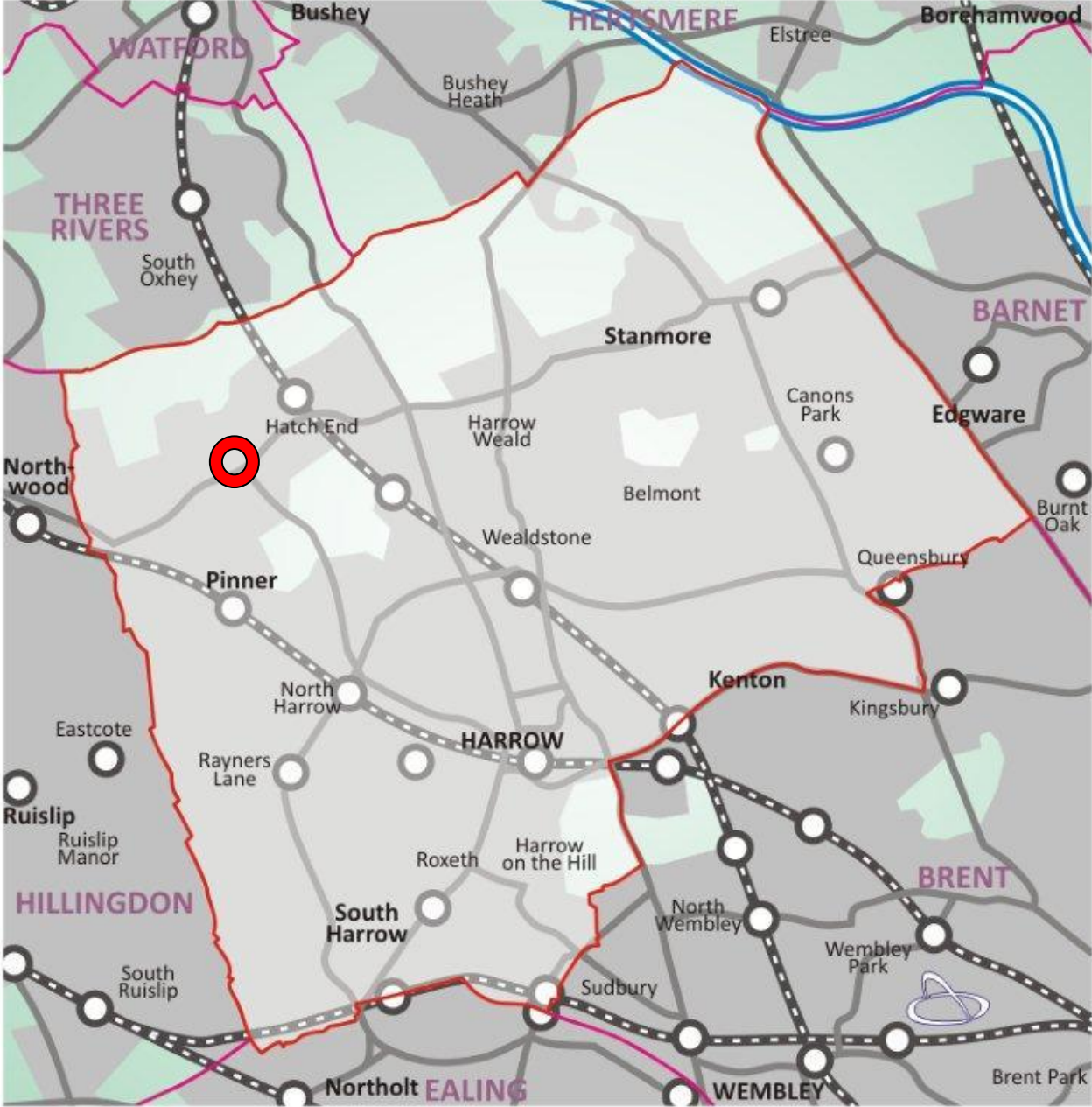
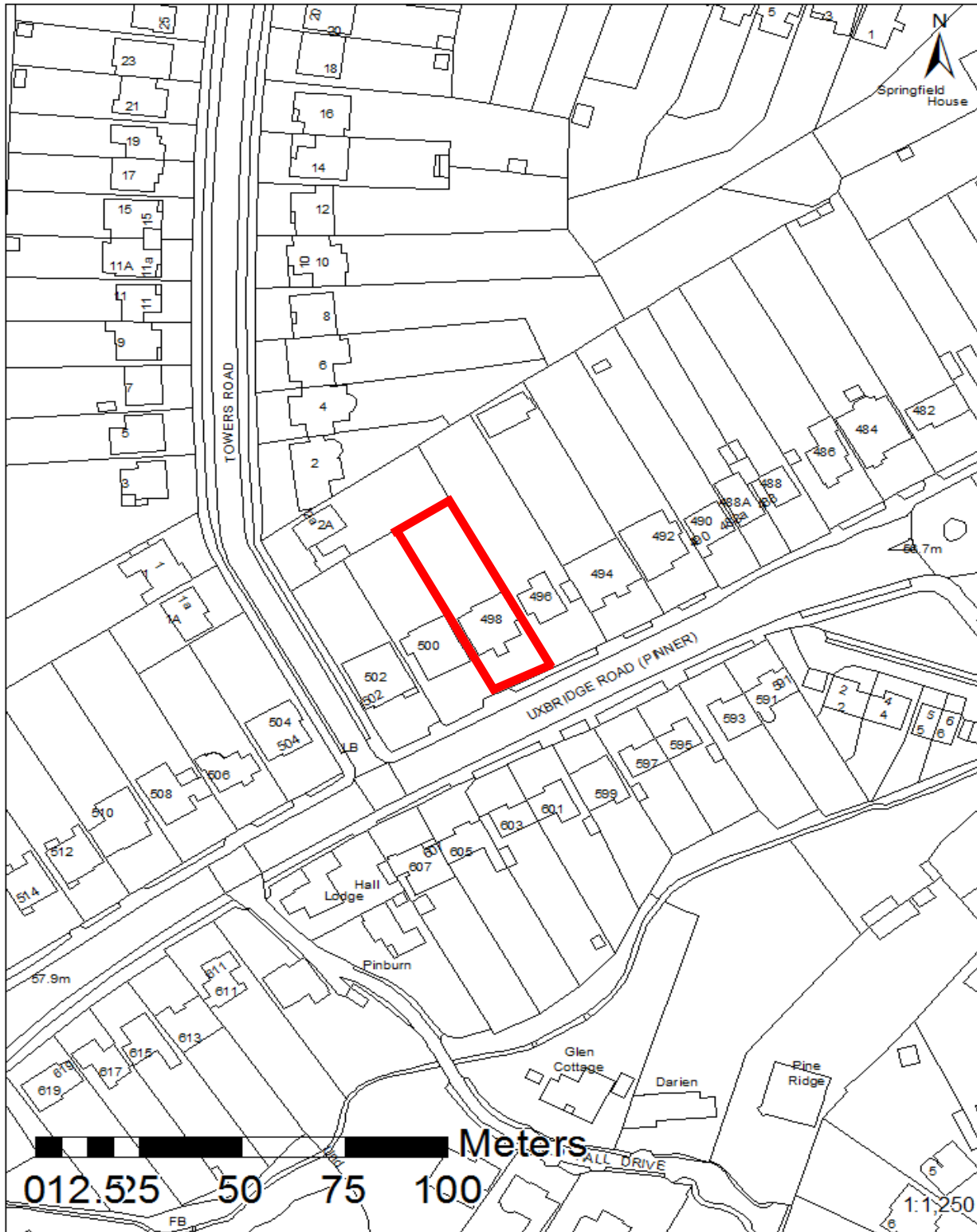


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| | |
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| 498 Uxbridge Road, Pinner | P/5625/17 |
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| 498 Uxbridge Road, Pinner | P/5625/17 |
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th April 2018

APPLICATION NUMBER: P/5625/17
VALIDATE DATE: 13/12/2017
LOCATION: 498 UXBRIDGE ROAD, PINNER
WARD: HATCH END
POSTCODE: HA5 4SL
APPLICANT: MFS LIMITED - MR S DEDHAR
AGENT: POWELL SKEETE ASSOCIATES LIMITED
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 25/04/2018

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.

Conversion of dwelling to four flats; single rear extension; single storey front extension; first floor side and rear extensions; alterations and extension to roof to create habitable roofspace; side and rear dormers; rooflights in front and side roofslopes to create habitable roofspace; parking; landscaping; separate and communal amenity space; bin / cycle storage; external alterations

The Planning Committee is asked to:

RECOMMENDATION

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

REASON FOR THE RECOMMENDATIONS

The development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.16 and 3.17 of The London Plan (2016), Policies DM1 and DM26 of the DMP (2013). Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

INFORMATION

This application is reported to planning committee due to the public interest received

under part 1, Proviso E of the scheme of delegation dated 29th May 2013.

| | |
|---|--------------------|
| Statutory Return Type: | 13 Minor Dwellings |
| Council Interest: | None |
| GLA Community Infrastructure Levy (CIL) Contribution (provisional): | N/A |
| Local CIL requirement: | N/A |

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 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

| The Site | | |
|-----------------------------|---|-----------------|
| Address | 498 Uxbridge Road, Hatch End, HA5 4SL | |
| Applicant | MFS Limited - Mr S Dedhar | |
| Ward | Hatch End | |
| Local Plan allocation | N/A | |
| Conservation Area | N/A | |
| Listed Building | N/A | |
| Setting of Listed Building | N/A | |
| Building of Local Interest | N/A | |
| Tree Preservation Order | N/A | |
| Other | Critical Drainage Area | |
| Transportation | | |
| Car parking | No. Existing Car Parking spaces | 4 |
| | No. Proposed Car Parking spaces | 4 |
| | Proposed Parking Ratio | 1:1 |
| Cycle Parking | No. Existing Cycle Parking spaces | 0 |
| | No. Proposed Cycle Parking spaces | 8 |
| | Cycle Parking Ratio | 1:1 |
| Public Transport | PTAL Rating | 2 |
| | Closest Rail Station / Distance (m) | Hatch End /900m |
| | Bus Routes | H14, H12 |
| Parking Controls | Controlled Parking Zone? | No |
| | CPZ Hours | N/A |
| | Previous CPZ Consultation (if not in a CPZ) | N/A |
| | Other on-street controls | N/A |
| Parking Stress | Area/streets of parking stress survey | N/A |
| | Dates/times of parking stress survey | N/A |
| | Summary of results of survey | N/A |
| Refuse/Recycling Collection | Summary of proposed refuse/recycling strategy | 12 Bins |

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two storey detached property to the north of Uxbridge Road.
- 1.2 The dwellinghouse has been extended with a two storey side to rear extension, single storey rear and side extension and a front porch.
- 1.3 The property is not located within a conservation area, nor is it statutorily / locally listed. The site is located inside an archaeological priory area.
- 1.4 The site is in a Critical Drainage Area

2.0 PROPOSAL

- 2.1 Single storey front extension 0.86m deep at the western frontage; 2.8m deep single storey rear extension across the full width of the property; 2.2m deep first floor rear extension aligning with the existing first floor projection for the remaining width of the property; first floor side extension set 3.5m back from the main frontage to a width of 1.13m and a depth of 4.3m. rear dormer; side dormer; rooflights in front and side rooflopes.
- 2.2 It is proposed to convert the enlarged dwellinghouse into four flats, two flats on the ground floor comprising one, one bedroom (two person) flat and a two bedroom (three person) flat. Two, two storey flats on the first and second floor comprising a two bedroom (three person) flat and a two bedroom (four person) flat. There would be a communal lobby and central hallway leading to the rear gardens. Private lifts are provided for the upper floor flats.
- 2.3 It is proposed to sub-divide the garden area into 3 to provide a private garden for the ground floor flats and a communal garden for the upper floor flats.
- 2.4 The plan submitted with the application indicates that four off-street parking space is proposed at the front.
- 2.5 12 no. bins on the plans are shown to be located at the boundary of the garden area for flat A.

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 |
|----------------|---------------------------------|------------------------------------|
| LBH/41671 | Retention of and alterations to | Grant |

| | | |
|-----------|---|-----------------------|
| | two-storey side to rear extension | 09/10/1990 |
| P/3056/08 | Single and first floor rear extensions; alterations to roof (raised roof height over two storey side extension) including rear dormer; external alterations | Granted 06/11/2008 |

4.0 **CONSULTATION**

4.1 A total of 16 notification letters were sent to neighbouring properties regarding this application

4.2 The public consultation period expired on 26/12/2017

4.3 **Adjoining Properties**

| | |
|---|---|
| Number of letters Sent | 4 |
| Number of Responses Received | 7 |
| Number in Support | 0 |
| Number of Objections | 7 |
| Number of other Representations (neither objecting or supporting) | 0 |

4.4 7 objections were received from adjoining residents.

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

| Details of Representation | Summary of Comments | Officer Comments |
|---|--|--|
| Objection letters were received from various addresses around Uxbridge Road | Objects to the application due to: Parking congestion due to the proposed flats. | Issues relating to parking congestion are assessed in section 6.10 of this report. |
| | Converting the house to flats would change the character of the area which is mainly made up of family | The proposed conversion would still be residential |

| | | |
|--|---|--|
| | houses. Further, as more people would be living in the flats potential for noise will increase. | and minor in scale, and not discernible from the use of the property as a single residential unit |
| | 12 bins would not enhance the amenity of the streetscene. | A condition is attached to ensure that the bins are kept away from the street frontage except on collection day. |
| | Overlooking/loss of privacy, loss of light or overshadowing, layout and density of building | Neighbouring amenity is assessed in section 6.5. |
| | Covenant on the site allowing only 1 dwelling on each plot. | Not a material planning consideration. |
| | Any excavation work might have a serious impact upon the stability of existing structures and affect site drainage. | Not a material planning consideration. |

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

| |
|-----------------------|
| LBH Drainage |
| LBH Highways |
| LBH Waste Officer |
| Hatch End Association |
| Historic England |

4.8 Internal Consultation

4.9 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 |
|------------------|---|-------------------------|
| Drainage Team | Standard Drainage Conditions should be attached | Noted. |

| | | |
|---------------|---|-------|
| Highways Team | No objections subject to retention of existing parking space and bike storage condition | Noted |
| Waste Officer | No comments received | |

4.8 External Consultation

4.9 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 |
|-----------------------|--------------------------------------|-------------------------|
| Hatch End Association | Objection regarding parking pressure | Noted. |
| Historic England | No objection subject to conditions. | Noted |

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 (2016) 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 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 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Regeneration
Character and Appearance of the Area
Residential Amenity and Accessibility
Traffic, Parking and Drainage
Sustainability
Heritage Assets

6.2 Principle of Development

- 6.2.1 Policy 3.8 of The London Plan (2016) encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing.

Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed conversion of the property would constitute an increase in housing stock within the borough, and would therefore be acceptable in principle

- 6.2.2 There is no specific policy in the Council's Core Strategy that precludes the principle of converting an existing building to provide enlarged and new flats.
- 6.2.3 Policy DM 26 supports in principle the conversion of residential premises to flats where they provide a satisfactory standard of accommodation and contribute positively to their surroundings.
- 6.2.4 In this case it is considered that the principle of converting the building to flats is therefore acceptable.

6.3 Regeneration

- 6.3.1 The proposed development would provide for housing within the Borough that would constitute an increase in housing stock in terms of unit numbers. As such, it is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Character and Appearance of the Area

- 6.4.1 The host property benefits from an existing poorly designed two storey side extension. The proposal would essentially integrate the existing extension to the original dwellinghouse under one hipped roof. While this would result in a crown roof which can be objectionable. However, it is considered that as the property is set back from the street and there are varying roof forms within the locality this element of the proposal would not be highly prominent, is considered acceptable and an improvement on the current situation.
- 6.4.2 The proposed first floor side extension would have a clearly subordinate roof and given that it would be set back 3.5m from the front building line it is considered to be a modest addition which would be proportionate to the host dwelling and in keeping with the area.
- 6.4.3 While it is noted that side dormers can be objectionable it is considered that in this instance given that the dormer would be set back 3.5m from the front building line and would be of a modest scale this element would be an appropriate addition.
- 6.4.4 With regard to the single and first floor rear extensions. Given that there is no clear pattern to the rear building lines of the dwellinghouses within the locality of the application site and that the host property benefits from a large rear garden it is considered that the proposed extensions would be proportionate to the site and host property and would not have an adverse impact on the character of the area.

Refuse Storage

- 6.4.5 Details for a convenient location and arrangement for the storage of refuse bins is a requirement of policies DM1 and DM26 of the Development Management Policies Local Plan 2013 as part of a formal planning submission.
- 6.4.6 Generally for single family dwellings, a total of 3 domestic sized bins would be required, which would comprise a bin for general waste, a bin for recycling and a bin for organic (garden only) waste (optional). In addition, there is a requirement for a small bin for food waste. For the conversion of the existing site into four flats a total of 12 bins are most likely to be required in addition to the 4 small caddy bins for food waste. The proposal includes a bin storage area at the side of the building indicating 12 bins.
- 6.4.7 The bins proposed would be sufficient to provide each of the four flats proposed.

6.5 Impact on the Host and Neighbouring Amenity

- 6.5.1 Policies DM1 and DM26 of the DMP both seek to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.

- 6.5.2 The adjoining property to the west is a Veterinarian Surgery which was originally a dwellinghouse which has been significantly extended. It is considered that there would be no unacceptable impacts on this neighbouring property.
- 6.5.3 It is noted that an objection has been received from the neighbouring property to the east 496 Uxbridge Road regarding loss of light and privacy. The windows in the flank wall of this neighbouring property serve a landing, bathroom and cloakrooms and a secondary window to a kitchen. These windows are not considered to be primary windows to habitable rooms as defined in the Supplementary Planning Document: Residential Design Guide (2010) and therefore are not protected sources of light. It is considered that there would not be any unacceptable impact on the residential amenities of this neighbouring property.
- 6.5.4 With regard to the proposed rear extensions and rear dormer. The first floor rear extension would not breach a 45 degree line drawn from either neighbouring property and therefore is considered acceptable. Given that the single storey extension would be set 3m from the flank wall of No. 496 it is considered that there would be no unacceptable impacts on the residential amenities of this neighbouring property. The rear dormer window would offer oblique views of the rear gardens of neighbouring properties which is considered acceptable in this suburban location.
- 6.5.5 It is likely that up to a maximum of twelve persons would occupy the proposed flats. It is considered that given the property currently benefits from 4 double bedrooms and one single bedroom, the increase in occupation from the proposed conversion of the property would not be significant. Any disturbance or activity arising from the proposed conversion would still be residential and minor in scale, and not discernible from the use of the property as a single residential unit.
- 6.5.3 Based on the above, it is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise. A reason for refusal on this basis could not be justified.

6.6 Amenity of Future Occupiers

6.6.1 *Room Size and Layout*

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. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance 2016.

| Flat no. | Room | Proposed Floor Area (m ²) | Minimum Floor Area Required (m ²) |
|--------------------------|------------------|---------------------------------------|---|
| A (2b, 3p) | Bedroom (double) | 15.22 | 11.5 |
| | Bedroom (Single) | 8.28 | 7.5 |
| | Internal Storage | 3 | 2 |
| | Total GIA | 79.26 | 61 |
| B (1b, 2p) | Bedroom (double) | 18.25 | 11.5 |
| | Internal Storage | 3 | 1.5 |
| | Total GIA | 67.88 | 50 |
| C (2b, 3p) (2 storey) | Bedroom (double) | 12.49 | 11.5 |
| | Bedroom (Single) | 8.28 | 7.5 |
| | Internal Storage | 1 | 2 |
| | Total GIA | 79.26 | 70 |
| D (2b, 4p) (2 storey) | Bedroom (double) | 12.5 | 11.5 |
| | Bedroom (double) | 17.48 | 7.5 |
| | Internal Storage | 4.63 | 2 |
| | Total GIA | 83.21 | 79 |

6.6.2 With reference to the above table it is considered that the proposed flats would have adequate gross internal floor area.

6.6.3 Each of the flats provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant guidance.

6.7 Stacking Arrangements

6.7.1 Paragraph 5.12 of the Council's adopted Supplementary Planning Document – Residential Design Guide (2010) states that 'The vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Policy DM26 (b) which notes that proposals will be required to "secure the separation of bedrooms and other room uses between homes within the development and neighbouring dwellings having regard to the adequacy of any measures to prevent noise transference".'

6.7.2 The plans show that the habitable rooms stack up consistently and therefore, the overall stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.

6.8 Outdoor Amenity Space

- 6.8.1 The adopted SPD and DM26 states that amenity space, either on a private or communal basis, should be provided. The supporting information shows that sufficient amenity has been provided on site, therefore the provided amenity space would be considered acceptable in this instance. A boundary fence would be erected at the rear of the ground floor flat to avoid overlooking from the gardens of the upper flats.

6.9 Drainage and Flood Risk

- 6.9.1 The site lies in a critical drainage area. However as the proposal would not result in a significant increase in the development footprint. 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.

6.10 Traffic and Parking

- 6.10.1 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.10.2 The proposal would retain the existing four car parking spaces within the curtilage of the site. It is noted that several objections have been raised siting the potential of parking stress due to the proposed number of flats. The Highways Authority has been consulted and has commented that this proposal is within a PTAL 2 location meaning that access to public transport is considered to be poor. There are two bus routes serving Uxbridge Road that go to Harrow Town Centre, Stanmore Station and South Harrow Station. Hatch End rail station is approximately 900 metres from the property which offers services between London Euston and Watford Junction. Hatch End Broadway is a short walk and offers various amenities such as shops and restaurants. There were concerns regarding the installation of electric gates which did not leave space to take a vehicle off the carriageway and footway whilst it waits for gates to open. These gates have been removed from the proposal. The proposal offers four car parking spaces which is acceptable in terms of London Plan 2016 and Development Management policies which would permit up to 1 space per unit. The proposed level of cycle parking is acceptable.

- 6.10.3 Secure and readily accessible cycle parking has been provided at 1.5 spaces per unit in line with London Plan Policy 6.9. The number and position of cycle storage has been indicated on plan at the rear of the site which is considered acceptable.

- 6.10.4 The development would not result in any significant increase in traffic movements from the site or unreasonable impacts on highway safety and convenience, and would therefore accord with policies DM26 and DM42 of the DMP.

6.11 Accessibility

- 6.11.1 As the proposal relates to the conversion of an existing property there is no requirement for the units to be assessable homes. However, the submitted floorplans show that all flats would be accessible and adaptable. A lift for the upper floors is provided and a level access to the main entrance which is welcomed.

6.12 Archaeological Priority Area

- 6.12.1 The site is located inside an archaeological priority area. Historic England have been notified and raise no objections subject to a condition to ensure that a written scheme of investigation is submitted to and agreed in writing prior to the development which is recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would have no undue impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the area. Furthermore, the proposal would provide a satisfactory level of accommodation for future occupiers. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

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 Materials to Match

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

Reason: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

3 No Balcony

The roof area of the extension 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 residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: SAB1001; SAB10002; SAB1003; SAB1004; SAB1005; SAB1006; SAB1007; SAB1008; SAB1009; SAB1010; SAB1011; SAB1012A; Design and Access Statement

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

5 No windows

Notwithstanding the provisions 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), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

Reason: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

6 Bin Storage

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.

Reason: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

7 Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to an approved by the local planning authority in writing. For land that is included with the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objections, and

A: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B: The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material, this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To protect the archaeological priority area in accordance with Policy DM7 of the Harrow Development Management Local Plan (2013).

Informatives

1 **Policies**

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2012)

The London Plan 2016

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.3 Designing Out Crime
7.4 Local Character
7.6 Architecture

The Draft London Plan (2017):

Policy D2 Delivering Good Design
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards
Policy D5 Accessible Housing
Policy H12 Housing Size Mix
Policy SI12 Flood Risk management
Policy SI13 Sustainable Drainage
Policy T5 Cycling
Policy T6 Car Parking
Policy T6.1 Residential Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 – Achieving a High Standard of Development Policy
DM 2 – Achieving Lifetime Neighbourhoods Policy
DM 7 – Heritage Assets
DM 10 – On Site Water Management and Surface Water Attenuation
Policy DM 12 – Sustainable Design and Layout
Policy DM 22 – Trees and Landscaping
Policy DM 24 – Housing Mix
Policy DM26 – Conversion of Houses and other Residential Premises.
Policy DM 27 – Amenity Space Policy
Policy DM 42 – Parking Standards
Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document: Residential Design Guide (2010)

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

2 Pre-application engagement

Grant without pre-application advice

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. Harrow has a pre-application advice service
and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning
applications

3 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.

4 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

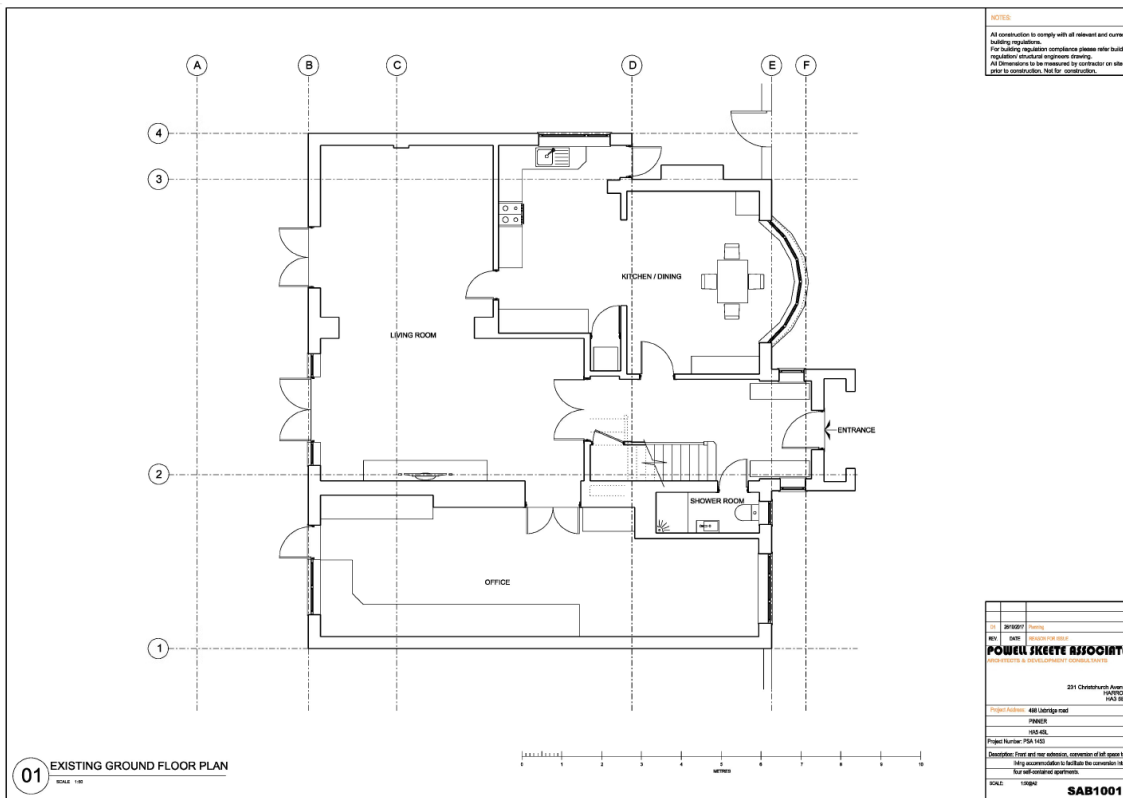
E-mail: communities@twoten.com

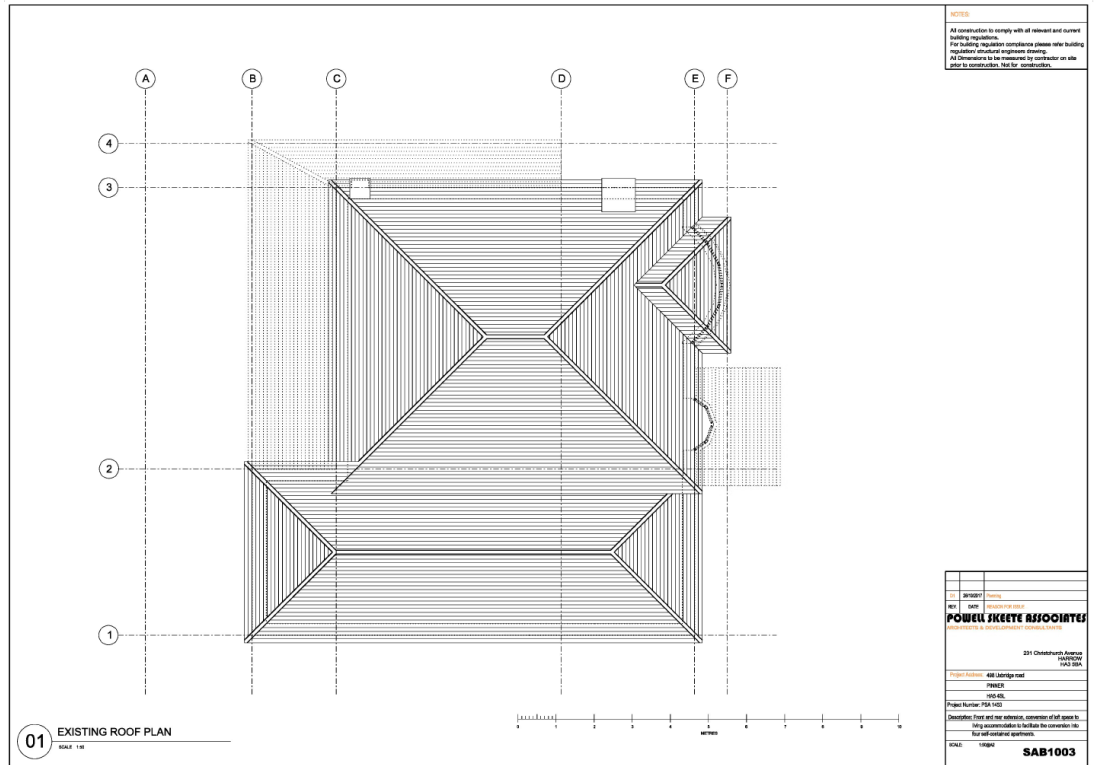
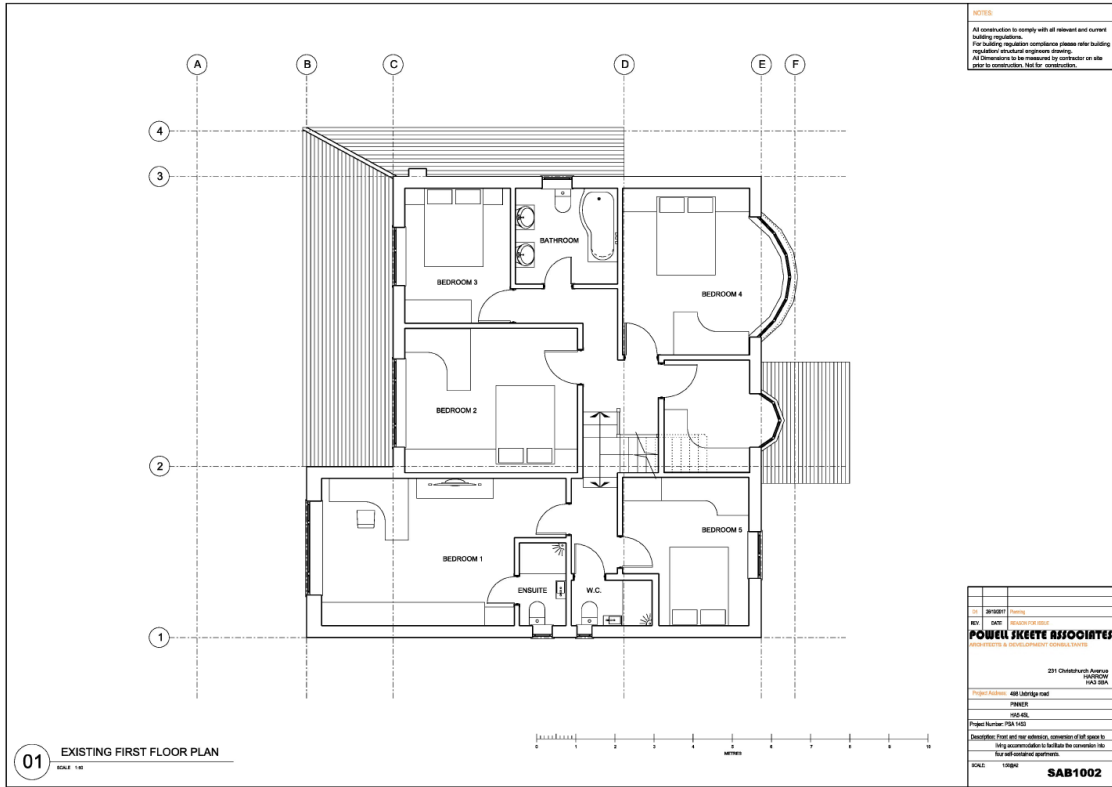
5 Compliance with Planning Conditions

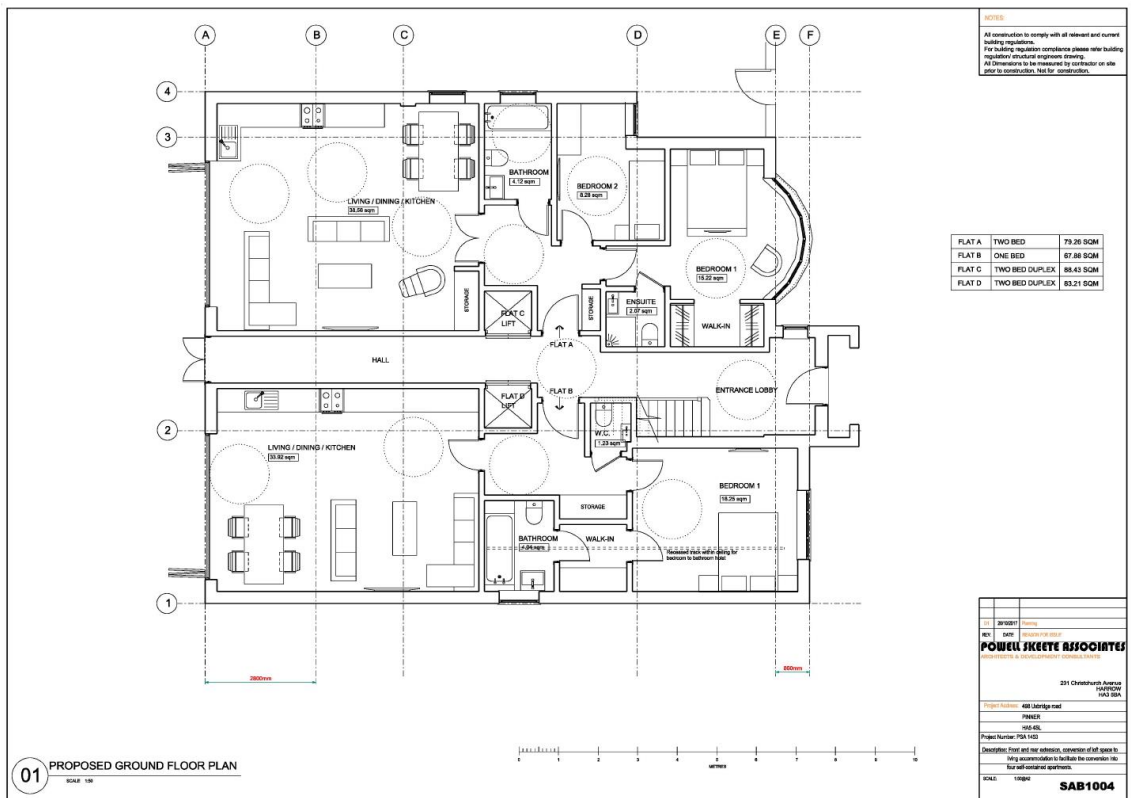
IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

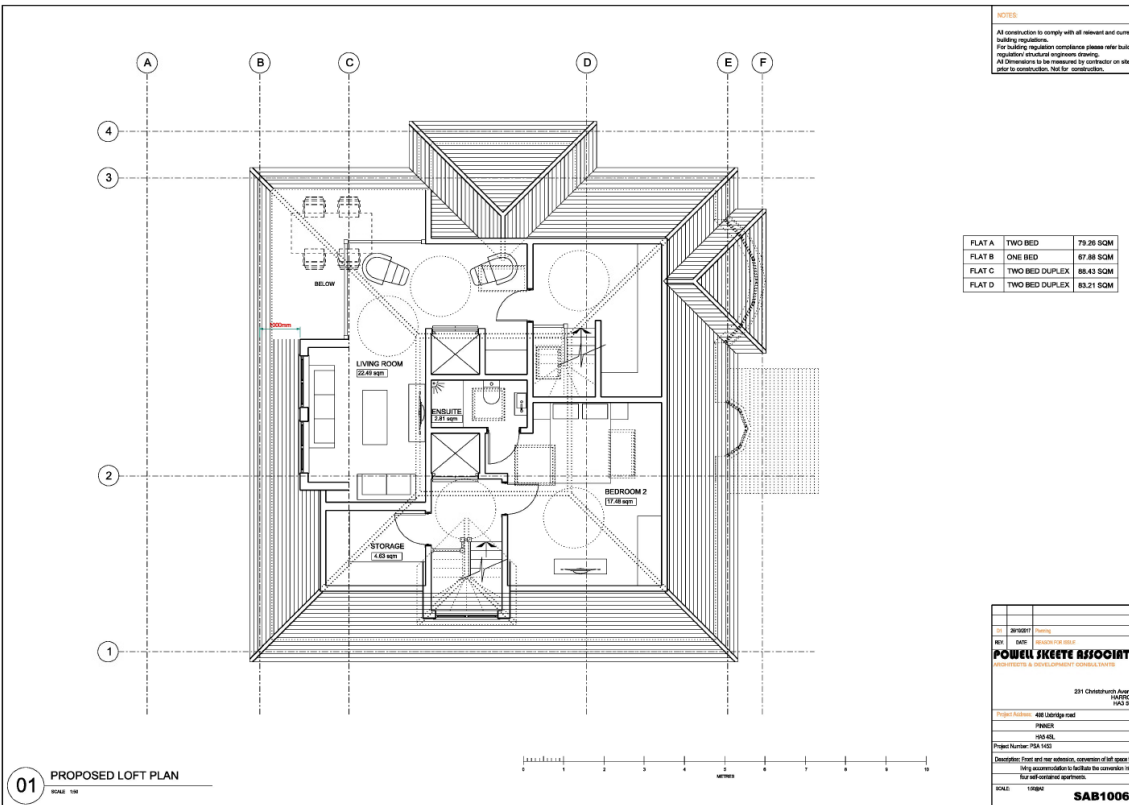
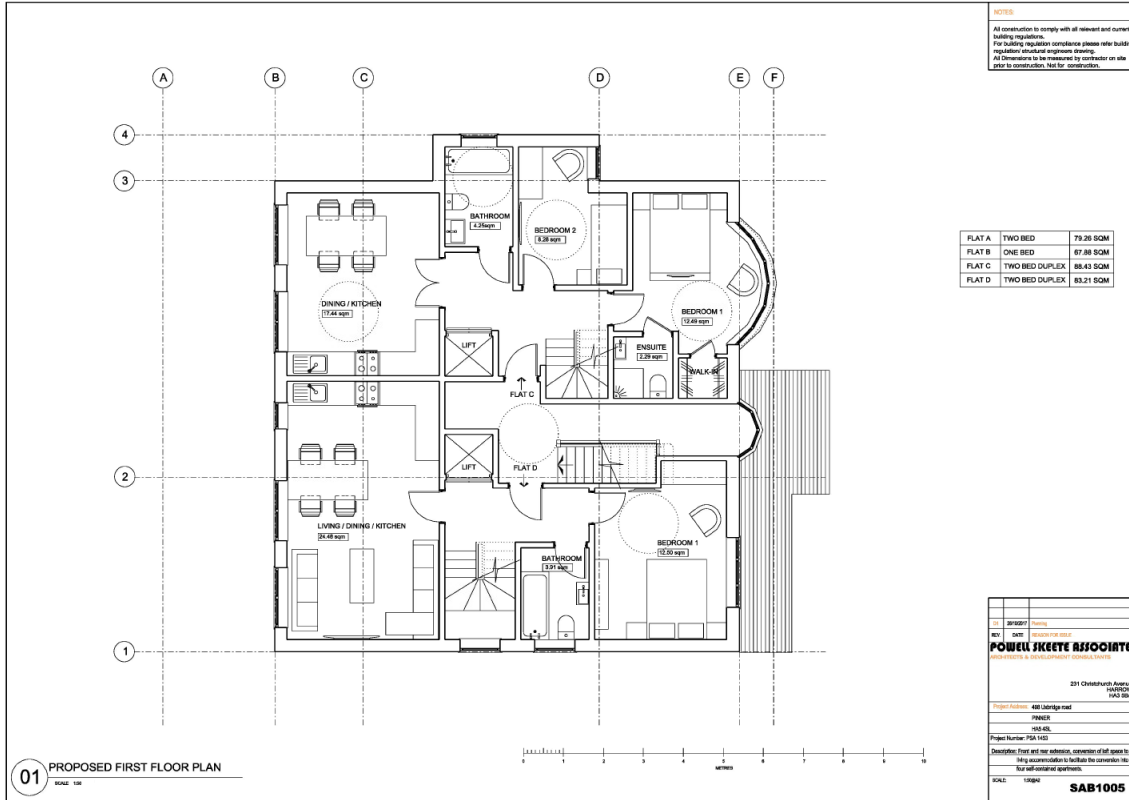
- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of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

APPENDIX 3 : PLANS AND ELEVATIONS













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