Conditions

REVISE Condition 3 (Materials) as follows:

Materials

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not commence beyond damp proof course level, until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- a) Facing materials and roof
- b) Windows and doors;
- c) Rainwater goods
- d) Hardsurfacing
- e) Boundary Treatment

The applicant shall submit full construction details of permeable paving with their maintenance plan. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality and to protect the locality from surface water flooding.

REVISE Condition 13 (Trees) as follows:

Tree Condition

Notwithstanding the approved arboricultural reports, prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved, including:

- a) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- d) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- f) Details of programme of monitoring / arboricultural supervision in relation to the above activities.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

ADDITIONAL CONDITIONS AND INFORMATIVE.

Condition 15

Glazing - Obscure

The window(s) in the side wall(s) of the approved development shall:

- a) be of purpose-made obscure glass,
 - b) be permanently fixed closed below a height of 1.7 metres above finished floor level,
- and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

Condition 16

No Balcony

The roof area of the single storey rear projection of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVE: Flank Windows.

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining properties.

APPENDIX 1

Agenda Item 2/04

Carnegie House, 21 Peterborough Road, Harrow

