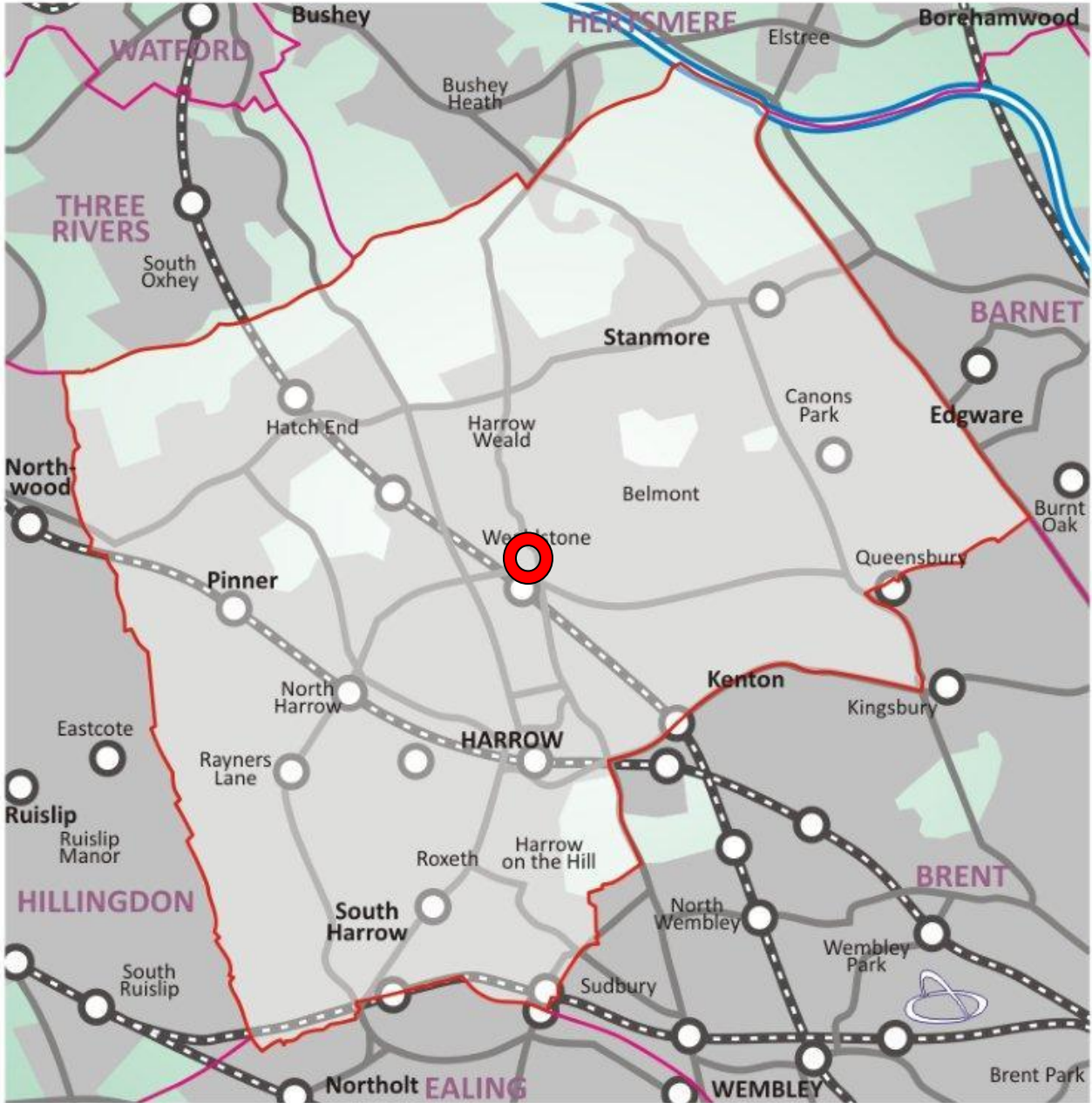


 = application site



113 High Street, Wealdstone	P/5793/17
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113 High Street, Wealdstone	P/5793/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th April 2018

APPLICATION NUMBER: P/5793/17
VALIDATE DATE: 15/01/2018
LOCATION: 113 HIGH STREET, WEALDSTONE, HARROW
WARD: WEALDSTONE
POSTCODE: HA3 5DL
APPLICANT: HGH PLANNING
AGENT: HGH PLANNING
CASE OFFICER: ZAKERA MATIN
EXPIRY DATE: 30/04/2018

PURPOSE OF REPORT/PROPOSAL

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

Redevelopment to provide 9 residential units comprising 6 flats within a 5 storey building with ground floor (class d1) unit and first floor b1/d1 unit with adjoining 3 x 2 storey terraced houses; bin and cycle store

The Planning Committee is asked to:

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i) With the exception of the two on street parking bays (including one disabled bay), ensure that procedures are in place to restrict prospective owners, residents, occupiers or tenants of the Units of the Development from acquiring Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
 - ii) The developer to enter into a section 278 agreement for the provision of Highway works along Graham Road for making good the footpath along

- Graham Road and the provision of two on street parking bays together with a financial contribution of £5000 for a Traffic Order to undertake the work in respect of the on street parking bays.
- iii) The developer to obtain a section 50 licence for the closing of the access road along Graham Road.
 - iv) Following the removal of the access along Graham Road, should permission be granted under a section 50 licence, the developer to make good the land along Graham Road
 - v) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - vi) Planning Administration Fee: Payment of £500 administration fee for the monitoring and compliance of the legal agreement

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 25th July 2018, or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a legal agreement to provide restriction of resident parking permits, would fail to adequately mitigate the impacts of the development on the surrounding highway network, contrary to the requirements of policies 6.9, 6.10, 6.11, 6.13 and 8.2 of The London Plan 2016, policy CS1.R of the Harrow Core Strategy 2012 and Policies DM42 and DM 50 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

REASON FOR THE RECOMMENDATIONS

The proposed redevelopment of the site would provide new housing to contribute towards the Council's housing targets set out in the Development Plan. The redevelopment of the site would also reprovide community and office space to replace the existing community and office use. The existing building which was previously an Odeon cinema would be replaced to provide a sustainable mixed use development of high quality design with active frontage to Wealdstone High Street. The building would provide a modern, contemporary design that responds positively to the local context and contributes to attractive streetscape, whilst providing good quality living conditions for all future occupiers of the development. The layout and orientation of the buildings to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers and mitigation measures would ensure that the safety and convenience of the road network of Harrow would be maintained, whilst encouraging a modal shift towards more sustainable modes of travel.

The decision to GRANT planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The draft London Plan 2017, The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

INFORMATION

This application is reported to Planning Committee as it includes 9 residential units and therefore falls outside Schedule 1(b) of the Scheme of Delegation.

Statutory Return Type:	E: Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL)	£6146
Contribution (based on a £35 contribution per square metre of additional floorspace):	
Local CIL requirement: (based on a £110 contribution per square metre of additional floorspace):	£836

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

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

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	113 High Street Wealdstone Harrow HA3 5DL
Applicant	HGH Planning
Ward	Wealdstone
Local Plan allocation	No
Conservation Area	No
Listed Building	Locally Listed
Setting of Listed Building	No
Building of Local Interest	Yes
Tree Preservation Order	No
Other	

Housing		
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	4
	3 bed (no. / %)	2
	3 bed house (no. / %)	3
	Overall % of Affordable Housing	n/a
	Social Rent (no. / %)	n/a
	Intermediate (no. / %)	n/a
	Commuted Sum	n/a
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Yes

Non-residential Uses		
Existing Use(s)	Existing Use	Office and community
	Existing Use Class(es) sqm	B1-427 sqm (G.F) D1-376 sqm(F.F)
Proposed Use(s)	Proposed Use	Office and community
	Proposed Use Class(es) sqm	B1/D1-95 sqm (F.F) D1-73 sqm (G.F)

Transportation		
Car parking	No. Existing Car Parking spaces	3
	No. Proposed Car Parking spaces	2(1 for Disable residents)
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	29(21- for residents, 2- for B1 and 6- for D1 use)
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	400 m from Harrow and Wealdstone station
	Bus Routes	Routes 340, 186, 258, 182, H10, H9
Parking Controls	Controlled Parking Zone?	Single yellow line with an 08:30 to 1830 parking restriction
	Other on-street controls	Parking bays for resident permit holders or for pay and display users
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	From Graham Road

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a plot of previously developed land of 0.058 ha in size, which fronts Wealdstone High Street to the north-east and Graham Road to the south/south-west.
- 1.2 The plot is occupied by a two-to-three storey locally listed building with facing of art-deco design, originally designed as a 'metro land' cinema, which has since been altered in appearance with a shopfront and signage, and use as an office(A1) premises on ground floor and a community (D1) use on the upper floor as a place of worship.
- 1.3 The terraced house of No.3 Graham Road and its rear garden bounds the site to the west/north-west. Between the building and No.3, an existing vehicular entrance off Graham Road leads to a rear parking/servicing area along the north-western side/rear of the site.
- 1.4 The far north-west corner of the site bounds part of the rear gardens of the residential property of No.2 Ladysmith Road.
- 1.5 No.123 High St which appears to be in residential use, and its rear plot/garden, bounds the northern side of the site.
- 1.6 The surrounding area is predominantly residential in character with two to three storey buildings. The south side of the High street features shops which are within a secondary shopping frontage. The East side of High Street features recently constructed block of flats.
- 1.7 The site is located within the 'Heart of Harrow' and Harrow and Wealdstone Opportunity area. The policies of the Harrow and Wealdstone Area Action Plan as well as the policies of the Development Management Policies Local Plan are relevant to any development of the site.
- 1.8 The site lies within a critical drainage area. The High Street has been identified as surface water flood risk area.

2.0 PROPOSAL

- 2.1 The proposal is for a redevelopment to provide a mixed use development with 9 residential units comprising of 6 flats (4x 2 bed and 2 x 3 bed) within a 5 storey building with ground floor as community (D1) space and first floor as community/office (B1/D1) space with adjoining 3 x 2 storey terraced houses and bin, cycle and refuse storage together with 2 car parking spaces.
- 2.2 The community use at ground floor level would have level wheelchair access from Wealdstone High Street and Graham Road. The first floor would provide flexible office (B1)/ community (D1) space. The access to the first floor office

would be from Wealdstone High Street through a separate lobby. Access to the residential flats would be from Wealdstone High Street by a residential lobby.

- 2.3 All flats would feature a terrace as amenity area.
- 2.4 The proposal also seeks to provide 3 x (3bed) 2 storey terraced dwelling houses with front and rear gardens. They would be sited between, and directly adjoining, the west side of the 5 storey building, and the adjacent terraced house of No.3 Graham Avenue, to form a continuous built development along the Graham Road street frontage.
- 2.5 The houses would match the front building line of the existing adjacent terraced houses, with a contemporary take on the form and roof design of the traditional terraced properties found to the west.
- 2.6 The 5 storey building at the corner would be set back at the top level. The buildings would feature a contemporary appearance in terms of their elevations, forms and massing, and would be clad in external red brickwork.
- 2.7 There would be 21 cycle parking spaces for the residential units, 2 cycle parking spaces for B1 use and 6 spaces for D1 use. There would be dedicated cycle storage at the ground floor lobby for the residential flats.
- 2.8 Refuse storage would be provided communally for all flats at ground floor inside the building accessed from Graham Road. Each house would have separate refuse bins.
- 2.9 The proposal includes two new on street parking spaces on Graham Road and one of which would be for disabled resident.
- 2.10 The proposal has been amended from the previous refused scheme, by improving and simplifying the design and addressing the amenity of the neighbouring residential properties by changing the design/angle of the rear balconies and windows.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/2071/16	Redevelopment Of Existing Building To Provide 11 Self-Contained Residential Units Within Five Storey Building With Ground Floor Unit (Use Class D1) And Adjoining 3 X 2 Storey Terraced Houses; Provision Of Cycle/Bin Storage	Refused - 25//11/2016
<p><i>Reasons for Refusal:</i></p> <ol style="list-style-type: none"> 1. The applicant has failed to provide a satisfactory viability appraisal toolkit and supporting information to demonstrate that the maximum reasonable level of affordable housing on the development site will be provided. In the absence of this information, the proposed development therefore fails to provide the maximum reasonable level of affordable housing on the site, and address strategic housing objectives including the provision of mixed, balanced and sustainable communities, contrary to the National Planning Policy Framework (2012), the National Planning Policy Practice Guidance (2014), policies 3.11,3.12 and 3.13 of The London Plan (2016), core policies CS1(I) and CS1(J) of The Harrow Core Strategy (2012), Policy AAP13 of the Harrow and Wealdstone Area Action Plan 2013, and policy DM 24 of the Harrow Development Management Policies Local Plan (2013). 2. The proposal, by reason of the forward siting of the block of flats up to the street frontage on High Street, its scale, bulk and form, and its relationship with the immediate adjoining properties on the High Street, and from views along the High Street, would result in a dominant and an incongruous form of development, which would represent poor quality design and would detract from the established character and appearance of the surrounding area, contrary to the design aspirations of the National Planning Policy Framework 2012, Policies 7.4B and 7.6B of The London Plan (2016), Policy CS1.B of the Core Strategy, Policies AAP3E, AAP4A(h) and AAP4D of the Harrow and Wealdstone Area Action Plan 2013, Policy DM1 of the Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document - Residential Design Guide (2010). 3. The proposal, by reason of the proximity of the Unit 3 townhouse first floor rear windows and the rear bedroom window of type 1 apartments on the 1st, 2nd 3rd , 4th floors of the proposed apartment building would result in actual and perceived overlooking of the rear garden of No.123 High Street, to the detriment of the amenities of its users contrary to Policy 7.6.B of The London Plan 2016, Policy DM1 of the Development Management Policies Local Plan 2013, Policy AAP4B of the Harrow and Wealdstone Area Action Plan 2013, and the adopted Supplementary Planning Document: Residential Design Guide 2010. 		
EAST/1006/00/ADV	Illuminated fascia and projecting signs	Granted - 09/11/2000

EAST/1005/00/FUL	Shopfront	Granted 09/11/2000
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4.0 **CONSULTATION**

4.1 A total of 67 consultation letters were sent to neighbouring properties regarding this application on 15/01/2018

4.2 The overall public consultation period expired on 05/02/2018

4.3 **Adjoining Properties**

Number of letters Sent	57
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 **Statutory and Non Statutory Consultation**

4.5 The following consultations have been undertaken

LBH Highways
LBH Planning Policy
LBH Design
LBH Conservation Officer
LBH Landscape Architects
LBH Waste Officer
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
Drainage

4.6 **External Consultation**

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

Consultee	Summary of Comments	Officer Comments
Highways	The public transport accessibility level is good (ptal 4) at this location	Noted. Planning conditions are recommended in relation

	<p>meaning that the development should be car free in accordance with development management policies. If this development is approved with zero parking provision, it is essential that potential residents are made aware of this and are informed of alternative travel options</p> <p>Cycle parking is proposed at 21 spaces complies with London Plan standards, however further details will need to be supplied regarding the type of storage. There does not appear to be separate storage proposed for visitors or for the houses but this will be required in accordance with LP 2016 standards.</p> <p>A construction management plan, details of cycle storage and an action plan similar to a travel plan statement (details of specific requirements can be provided by Annabelle Fosu) should be conditioned.</p> <p>The intention to provide more on-street parking bays will require a legal agreement and financial contribution (£5000) towards traffic order making work and the physical work on-street. The closing of the access will require an application for a section 50 licence should permission be granted; the applicant will need to contact nrswa@harrow.gov.uk for this element.</p>	<p>to provision of a TP Statement and details of cycle storage. Planning Obligations are proposed to be secured to ensure the developer obtains a section 50 license for closing the access along Graham Road and making good the adjoining Highway Land. A financial contribution of £5000 is necessary for a traffic making order to undertake work on Graham Road to provide two on street parking bays including one disabled bay.</p>
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Planning Policy	The proposal is acceptable in principle.	Comments noted and are addressed in the relevant section of the report below.
Design	The design of the scheme has improved, and the applicant has responded to all the main comments given during the pre-application process.	Comments noted and are addressed in the relevant section of the report below.
Conservation Officer	The proposal would cause some harm in the loss of a non-designated heritage asset of some historic and architectural merit. This needs to form part of the balanced judgement when assessing this proposal.	Comments noted and are addressed in the relevant section of the report below.
Landscape Architects	No comments received	
Waste Officer	No comments received	
Environment Agency	No comments received	
Designing Out Crime Officer, Metropolitan Police Service	A condition is recommended requiring the proposal to acquire Secure By Design Accreditation	Comments noted and are addressed in the relevant section of the report below.
Drainage	The site is not within any flood zone, however, the 'High Street' is within surface water flood zone 3a & 3b. The ground floor facing 'High Street' is proposed as a non-habitable accommodation / community centre hence it's not required to raise the finish floor level above the 'High Street' road level. The proposal is acceptable subject to conditions.	Comments noted and are addressed in the relevant section of the report below.

5.0 POLICIES

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

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

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

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

6.0 ASSESSMENT

The main issues are;

Principle of the Development
Regeneration
Affordable Housing
Character and Appearance
Residential Amenity
Traffic, Parking and Servicing
Development and flood risk
Secure by Design Issue

Sustainability

6.1 Principle of Development

6.1.1 The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.

6.1.2 Wealdstone District Centre forms part of the opportunity area as designated within The London Plan (2016). The site is just north of the Wealdstone Central Sub Area as set out in the Area Action Plan (AAP). Development within Wealdstone will be required to strengthen the District Centre, including the High Street's vibrancy and vitality, and improve the environment and identity of the Wealdstone area as a location for business and industrial activity as well as for family living.

6.1.3 Policy DM 47: Retention of Existing Community, Sport and Education Facilities of the Development Management Policies Document 2013 states that;
'A. Proposals involving the loss of an existing community, sport or educational facility will be permitted if:

a) there is no longer a need for that facility (having regard to the amount of local patronage, the quality of facilities offered and the duration and extent of marketing; or,

b) there are adequate similar facilities within walking distance which offer equivalent provision; or,

c) the activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; or,

d) the redevelopment of the site would secure an over-riding public benefit.

B. Proposals for the redevelopment of community or educational facilities that secure enhanced re-provision on the site, or on another site which improves accessibility will be supported'.

The authorised use of the building is a cinema (Use Class D2). However, the cinema has not been used for a number of years and there is no longer a need for this facility. The proposal would re-provide space for a community facility and office space on site with improved accessibility in compliance with policy DM47. The existing ground floor A1 use does not lie within a designated parade. There are no development plan policies which preclude the loss of A1 in this edge of centre location. It is also noted that the authorised use of the building remains D2. As such, the loss of A1 in this location is considered not to be objectionable. Therefore there is no objection in principle of re-provision of improved accessible community (D1) uses together with ancillary office space and residential use in this edge of town centre location.

6.1.4 The site is not an allocated site. Having regard to The London Plan and the Council's policies and guidelines, it is considered that the proposal would

provide an increase in residential accommodation within the Borough, whilst maintaining a ground floor community use on the active High Street frontage and ancillary office space at first floor, thereby complying with the growth objectives and policies of the NPPF, The London Plan, the Harrow Core Strategy, the AAP (and its objectives in terms of strengthening the area and its vitality/vibrancy) and the relevant policies of the DMP.

- 6.1.5 Notwithstanding the above, the Council's conservation officer considers that the original cinema building does provide value as a heritage asset, and is locally listed. The heritage value is based upon its architectural and cultural significance to the local area. The building was an original 'Odeon' cinema chain building constructed in a distinctive 'Metroland' suburban style typical of Harrow and the surrounding 'Metroland' suburbs which were expanding at the time of its construction. It is also the last remaining example of such an Odeon cinema building remaining in the wider area, with all other examples since demolished.
- 6.1.6 Paragraph 135 of the NPPF notes that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." The supporting heritage Statement demonstrates that, although locally listed, the building is no longer fit for purpose; It has been used for number of other functions since it was closed 50 years ago. Furthermore, the external elevations have been compromised through the shop frontage and the interior has been altered to such a degree that the understanding of the building as a former cinema has been significantly compromised. The redevelopment of the site would provide modern, sustainable and mixed used scheme with residential, community and office use. Therefore, as outlined in the conversion officer's response, subject to a photo-survey of the building before its demolition (which could be secured by condition), the principle of the proposed demolition and re-development is considered acceptable in this instance.
- 6.1.7 The scheme would provide an appropriate mix of dwelling with 3 terrace houses and 4 two bed and 2 three bed apartments. The scheme would provide an appropriate balance of smaller apartment units as well as family sized houses.
- 6.1.8 The redevelopment of the accessible urban site to provide a sustainable mixed use development incorporating 9 residential units and office and community use is considered acceptable.

6.2 Regeneration

- 6.2.1 Harrow Regeneration Strategy 2014-26 provides broad regeneration strategy for Harrow. The objective is to provide homes, schools and other infrastructure needed to meet the demands of growing population and business with high quality town and district centre. The proposed residential units with community

and office spaces would provide mixed use development and would improve the vitality and vibrancy of the town centre. The redevelopment would provide improved street frontage with improved massing, façade treatment and landscaping relating positively with the adjacent residential properties. The presence of the residential units in the town centre would add to natural vigilance. The construction work would create new jobs, thus benefiting the local economy. The proposal would contribute towards housing delivery in Harrow.

6.3 Affordable Housing

6.3.1 Policy 3.11 of The London Plan (2016) specifies that boroughs (as well as other relevant agencies / partners) should seek to maximise affordable housing provision and ensure an average of at least 17,000 more affordable homes per year in London over the term of the Plan. Policy 3.12.A/B of The London Plan (2016) requires the maximum reasonable level of affordable housing to be provided. The reasoned justification of Policy 3.12.A/B is that boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis. Policy 3.13A of the London Plan (2016) requires that any development that has the capacity to provide 10 or more homes should provide an affordable housing contribution.

6.3.2 Core Policy CS1.J of the Harrow Core Strategy sets an aim for 40% of new housing development in the borough to be affordable housing, and specifies that the Council will seek the maximum reasonable amount of affordable housing on all development sites with a capacity to provide for ten or more units having regard to various criteria and the viability of the scheme.

6.3.3 Policy DM 24 of the DMP outlines that proposals, which secure an appropriate mix of housing on site and which contribute to the creation of inclusive and mixed communities, will be supported. However, the appropriate mix of housing will be determined having regard to, amongst other factors, the target mix for affordable housing, set out in the Council's adopted Supplementary Planning Document: Planning Obligations and Affordable Housing (2013).

6.3.4 Policy AAP13 of the Harrow Area Action Plan 2013 states that Housing within the Heart of Harrow should make provision for affordable housing in accordance with Core Policy 1J and the Council's Housing Strategy.

6.3.5 The Council recognises that it is not viable in all circumstances to provide affordable housing targets within a scheme. The scheme is for a total of 9 residential units and therefore falls below the threshold by London Plan (2016) and is not required to provide any affordable housing.

6.4 Character and Appearance

6.4.1 The National Planning Policy Framework (NPPF) makes it very clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for

people (paragraph 56). It goes on to state that “it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”.

- 6.4.2 The London Plan (2016) policy 7.4B states, amongst other things, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Policy 7.6B states, amongst other things, that all development proposals should be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.
- 6.4.3 Core Policy CS1 (B) states that “all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.”
- 6.4.4 Policy AAP4 of the Harrow and Wealdstone Area Action Plan (2013) concerns development throughout the ‘Heart of Harrow’ where the site is located. Amongst other things, it states (A)(h) that new development should seek to integrate fully with, and be respectful of, the existing street grain and character, and AAP4(D) states where more sensitive character and appearance relationships exist between a site and its surroundings, the Council will expect this to be satisfactorily resolved through the design process. As the development is within the Wealdstone West sub area, according to Policy AAP3 E (d) proposals should also ensure the design and character of both the leading land use and any enabling development conforms to the relevant policies of the Area Action Plan.
- 6.4.5 Given the particularities of the application site, the criteria for this site is for a contemporary high quality ‘gateway’ design that fits with the surrounding context and pattern of development. The proposed design would meet the above criteria in terms of massing, scale, design, street grain and relationship with the adjacent residential properties.
- 6.4.6 The application site is an irregularly shaped corner site that fronts onto Graham Road and onto High Street. The breaking up of the built form into 3 contemporary townhouses and a 5 storey apartment block is considered a reasonable attempt to address the irregularity of the site and the surrounding context. The 5th storey of the apartment block would be set back and would help to reduce the bulk. Given the corner siting, surrounding context, and proximity to Wealdstone town centre, the proposed height of the apartment block is considered appropriate in this location. The glazing at ground floor level would also help promote a more active street frontage.
- 6.4.7 The proposal would successfully relate to the adjoining residential properties along Graham Road and High Street. It would respect the existing building line

and adjoining built form while would enhance the street frontage at ground level.

- 6.4.8 The design of this scheme is much improved than the previous refusal. The application has been referred to the Councils Design Officer who considered that built form is much simplified compared to the previous application, which is beneficial to the overall appearance of the development on this prominent corner site. Furthermore, it is considered that the relationship with the surrounding context is more sympathetic in this scheme. The building line has been set back to relate to the adjoining terraced houses along Graham Road. The inclusion of the recessed link block between the main mass and the existing houses along High Street makes a more successful transition. The design officer is satisfied with this scheme.
- 6.4.9 The main entrance to the apartment block is from the High Street with separate residential lobby, which would be visible from the public realm and would have level access. Entrance to ground floor D1 and first floor B1/D1 use would also be from the High Street.
- 6.4.10 A two tone red brick is proposed for the apartment block and the terrace houses to match with the surrounding buildings. The darker brick would be used in the recessed walls. Slate/ slate composite is proposed for the roofs of the town houses. Steel balustrades would be used in the exterior of the terraces. The supporting landscape strategy outlines that permeable brick pavers would be used for hard surfacing. Grass is proposed in the rear gardens. Green buffer zones are proposed in front of the town houses.
- 6.4.11 Subject to the conditions regarding materials, it is considered that the external appearance and design of the development is consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1 of the Harrow Core Strategy, policy AAP4 of the Harrow and Wealdstone Area Action Plan, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

6.5 Residential Amenity

6.5.1 Neighbouring occupiers

- 6.5.2 Policy DM1 of the DMP seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded. Policy AAP4 of the Harrow and Wealdstone Area Action Plan (2013) concerns development throughout the ‘Heart of Harrow’ where the site is located. It states under Policy AAP4B that new homes within the Heart of Harrow must achieve a high standard of residential quality having regard to the privacy and amenity consideration set out in Policy DM1 of Development Management Policies

DPD: Achieving a High Standard of Development and any related supplementary planning document.

- 6.5.3 The proposed development would minimise the impact on No. 3 and No. 5 Graham Road by proposing 3 townhouses that follow broadly the existing height and building line of the terrace houses. The proposed balconies of the apartment block along Graham Road would not result in overlooking as they would only overlook the road. The proposed development would not project beyond the front elevation of the adjoining No. 123 High Street and would not have amenity impact for that property.
- 6.5.4 The rear gardens of the three proposed townhouses would adjoin the rear garden of No. 123 High Street. The depth of the rear gardens of unit No. 1 and unit No. 2 would create sufficient separation distance between the first floor rear windows of the townhouses No. 1 and No. 2 and the rear amenity space of No. 123 High Street as not to create unacceptable overlooking of neighbouring amenities or detract from the privacy of No. 123 High Street.
- 6.5.5 The rear windows of the proposed town houses would not overlook the rear gardens of no.3 and no.123. The first floor rear window of town house unit 3 and apartment Unit 4, 2nd floor rear window of unit 5 and 3rd floor rear window of unit 7 would be close to the rear garden of no.123, however they are angled away and would not overlook the rear garden of no.123 and would not have detrimental impact on the amenities of no.123. Nevertheless, it is considered a condition would be necessary to ensure the bottom half of the windows are obscure glazed and non-opening in order to preclude any overlooking of the adjacent rear gardens areas proposed under this application. A condition is therefore recommended for details to be submitted to the LPA demonstrating how the angled rear facing bedroom windows would be treated.
- 6.5.6 A daylight and sunlight report accompanies the proposal. The analysis demonstrates that the proposal would accord with the "Site Layout Planning for daylight and sunlight: A guide to good practice" by the Building Research Establishment Second Edition 2011 in respect to the effect upon daylight and sunlight to adjacent residential properties, specifically in respect to no.123 High Road. The Analysis also demonstrates that the proposal would not adversely overshadow the adjacent and proposed amenity areas.
- 6.5.7 Future Occupiers
- 6.5.8 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people's needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of

the Residential Design Guide SPD. This is supported by policy DM1 of the DMP (2013).

6.5.9 The proposed apartment units and townhouses would exceed the minimum floorspace standards for their respective sizes. The proposed 3 bed townhouses would have floorspace of 113 m². The kitchens, living rooms and bedrooms of the proposed new units would also have acceptable levels of outlook. The table below shows GIA

6.5.10

Units	Proposed Floor area sqm	Minimum floor area Required (sqm)
House 1- 3(3b5p)	113	93
Flat 4- 2b3p	64	61
Flat 5- 2b 3p	64	61
Flat 6 -3b 5p	87	86
Flat 7-2b 3p	64	61
Flat 8-2b 3p	62	61
Flat 9-3b 5p	94	86

6.5.11 The proposed apartment units would be dual aspect and would receive adequate daylight/sunlight as well as maintaining sufficient outlook for future occupiers.

6.5.12 The proposed townhouses would also be dual aspect with private outdoor amenity space at the rear. Maintaining the existing building line along Graham Road would help preserve the privacy of future occupiers.

6.5.13 Paragraph 5.12 of the Residential Design Guide SPD specifies that 'the vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Where possible, the horizontal arrangement of rooms between flats in a block should also avoid bedrooms adjoining neighbouring living rooms, kitchens and bathrooms, as well as communal areas such as halls and stairs'. The horizontal and vertical stacking arrangement of the rooms are considered satisfactory.

6.5.14 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.3 metres across 75% of the GIA of a dwelling. The proposed sections indicate that the proposal would achieve a floor to ceiling height of over 2.6m throughout the apartment block and 2.6 to 2.9 for the town houses, which would meet the requirements highlighted above. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers. As such, the floors to ceiling heights are considered acceptable in this instance.

6.5.15 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy.

6.5.16 In terms of private outdoor amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. Outdoor terrace spaces are proposed for all the flats which would meet the requirement. The proposed town houses would have rear gardens from 50 to 80 sqm in size and considered adequate.

6.5.17 In terms of the impact of the non-residential uses on the future occupiers of the development, planning conditions are recommended to be secured in respect of the opening hours and levels of noise emitted from any necessary plant or machinery required to be installed in connection with the operation. Subject to the imposition of these conditions, it is considered that the proposed non-residential uses would not cause any adverse impacts on the residential amenities of the surrounding neighbouring occupiers.

6.6 Traffic Parking and Servicing

6.6.1 Policy DM42 requires that proposals that result in inappropriate on-site parking on-site parking provisions, which lead to significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclist will be resisted.

6.6.2 The proposed 3 new townhouses and 9 self-contained units would be car free with exception of one disable bay and one off street parking space. The site has good transport links with PTAL score of 5 (very good) and in close proximity to services in Wealdstone and within 600 m of Harrow and Wealdstone National Rail and Underground Station. Bus stops are located in close proximity to the site. The application is supported by a Transport Statement which demonstrates that the level of public transport trips generated by the site would be imperceptible in peak hours and would not impact upon local public transport. Although a car free development is considered acceptable in principle in this location, any approval would require an action plan for making residents aware of alternative travel arrangements. Sufficient and secure cycle parking would be provided at ground floor level subject to further details being submitted.

6.6.3 In order to ensure no adverse impact on the controlled parking areas in the locality, a S106 agreement is attached to ensure no residents are eligible for on-street parking permits unless registered disabled. Subject to a S106 agreement, it is considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

6.6.4 The proposal includes provision of 2 additional on street car parking along Graham Road and one of which would be used for a disabled residents. 12 internal cycle spaces are provided for the apartments on the basis of 1 space per 1 bed dwelling and 2 spaces for 2 or more beds with 2 spaces for visitors. 8 cycle spaces are provided for the office and community use. Cycle

parking for the town houses would be located in the external amenity space at the rear which is considered to be acceptable.

6.6.5 The ground floor layout has been revised to allow for bin collection along Graham Road, it is considered that this revised layout would ease concerns about traffic disruption from bin collection. Secured bin storage has been provided at ground floor for the mixed use apartment block. The refuse bins of the town houses would be located on the ground floor.

6.6.6 Construction logistics has been addressed through a planning condition. Subject to securing details, it is considered that the proposed development would not result in any detrimental impact on the surrounding highway network in terms of highway safety.

6.7 Development and Flood Risk

6.7.1 Policy 5.12 Flood Risk Management states that development proposals must have regard to measures proposed in Catchment Flood Management Plans. It is noted that the EA's Thames Catchment Flood Management Plan (2009) focuses on the adaptation of the urban environment to increase resistance and resilience to flood water, and that this objective informed the preparation of Harrow's Local Plan policies on flood risk management.

6.7.2 Core Strategy Policy CS1 U undertakes to manage development to achieve an overall reduction in flood risk and increased resilience to flood events.

6.7.3 London Plan Policy 5.13 states that development should utilise sustainable urban drainage systems (SUDS) and should aim to achieve greenfield run-off rates and this objective is reiterated in Policy AAP9. Policy 5.13 of the London Plan sets out a drainage hierarchy to manage surface water run-off as close to its source as possible.

6.7.4 Local Plan Policies DM9 (Sustainable Flood Risk Management) and DM10 (on-site water management and surface water attenuation) reiterates messages in Policy AAP9. Local Plan Policy AAP 9 *Flood Risk and Sustainable Drainage* calls for development to: reduce surface water run-off; utilise sustainable drainage systems; ensure adequate arrangements for management and maintenance of on-site infrastructure; use appropriate measures to prevent water pollution; and where appropriate, demonstrate that the proposal would be resistant and resilient to flooding from all sources.

6.7.5 The site lies in a critical drainage area but not in Flood Zone. However, the High street is in surface water flood zone 3a& 3b and is at a high risk of flooding. Drainage officers have advised that, details regarding a safe access/egress to the property with emergency evacuation route (that should be made available to the future users/occupiers of the building) should be submitted. Also, a drainage strategy with surface water storage, attenuation and disposal is required; these details can be secured with pre-commencement conditions. Drainage officers raised no objection to the proposal subject to the above mentioned conditions. Subject to conditions, the

proposal is considered satisfactory and in accordance with the objectives of policy DM 10 of the DMP and the guidance contained in the NPPF in this regard.

6.8 Secure by Design Issue

6.8.1 The NPPF states that “Planning policies and decisions should aim to ensure that developments create: Safe and accessible environments where crime and disorder, and fear of crime do not undermine quality of life or community cohesion.

6.8.2 The proposed access to the town house would be from Graham Road similar to the adjacent town houses and would have natural vigilance and would not be susceptible to crime. The entrance of the community space would be directly from Graham Road and High Street and would provide a safe access. The office and the apartments would be directly accessed from High Street with separate entrance and would be visible from the street and are considered to provide a safe access. The bin storage access would be from Graham road and would be acceptable in term of Secured by Design. . The Designing out crime officer is satisfied with the scheme and suggested the development to acquire Secure By Design Accreditation. A condition is attached to address this matter.

6.9 Sustainability

6.9.1 London Plan policy 5.2 ‘Minimising Carbon Dioxide Emissions’ defines the established hierarchy for assessing the sustainability aspects of new development. This policy sets out the ‘lean, clean, green’ approach, which is expanded in London Plan policies 5.3 to 5.11. Policy 5.2 B outlines the targets for carbon dioxide emissions reduction in buildings. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations. Currently the target is a 40% reduction for all major development proposals. Policy 5.2 C outlines that “Major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions are to be met within the framework of the energy hierarchy”.

6.9.2 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to “utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials”...”Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity”. Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

6.9.3 Harrow Council’s Supplementary Planning Document on sustainable Building Design (adopted May 2009) seeks to address climate change through minimising emissions of carbon dioxide.

- 6.9.4 The proposal is designed to maximise passive environmental features and to minimize waste. Internal layout is designed to optimize daylight, minimize heatless and reduce energy requirement for heating, lighting and ventilation.
- 6.9.5 Eco- friendly materials, water management, recycling, renewal energy are considered in the proposal. Photovoltaic panels are proposed on the roof of the apartment block.
- 6.9.6 Surface water run-off and attenuation would be addressed through detail design. New gardens of the town houses and external landscape areas would contribute positively to the ecology.
- 6.9.7 The proposals indicate that the development would make a positive contribution to sustainability. A condition is attached regarding sustainability. Subject to this condition, it is considered that the proposal would comply with the above policy requirements.

6.10 Accessibility

- 6.10.1 London Plan policy 3.8 which addresses housing choice, requires 90% of new housing to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% of new housing to meet Building Regulation requirement M4 (3) 'wheelchair user dwellings, i.e., is design to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. DM2 requires all new development to be accessible.
- 6.10.2 Level access would be provided where possible. There would not be any level change from pavement to internal entrance level.
- 6.10.3 A condition is attached requiring the development to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% of units to meet Building Regulation requirement M4 (3) 'wheelchair user dwellings.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The redevelopment of the site would provide a sustainable mixed use development of high quality design with active frontage to High Street. The building would provide a modern, contemporary design that responds positively to the local context and contributes to attractive streetscape, whilst providing good quality living conditions for all future occupiers of the development. The layout and orientation of the buildings to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers and mitigation measures would ensure that the safety and convenience of the road network of Harrow would be maintained, whilst encouraging a modal shift towards more sustainable modes of travel.

7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant subject to conditions.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

178_PLN_001 REV C, 178_PLN_010 REV C, 178_PLN_011 REV C, 178_PLN_100 REV B, 178_PLN_101 REV A, 178_PLN_102 REV A, 178_PLN_103 REV A, 178_PLN_300 REV D, 178_PLN_301 REV D, 178_PLN_302 REV G, 178_PLN_303 REV H, 178_SKE_171017_01 REV A, 178_SKE_171017_02 REV A, 178_SKE_171017_03 REV A, 178_PLN_400 REV A, 178_PLN_200 REV 1, 178_PLN_201 REV H, 178_PLN_202 REV H, 178_PLN_203 REV H, 178_PLN_204 REV H, 178_PLN_205 REV G, Transport Statement (by EAS dated 13/12/2017), Planning Statement (by HGH on December 2017), Daylight & Sunlight Analysis Overshadowing Analysis (by Dixon Payne on 01/12/2017), Heritage Statement (by Heritage Collective on December 2017), Application Supporting Documents, Full Planning Application Supporting Planning, Design and Access Statement Ref: 178_REF_900 Rev H), Site Photographs.

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

3 Materials to Match Existing

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not commence, 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) Ground surfacing and boundary treatment

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 ensure a satisfactory form of development Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

4 Demolition and Construction Logistics Management Plan

No development shall take place until a Construction Logistics Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on highway safety and the amenities of the existing occupiers of the properties adjacent to the site. This is a PRE-COMMENCEMENT condition.

5 Hard and Soft Landscaping

The development of the building hereby permitted shall not be occupied until there has been submitted to and approved in writing by the local planning authority, a scheme of hard and soft landscape works. Details shall include a survey of all existing trees and vegetation on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Reason: To safeguard the character and appearance of the area, and to enhance the appearance of the development, in accordance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

6 Hard and Soft Landscaping Implementation

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

Reason: To safeguard the character and appearance of the area, and to enhance the appearance of the development, in accordance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

7 Surface Water Storage and Attenuation

The development of the building hereby permitted shall not commence until details of works for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that adequate drainage facilities are provided in order to reduce and mitigate the effects of flood risk in accordance with policy DM 10 of the Harrow Development Management Policies Local Plan (2013) and guidance set out in the National Planning Policy Framework 2012 and the Technical Guidance to the National Planning Policy Framework 2012. This is a PRE-COMMENCEMENT condition.

8 Disposal of Sewage

The development of the building hereby permitted shall not commence until details of works for the disposal of sewage have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that adequate drainage facilities are provided in accordance with policy DM 10 of the Harrow Development Management Policies Local Plan (2013) and guidance set out in the National Planning Policy Framework 2012 and the Technical Guidance to the National Planning Policy Framework 2012. This is a PRE-COMMENCEMENT condition.

9 Levels

The construction of the building hereby permitted, shall not commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 future highway improvement, in accordance with policies DM1 and DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development. This is a PRE-COMMENCEMENT condition.

10 Refuse Bins

Prior to occupation of the development, details of the refuse storage bins shall be submitted and approved in writing by the Local Planning Authority. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.

Reason: To safeguard the appearance and character of the surrounding area, in accordance with policy 7.4.B of The London Plan 2016 and ensure a high standard of residential quality in accordance with Policy DM 45 of the Harrow Development Management Policies Local Plan (2013).

11 Cycle Parking Spaces

The development hereby permitted shall not be commenced (other than works of demolition) until details of the cycle parking spaces on the site and their phased delivery alongside the development has been submitted to the Local Planning Authority in writing to be agreed. The cycle parking shall be implemented on site for the sole use of the development in accordance with the phasing details and shall be retained for the lifetime of the development.

Reason: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport. To ensure that cycle parking facilities would be available for all users of the site on immediate occupation of any of the buildings. This is a PRE-COMMENCEMENT condition.

12 Accessible and Adaptable Dwellings

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

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

13 Hardsurfacing

All hardsurfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

Reason: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding, in accordance with policy DM10 of the Development Management Policies Local Plan 2013

14 Boundary Treatment

The development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by, the local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected around the site. The boundary treatment shall be completed before the building is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the amenity of neighbouring residents and the character of the locality, in accordance with policy DM1 of the Development Management Policies Local Plan 2013.

15 Permitted Development – Dwellinghouses

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouses hereby permitted without the prior written permission of the local planning authority.

Reason: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot, the openness of the site and availability of amenity space; and to safeguard the amenity of neighbouring residents, in accordance with policy DM1 of the Development Management Policies Local Plan (2013).

16 Site Hoardings

Site works in connection with the development hereby permitted shall not commence before the boundary of the site is enclosed by a close boarded or other security fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

Reason: In the interests of amenity and highway safety, in accordance with policies DM1 and DM45 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

17 Heritage Asset – Historic Record

The development hereby permitted shall not commence, including any works of demolition, until a Building record and photo survey (interior and exterior) to Level 1 in accordance with the Historic England document entitled 'Understanding Historic Buildings A Guide to Good Recording Practice' May 2016 has been carried out and submitted to the Local Planning Authority and agreed in writing.

Reason: To keep a public report of the locally listed building in accordance with NPPF, London Plan Policy 7.8, Harrow Core Strategy CS1, Development Management Policies Local Plan policy DM 7 and Planning Practice Guidance on Conserving and enhancing the historic environment. This is a PRE-COMMENCEMENT condition.

18 Secured by Design

The development hereby approved shall not progress beyond podium slab level until measures to minimise the risk of crime in a visually acceptable manner and to meet the specific security needs of the development have been submitted to, and agreed in writing by, the local planning authority. Any such measures should follow the relevant design guides published on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx>. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

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, in accordance with Policies 7.3 and 7.13 of the London Plan (2016) and Policy AAP 4 of the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

19 Flood Risk Emergency Planning Information

The development of the building hereby permitted shall not commence until flood risk emergency planning information has been submitted and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To build in resistance and resilience in managing, reducing and mitigating the effects of Flood Risk in accordance with policy DM9, DM 10 of the Harrow Development Management Policies Local Plan (2013) and guidance set out in the National Planning Policy Framework 2012 and the Technical Guidance to the National Planning Policy Framework 2012. This is a PRE-COMMENCEMENT condition.

20 Sustainability Statement

The construction of the building hereby permitted, shall not commence until a sustainability statement has been submitted to, and agreed in writing by, the

local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To ensure a sustainable development that the development makes appropriate provision for the minimisation of carbon dioxide emissions in accordance with Policies 5.2 and 5.3 of the London Plan (2016) and policy DM12 of the Harrow Development Management Policies (2013).

21 Permitted Development – Change of Use

Notwithstanding Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order with or without modification), the D1 community space shown on the ground floor and mixed use D1/B1 office/community space flexible space shown on the first floor, shall only be used for the purpose specified in the application and for no other purpose

Reason: To safeguard and appropriate level of community space on the application site in accordance with policy DM 47 of the Harrow Development Management Policies Local Plan (2013).

22 Noise – Mechanical Plant

The rating level of noise emitted from any plant, machinery and equipment on the site, shall be lower than the existing background level by at least 10 dB(A). Noise levels shall be determined at one metre from the boundary of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142:2014. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which the plant is or may be in operation.

Before any plant is used, measurements of the noise from the plant must be taken and a report / impact assessment demonstrating that the plant (as installed) meets the design requirements, shall be submitted to be approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with Local Plan Policy DM1 and Policy 7.6 of the London Plan (2016).

23 Community Use and Flexible Office/Community Use –opening hours

Unless otherwise agreed in writing by the local planning authority, the ground floor community use space and the first floor flexible office/community use space hereby approved shall only be open for use between: 08.00 and 23:00 on Mondays to Sundays (including public holidays).

Reason: To ensure that the operation of the ground and first floor uses is compatible with residential amenity and would accord with policy DM 1 of the

Harrow Development Management Policies Local Plan (2013).

24 Windows to Units 03, 04, 05, 07

Prior to the commencement of the development, detailed drawings showing a scheme for the treatment of the angled rear facing windows serving the bedrooms of units 03, 04, 05 and 07 shown on the approved drawings, shall be submitted and approved in writing by the Local Planning Authority. This part of the development shall be carried out and completed only in accordance with the approved details.

Reason: To safeguard the residential amenities of the neighbouring occupiers, in accordance with policy 7.6 of the London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

25 Travel Plan

The development hereby permitted shall not be occupied until a Travel Plan Statement and Action Plan has been submitted to the Local Planning Authority in writing to be agreed. The Travel Plan Statement and Action Plan shall be implemented prior to the first occupation / use of the building and shall continue to be implemented in perpetuity, unless otherwise agreed in writing with Local Planning Authority

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

Informatives

1 The following policies are relevant to this decision:

National Planning Policy Framework (2012)

Relevant Policies and Guidance, including:

National Planning Policy Framework (2012)

The London Plan (2016):

3.16 - Protection and Enhancement of Social Infrastructure

3.18 - Education Facilities

3.4 - Optimising housing potential

3.8 - Housing Choice

5.2 - Minimising carbon dioxide emissions

5.3 - Sustainable design and construction

5.7 - Renewable Energy

5.8 - Innovative Energy technologies

5.9 - Overheating and Cooling

5.10 - Urban Greening

5.12 - Flood risk management

5.13 - Sustainable Drainage

5.18 - Construction, excavation and demolition waste

6.3 - Assessing effects of development on transport capacity

6.9 - Cycling

6.10 - Walking

6.13 - Parking

7.1 - Building London's neighbourhoods and communities

7.2 - An inclusive environment

7.3 - Designing out crime

7.4 - Local character

7.5 - Public Realm

7.6 - Architecture

7.8 - Heritage Assets

7.21 - Trees and Woodlands

Draft London Plan 2017

GG1 Building strong and inclusive communities

GG4 Delivering the homes Londoners need

D1 London's form and character

D2 Delivering good design

D4 Housing quality and standards

D5 Accessible Housing

H1 Increasing housing supply

H12 Housing Size mix

S1 13 Sustainable Drainage

T3 Transport Capacity, Connectivity and Safeguarding

T4 Assessing and mitigating Transport Impacts

T5 Cycling

T6 Car Parking

Harrow Core Strategy (2012)

CS1: Overarching Principles

CS1 B - Local Character

CS 1 Q/R - Transport

CS 1 T - Sustainability

CS 1 U - Sustainable Flood Risk Management

Harrow and Wealdstone Area Action Plan (2013)

AAP3 - Wealdstone

AAP4 - Achieving a High Standard of Design and Layout throughout the Heart of Harrow

AAP 9 - Flood Risk and Sustainable Drainage

AAP13 - Housing within the Heart of Harrow

AAP19 - Transport, Parking and Access within the Heart of Harrow

Harrow Development Management Policies Local Plan (2013):

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 - Achieving Lifetime Neighbourhoods

Policy DM 7 - Heritage Assets

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 14 - Renewable Energy Technology

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 23 - Streetside Greenness and Forecourt Greenery

Policy DM24 - Housing Mix

Policy DM 42 - Parking Standards

Policy DM 43 - Transport Assessments and Travel Plans

Policy DM 44 - Servicing

Policy DM 45 - Waste Management

Policy DM 47- Retention of Existing Community, Sport and Education Facilities

Supplementary Planning Documents:

Supplementary Planning Document: Residential Design Guide (2010)

Mayor of London's Housing Supplementary Planning Guidance (2016)

Housing Standards Minor Alterations to the London Plan (March 2016)

Supplementary Planning Document - Accessible Homes (2010)

Supplementary Planning Document - Sustainable Homes (2010)

Supplementary Planning Document - Sustainable Building Design (2009)

Supplementary Planning Document - Planning Obligations (2013)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 Grant with Pre-app

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended). 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.

3 Inform 61_M

Please be advised that approval of this application by Harrow Council will attract a liability payment of £6,146.00 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £6,146.00 for the application, based on the levy rate for Harrow of £35/sqm. You are advised to visit the planning portal website where you can download the appropriate document templates.

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

4 Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm
All other uses - Nil.

The Harrow CIL Liability for this development is: £836.00

5 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 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 **IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences**

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable

8 **SUDS**

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

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

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

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

The applicant can contact Harrow Drainage Section for further information.

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

Plan Numbers: 178_PLN_001 REV C, 178_PLN_010 REV C, 178_PLN_011 REV C, 178_PLN_100 REV B, 178_PLN_101 REV A, 178_PLN_102 REV A, 178_PLN_103 REV A, 178_PLN_300 REV D, 178_PLN_301 REV D, 178_PLN_302 REV G, 178_PLN_303 REV H, 178_SKE_171017_01 REV A, 178_SKE_171017_02 REV A, 178_SKE_171017_03 REV A, 178_PLN_400 REV A, 178_PLN_200 REV 1, 178_PLN_201 REV H, 178_PLN_202 REV H, 178_PLN_203 REV H, 178_PLN_204 REV H, 178_PLN_205 REV G, Transport Statement (by EAS dated 13/12/2017), Planning Statement (by HGH on December 2017), Daylight & Sunlight Analysis Overshadowing Analysis (by Dixon Payne on 01/12/2017), Heritage Statement (by Heritage Collective on December 2017), Application Supporting Documents, Full Planning Application Supporting Planning, Design and Access Statement Ref: 178_REF_900 Rev H), Site Photographs.

APPENDIX 2 : SITE PLAN



APPENDIX 3 : SITE PHOTOGRAPHS

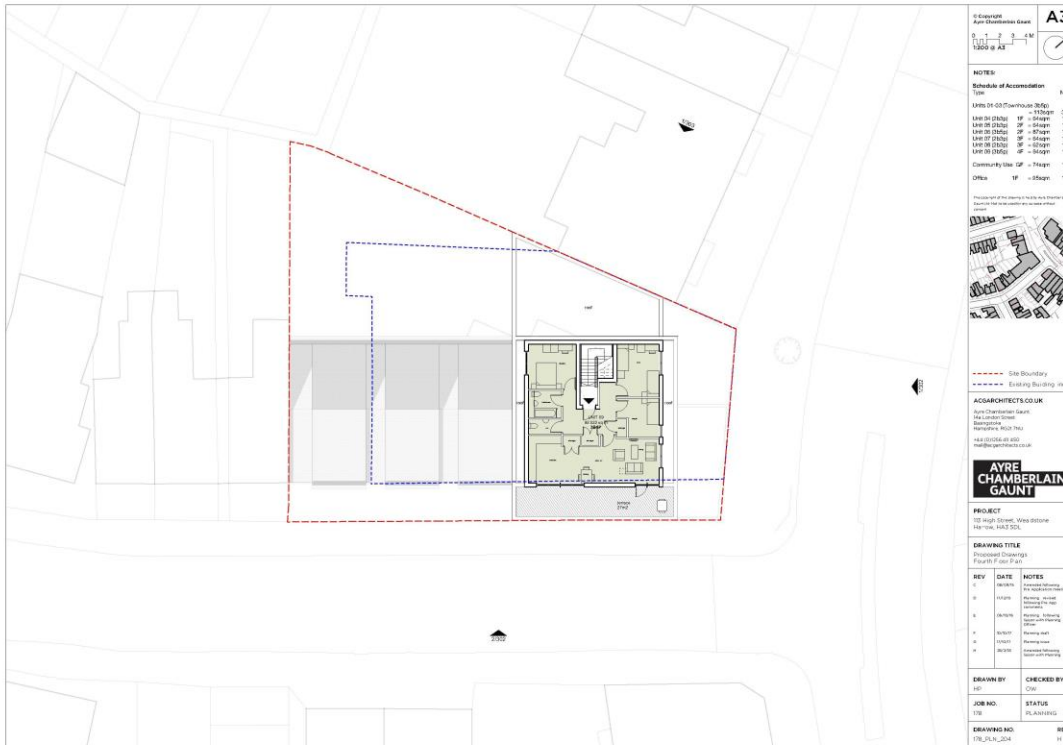


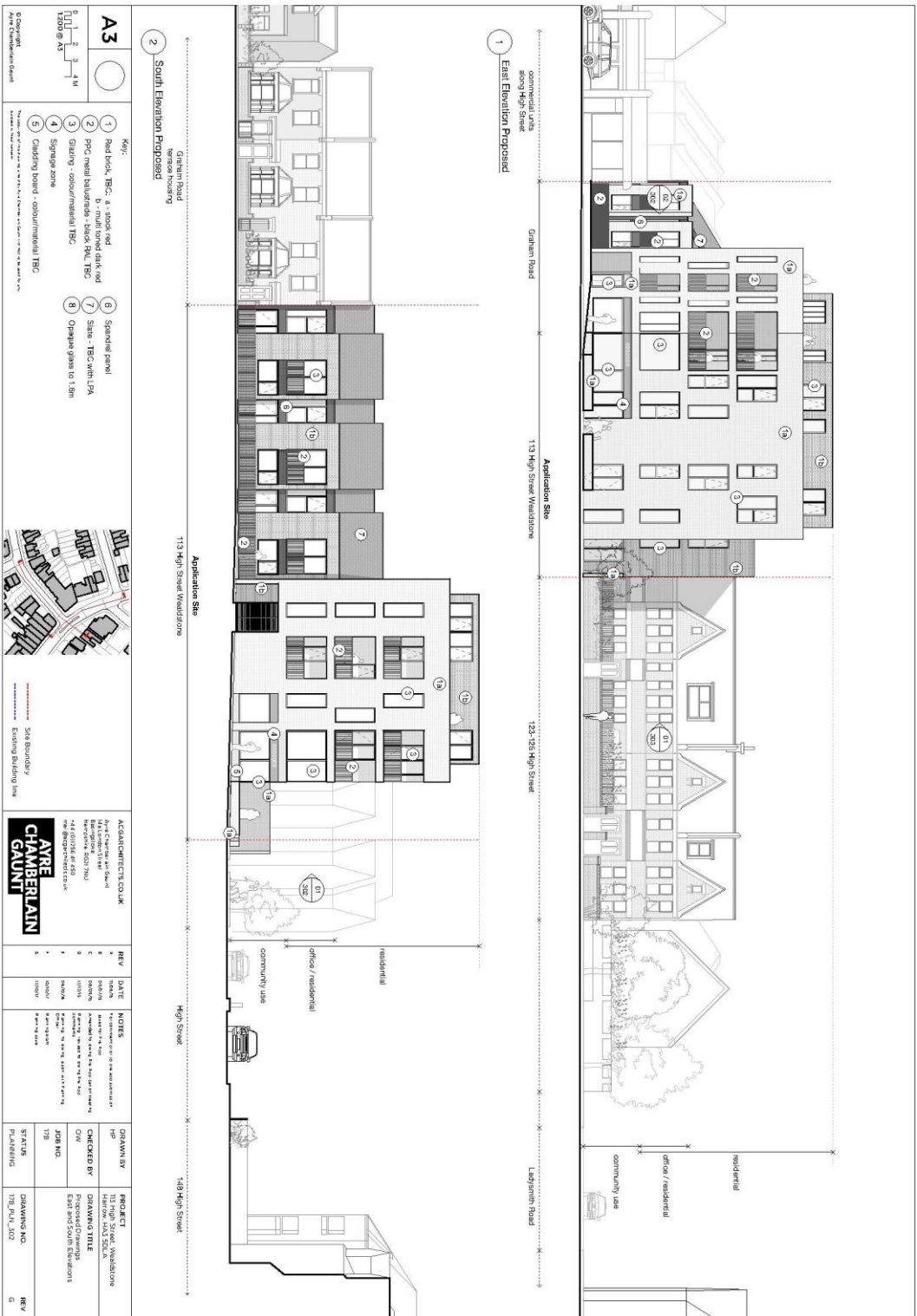




APPENDIX 4: PLANS AND ELEVATIONS







A3 1:200 @ A3 10000 x 14140 mm (39'4" x 46'4") 1/10" = 1'0"	Key: 1 Bad brick, TSC; a - stone red 2 PPC metal balustrade - black RAL TSC 3 Guttering - colour/metallic TSC 4 Signage zone 5 Cladding board - colour/metallic TSC 6 Standard panel 7 Slate - TSC with 2PK 8 Gypsum glass to 1.8m	A/C/ARCHITECTS CO. UK First Floor, 113 High Street, Wealdstone, Middlesex UB8 3NU Tel: 01895 830370 www.a3architects.co.uk	REV 1 2 3 4 5	DATE 10/03/18 10/03/18 10/03/18 10/03/18 10/03/18	NOTES As submitted to the Planning Authority 1. All work to be completed by 15/04/18 2. All work to be completed by 15/04/18 3. All work to be completed by 15/04/18 4. All work to be completed by 15/04/18 5. All work to be completed by 15/04/18	DRAWN BY HP CHECKED BY SM JOB NO. 178	PROJECT 113 High Street, Wealdstone DRAWING TITLE East and South Elevations	STATUS PLANNING	DRAWING NO. T18_113_High_Street	REV 5



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