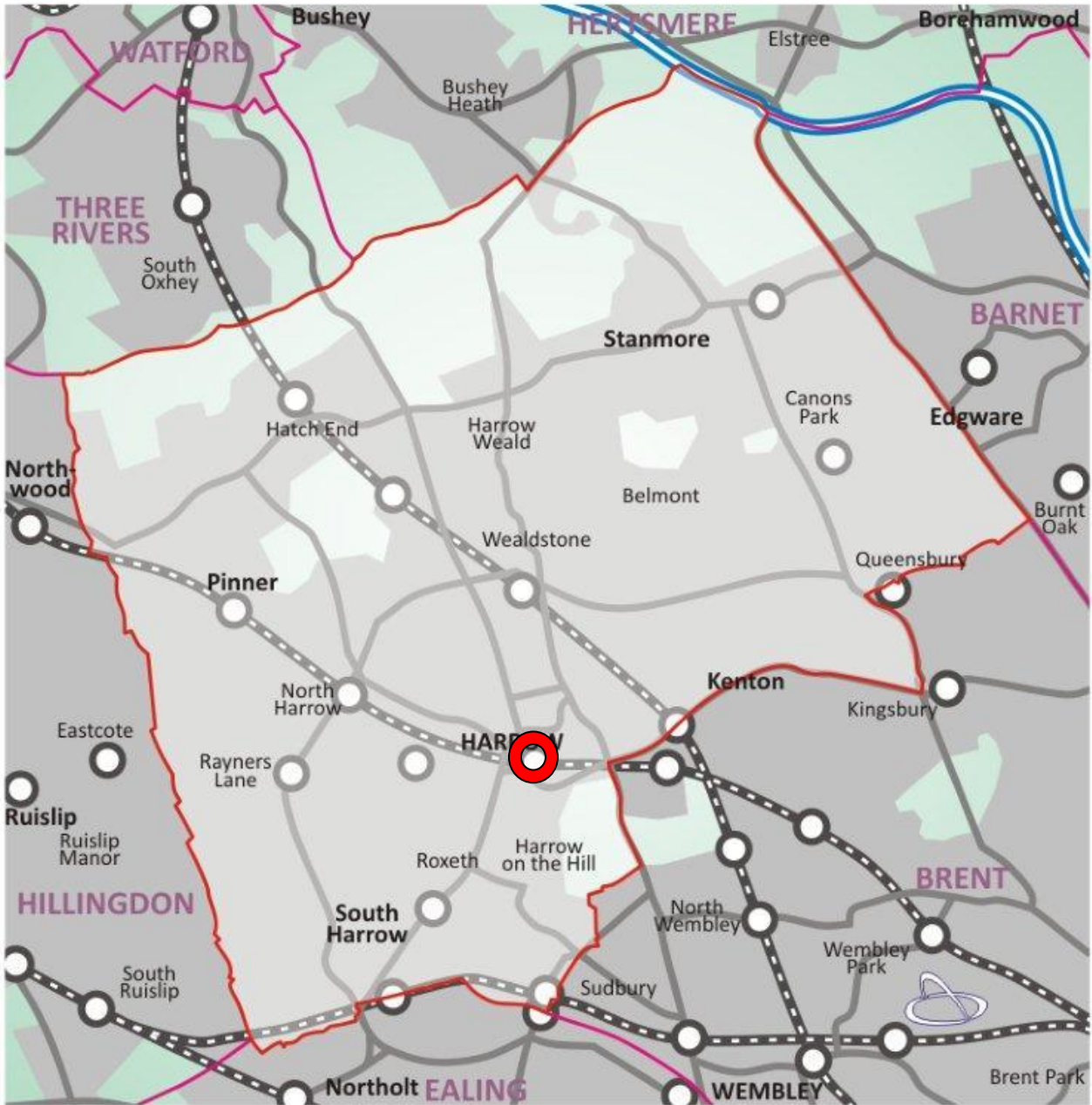
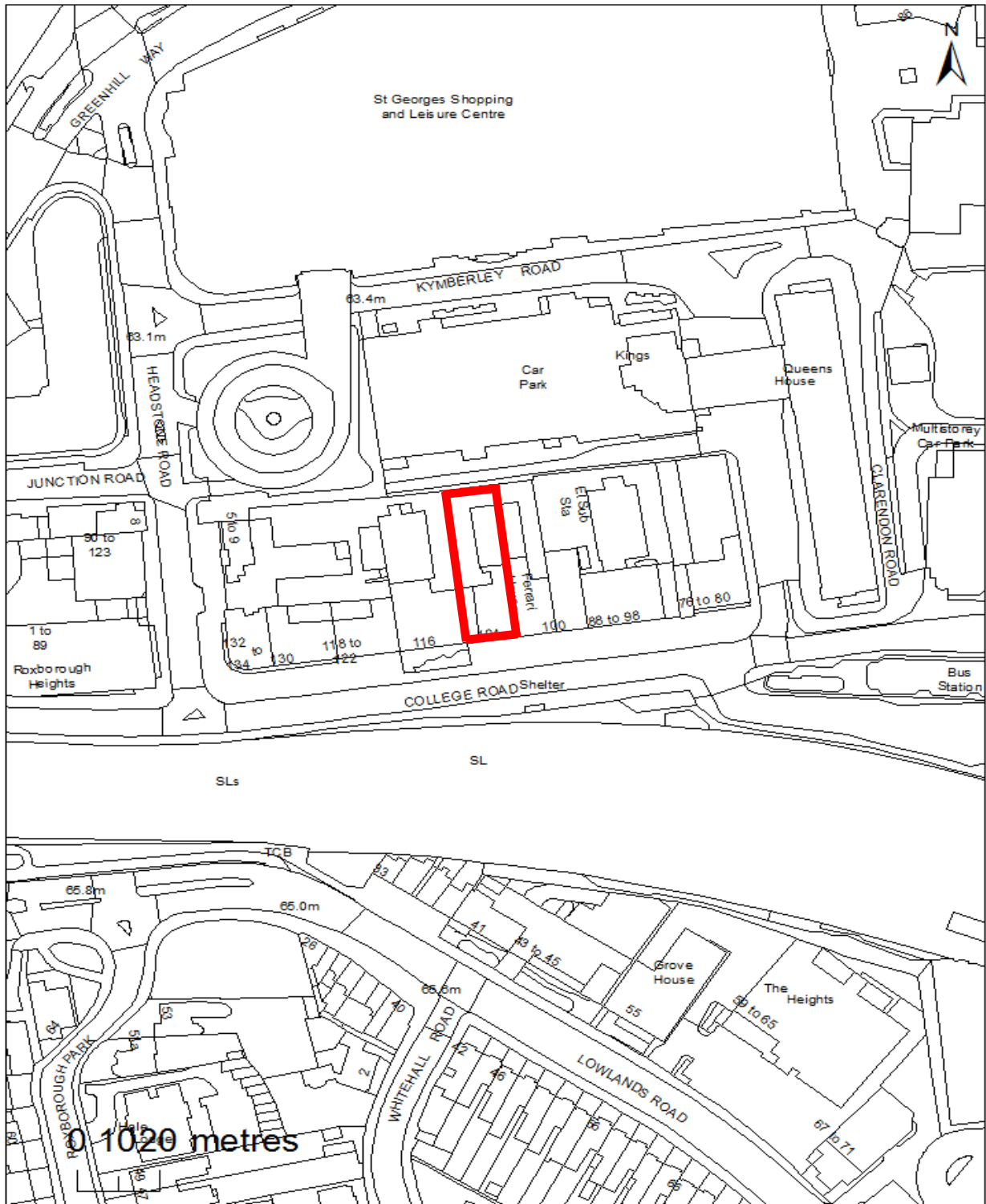


 = application site



104 College Road, Harrow	P/1824/17
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104 College Road, Harrow	P/1824/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th April 2018

APPLICATION NUMBER: P/1824/17
VALIDATE DATE: 09/08/17
LOCATION: 104 COLLEGE ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 1BQ
APPLICANT: MR ANUP VYAS
AGENT: MULTI CREATION
CASE OFFICER: JUSTINE MAHANGA
EXPIRY DATE: 09/08/17

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.

Creation of third and fourth floors comprising seven flats; parking; bin and stores, together with internal alterations between ground and second floor to create a separate residential access.

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out 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:
 - Prior to occupation of the development, notify all prospective owners, residents, occupiers or tenants of the housing units of the development that they will not be eligible for a resident parking permit or visitors parking permit to park a motor vehicle where a CPZ has been implemented, unless they hold a disabled person's badge.
 - Planning permission monitoring fee of £500;
 - Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 25 August 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 redevelopment of the site, in the absence of a legal agreement for the restriction of resident parking permits, would fail to comply with the requirements of Policies DM26 and DM42 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway.

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide 7 residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). The proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee as the proposed development creates more than two residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£15,526
Local CIL requirement:	£48,510

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	104 College Road, Harrow, HA1 1BQ
Applicant	Mr Anup Vyas
Ward	Greenhill
Local Plan allocation	N/A
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area

Housing		
Density	Proposed Density hr/ha	170
	Proposed Density u/ph	132
	PTAL	6a
	London Plan Density Range	70-260
Dwelling Mix	Studio (no. / %)	2 (28.5%)
	1 bed (no. / %)	3 (43%)
	2 bed (no. / %)	2 (28.5%)
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Condition attached

Transportation		
Car parking	No. Existing Car Parking spaces	5
	No. Proposed Car Parking spaces	4
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	10
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Harrow on the Hill
	Bus Routes	H12, H14 and R17
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	Yes, Zone Y Monday – Saturday, 10-11am and 3-4pm
	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
Parking Stress	Summary of results of survey	N/A
	Summary of proposed refuse/recycling strategy	Purpose built bin storage to rear
Refuse/Recycling Collection		

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	N/A
Renewable Energy Source / %	N/A

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 No. 104 College Road forms part of a parade of 1960's commercial buildings on the northern side of College Road. The parade is characterised by flat roofs and aligned ribbon windows. At the rear, the buildings include multi-storey projections with undercroft car parking.
- 1.2 The application property is a four-storey, mid-terrace, commercial building. A three-storey outrigger extends from the rear elevation of the main building, with under croft parking provided at ground level.
- 1.3 The building is currently in use as a Class B1 office. Whilst prior approval ref P/3723/15 granted permission for the conversion of this building into 15 residential units, work associated with this permission have not commenced on site.
- 1.4 The primary entrance to the building is along College Road, with secondary access provided at the rear.
- 1.5 The building includes solar panels at roof level.
- 1.6 A vehicle crossover and driveway is located at the western end of the College Road frontage, providing access to 5 parking spaces at the rear of the site. Refuse storage is also located at the rear of the site.
- 1.7 The site is located within the Harrow Metropolitan Centre with excellent transport links (public transport accessibility rating of 6a).
- 1.8 The surrounding area includes a mix of commercial and residential uses.
- 1.9 To the west, the property adjoins a similar four storey building at no. 116 College Road. The lawful use of the ground floor is class B1 office (P/1947/15) and the upper floors benefit from prior approval for 48 residential units (P/1239/15). Planning permission (ref: P/3122/17) granted approval for an additional floor to create a 14 room house in multiple occupation.
- 1.10 To the east, the property adjoins no. 102 College Road, a four-storey commercial building.
- 1.11 Planning permission P/3252/17 recently approved an additional floor of office floorspace (Class B1) at no. 100 College Road.
- 1.12 Planning permission P/0312/16 was recently implemented at no. 88-98 College Road for an additional floor to provide 8 flats (Class C3).
- 1.13 The site is located in a critical drainage area of Harrow. There are no other constraints on the site.

2.0 PROPOSAL

- 2.1 It is proposed to construct a single storey extension across the main building (fourth floor) and a two-storey extension atop of the rear outrigger.
- 2.2 The proposed extension would provide seven self-contained flats, comprising 2 x studio flats, 3 x 1bed and 2 x 2bed.
- 2.3 2.3 The additional floor to the main building would extend vertically from the third floor, resulting in a maximum building height of 14.4m.
- 2.4 2.4 The proposed two-storey extension to the rear outrigger would include a height of 5.9m. The extension would align with the proposed height of the extension to the main building (14.4m). The existing solar panels would be repositioned atop of the extension.
- 2.5 2.5 The extension would include ribbon windows and materials to match the original building.
- 2.6 2.6 No external alterations are proposed to the existing lower levels of the building and the access arrangements would remain as existing.
- 2.7 2.7 Access to the proposed third and fourth floors would be provided via an extension to the existing lift and internal stairwell.
- 2.8 2.8 4 parking spaces, including 2 wheelchair accessible bays and a single electric charging point, would be provided within the ground floor undercroft at the rear of the site.
- 2.9 2.9 Refuse storage would be located at the rear of the site within a timber refuse enclosure.
- 2.10 The existing solar panels would be relocated atop of the proposed extension.

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/3723/15	Conversion of offices (Class B1a) to 15 self-contained flats (Class C3) (Prior approval)	Granted: 29/09/15
P/1827/17	Creation of 3 rd and 4 th floor to create additional office space	Concurrent application

4.0 **CONSULTATION**

4.1 A total of 58 consultation letters were sent to neighbouring residents.

4.2 The public consultation period expired on 28th July 2017.

4.3 **Adjoining Properties**

Number of letters Sent	59
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 No objections were received from adjoining residents.

4.5 **Statutory and Non Statutory Consultation**

4.6 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
RAF Northolt	No objections subject to a condition requiring a construction management strategy.	Noted.
LBH Highways Authority	Queries regarding the wheelchair accessible bays. Development should be permit restricted.	Noted. Amended plans were requested. Heads of term attached.

5.0 **POLICIES**

5.1 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 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 of the Area
Residential Amenity of Neighbouring Occupiers
Quality of Residential Accommodation
Traffic and Parking
Drainage

6.2 Principle of Development

- 6.2.1 The application site is located within the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and The London Plan (2016). The detailed area plan is set out in the adopted Harrow and Wealdstone Area Action Plan (AAP) (2013) and therefore

any redevelopment and changes of use proposed within this area will be considered against the policies contained within the AAP alongside the adopted Development Management Policies Local Plan (DMP) (2013).

- 6.2.2 Strategic objective 11 of The Harrow Core Strategy (2012) [CS] identifies that the Council aspires to “Strengthen Harrow town centre and maintain or enhance the vitality and viability of all town centres...”. Core Policy CS1L states that “Harrow’s town centres will be promoted as the focus for community life, providing residents with convenient access to a range of shops, services, cultural and leisure facilities, as well as local employment opportunities and areas of good public transport.”
- 6.2.3 The application site falls within the sub area of Harrow Town Centre West as set out in the AAP. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy. The policies seek to redirect all new development within the Harrow and Development Opportunity Area, to town centers and to previously developed land in suburban area.
- 6.2.4 Notwithstanding this, Policy CS1.B of the CS and policy DM1 requires all development to 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.
- 6.3 Regeneration
- 6.3.1 Given the location of the site within the Town Centre, the high PTAL level and the scale and intensity of surrounding development, the site is considered to be appropriate for intensification. The proposed development to create 7 residential flats would provide for housing within the heart of Harrow that would constitute an increase in housing stock within the Borough in terms of unit numbers. It is therefore considered that the proposed development would meet the overarching principles of regeneration.
- 6.3.2 The proposed development would also result in a number of temporary jobs created during the construction phase of the development.
- 6.4 Character of the Area
- 6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.
- 6.4.2 Core Policy CS1.B specifies that ‘All Development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting

innovative design and/or enhancing areas of poor design; extensions should respect their host building.

- 6.4.3 Policies AAP1 and AAP4 of the AAP seek to achieve a high standard of development within the Harrow Town Centre and throughout the Heart of Harrow. Policy AAP1 states that development within all three sub areas of Harrow Town Centre will be required to strengthen its character, legibility and role as a Metropolitan Centre.
- 6.4.4 The character of development adjoining the application site is generally characterised by four storey commercial buildings, with flat roofs and ribbon windows. Materials vary from white render and brickwork. Some of the buildings also include significant fascia signage.
- 6.4.5 The subject application proposes to extend the building by way of an additional storey within the College Road street scene and two additional storeys over the rear outrigger. The additional floor to the main building would rise directly from the front elevation of the lower levels and would increase the height of the building by approximately 2.9m. The two-storey extension to the rear outrigger would align with the height of the extension to the main building. It is proposed to finish the extension in render to match the existing building.
- 6.4.6 Policy AAP6(B) indicates that building heights should be of a scale consistent with the site's surroundings, having regard to the need to achieve a high standard of development in accordance with Policy AAP4.
- 6.4.7 As previously discussed, there is a precedent for 5 storey buildings within the immediate locality. Specifically, no. 88-98, 100 and 116 College Road all benefit from planning permission to extend to 5 storeys. The wider context also includes buildings with maximum heights of 9 storeys. In this respect, it is considered that the additional storey to the application site, within the College Road streetscene, would not be out of character with the pattern and proportions of established development.
- 6.4.8 Although the recently approved extensions generally include setback top floors, the proposed extension would not step-in. Notwithstanding this, it is observed that the majority of buildings within the vicinity do not have stepped-in upper storeys. An example of this within the adjoining parade is no. 122-134 College Road. Accordingly, whilst the recent approvals are noted, the stepped upper floor is not considered to be a characteristic feature of the immediate and wider area and as such, the form of the proposed extension is accepted.
- 6.4.9 In terms of the impact on the original building, the form and detailing of the proposed extension would sit symmetrically with the lower levels and would respect the rhythm of the existing fenestration. Whilst the projecting balconies would introduce an additional feature to the building, given these elements would be located at the rear of the building, no visual impact would be experienced within the College Road streetscene.

- 6.4.10 Whilst the development would alter the appeal site in a manner which would be clearly visible within the wider area, the proposal would adequately respond to the characteristics of the existing building and its surroundings. The proposed development would also give rise to the benefit of additional residential units within the town centre location, which weighs in its favour.
- 6.4.11 In conclusion, the proposal would comply with Policy CS1 of the Harrow Core Strategy (2012), Policy DM1 of the Development Management Policies Document (2013), Policy AAP1 and AAP4 of the Harrow and Wealdstone Area Action Plan (2013) and Policies 7.4 and 7.6 of the London Plan (2016).
- 6.5 Residential Amenity for Neighbouring Occupiers
- 6.5.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.5.2 There are no specific policies within the AAP which deal with safeguarding residential amenity but alludes that development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 6.5.3 It is likely that up to a maximum of 14 people would occupy the proposed flats. Given the character and scale of development surrounding the site, owing to the location within the town centre, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area.
- 6.5.4 To the west, the application property adjoins a similar scale building at no. 116 College Road. As previously discussed, this building is in office use (Class B1) at ground floor and benefits from prior approval to convert the upper floors to residential units. The works associated with this conversion have commenced. Planning permission has also been granted for an additional floor to create a 14 room house in multiple occupation.
- 6.5.5 Whilst this neighbouring property includes a greater width than the application premises, it is noted that the property includes a similar footprint to the application premises, whereby the main rear elevations align and a multilevel projecting element is provided towards the rear of the site. A distance of approximately 11m is provided between the rear outriggers of no. 104 and 116.
- 6.5.6 To the east, the application property adjoins no. 102 College Road. There is no planning history available for this property. The three-storey outrigger at this neighbouring property adjoins that of the application premises. The rear elevations of the neighbouring outriggers align.

- 6.5.7 Whilst the proposal would introduce an additional level above the existing building, considering the rear elevations of the three-storey outriggers at 102 and 104 College Road align, and also considering the relationship with no. 116, whereby a separation distance of 11.2m is provided between the rear outriggers, no undue loss of light would occur.
- 6.5.8 Given the established character of the rear of these properties is generally characterised by servicing areas and car parking, it is considered that the residential occupiers of these buildings currently experience a limited level of outlook. Notwithstanding this, given the additional storey would extend vertically from the lower levels in materials to match the existing building, no further loss of visual amenity would result to the flank wall windows of the residential occupiers of no. 116.
- 6.5.9 Due to the conversion of the neighbouring property at no. 116 to residential units under prior approval, it is considered that some degree of overlooking currently exists between the properties. It is not considered that the additional residential floorspace would result in an undue harm to the privacy of the adjoining occupiers over and above what is currently experienced.
- 6.5.10 Given the rear of the property adjoins Kings House car park, no loss of amenity would occur in this respect.
- 6.5.11 Accordingly, it is considered that the proposed residential development, at the scale of development proposed, would therefore be compatible with the surrounding uses in accordance with policy 7.4B of the London Plan 2016 and Policy DM1 of the DMP 2012
- 6.6 Residential Amenity for Future Occupiers
- 6.6.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.
- 6.6.2 The proposed flats in all instances exceed the required GIA for the respective occupancy levels. Furthermore, all of the units demonstrate a level of dedicated storage space for future occupiers which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.
- 6.6.3 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed sections indicate that the proposal would achieve a minimum floor to ceiling height of 2.5m on the fifth floor and 2.6m on the fourth floor. The proposed layouts are functional and would provide a satisfactory level of accommodation for future occupiers.

- 6.6.4 It is noted that the proposed floor plans generally provide vertical stacking that is considered to be satisfactory. In this respect, the proposal meets the requirements of the SPG in terms of noise and internal layout.
- 6.6.5 Whilst the proposed units would generally be single aspect, given the limited depth and layout of the units and also considering the amount of glazing, it is considered that each of the proposed flats would be served by an adequate level of natural light.
- 6.6.6 Given the application site and surrounding properties were originally established as commercial buildings, it is considered that the outlook from the rear facing windows is limited. Specifically, the rear facing windows currently overlook the rear parking and servicing area. The relationship between the buildings also results in a degree of mutual overlooking. Notwithstanding this, as the proposed flats would be located at fourth and fifth floors, the outlook and privacy achieved by the future residents would be adequate.
- 6.6.7 Whilst the applicant has not specifically confirmed compliance with the requirements of Part M, the proposal plans demonstrate that level access would be provided to the property via College Road. A lift would then provide access to the upper floors. Furthermore, each flat would be of a good size and functional layout. It is also noted that 2 wheelchair accessible parking bays are provided directly in front of the level access to the building. Noting the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with Building Regulations M4 (2) and M4 (3).
- 6.6.8 Whilst the proposed flats do not include any form of private amenity space this is accepted given the standard of amenity space that would be provided. Specifically, any private balconies would be oriented towards College Road or the rear servicing area and as such, would be not provide a high quality of amenity. Furthermore, the future occupiers would be able to utilise recreation grounds (located off Roxborough Road and Lowlands Road), which are within walking distance of the site.
- 6.6.9 Although the application property benefits from prior approval to convert into 15 residential units, works associated with this conversion have not commenced. Accordingly, whilst the introduction of residential units is acceptable in principle, the proposal must demonstrate that the proposed residential units at fourth and fifth floor would be a compatible use with the existing office use.
- 6.6.10 Whilst the proposed office and residential uses would utilise the same access on College Road, a separate internal lift and stairwell would be provided for the proposed flats. In line with secure by design principle, the proposal plans indicate that the residential access would be security controlled by an audio-visual system and access fob. Further detailed design regarding secured access to the residential areas are required by way of condition, to ensure the continuing functioning of the established commercial use and a safe and secure environment for future residential occupiers.

6.7 Traffic, Parking and Servicing

- 6.7.1 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.
- 6.7.2 Policy AAP 19 of the AAP also seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility.
- 6.7.3 The application site is located within an area with a PTAL (Public transport Accessibility Level) of 6a, which is considered to be an excellent level of accessibility to public transport nodes and community facilities. Notwithstanding this, the surrounding area includes extensive parking controls. It is considered that a number of users will utilise the very good public transport links to the site. Accordingly, while the proposal would not introduce any additional parking spaces at the site, this is considered acceptable.
- 6.7.4 The applicant has indicated that 10 cycle parking spaces would serve the building. The proposed plans demonstrate that these cycle spaces would be located at the rear of the site, adjacent to the secondary access. No issues arise in this respect.
- 6.7.5 The existing refuse and recycling storage would be increased to accommodate the additional floorspace. The refuse would be stored in a timber enclosure. The proposed provision is acceptable.
- 6.7.6 In accordance with the comments received from RAF Northolt, a condition of approval has been attached, requiring the submission of a construction management plan.

6.8 Drainage

- 6.8.1 The development would not result in any additional hardsurfacing on the site and would therefore have a neutral impact in terms of surface water flood risk. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would allow the application site to be used in a more efficient manner, giving rise to the benefit of additional residential units within an appropriate town centre location within the Borough. The proposed development would have a satisfactory impact on the character of the area, the highway and the amenities of existing neighbouring occupiers.
- 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.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents which demonstrate that the lower levels of the existing building would remain in commercial use following the proposed extension:

3123-01/FP; 3123-02/FP rev B; 3123-03/FP; 3123-04;FP rev A; 3123-05/FP rev B; 3123-06/FP; 3123-07/FP rev A; 3123-08/FP rev B; 3123-09/FP; 3123-010/FP rev A; 3123-011/FP; 3123-012/FP; 3123-013/FP; Design & Access Statement.

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

3 Materials & Detailed Design

The detailed design of the extension hereby approved, shall match the existing building. This includes:

- The materials to be used in the construction of all external surfaces; and,
- Fenestration detailing and depth of window reveal.

Reason: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

4 Part M Dwellings

A minimum of 10% of the units shall be built in accordance with Building Regulation standard M4 (3) 'Wheelchair User Dwellings'. All other residential units in this development, as detailed in the submitted and approved drawings, shall be built to Building Regulation Standard M4 (2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards.

Reason: To ensure provision of 'Wheelchair and Accessible and adaptable' housing.

5 Storage

The residential premises hereby approved shall each be provided with a storage space in accordance with the Mayor of London's Housing SPG (2016) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development achieves a high standard of residential quality for future occupiers of the development.

6 Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method and 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
- vi. details in relation to safeguarding the adjacent properties during demolition and construction phases.

Reason: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers and to ensure that the transport network impact of demolition and construction work associated with the development is managed and that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

7 Access to Residential Units

The residential premises hereby approved shall not be occupied until: (i) an audio-visual access control system has been installed for the main entrance to the building with additional audio access control for the internal residential access (ground floor); (ii) a security access fob has been installed for both the main entrance to the building and internal residential access; or (iii) such alternative security measures have been installed that shall first have been submitted to the Local Planning Authority to be agreed in writing. The development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To ensure that the development achieves a high standard of residential quality for future occupiers of the development.

8 Refuse Management Strategy

Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until a Refuse Management Strategy has been submitted to, and approved in writing by the local planning authority, demonstrating separate refuse storage areas for the commercial and residential

uses. Refuse storage should be provided in accordance with the Council's Refuse Code of Practice.

Reason: To ensure adequate provision for refuse bins to serve the development and to safeguard the appearance and character of the surrounding area.

9 Communications

Notwithstanding the provisions of Part 16 (Communications) to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and replacing that Order with or without modification, no development that would otherwise be permitted by that part of the Order (or the equivalent provisions of any replacement Order) shall be carried out without planning permission having first been obtained by the local planning authority.

REASON: To ensure that the development preserves the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2015) and Policies AAP 4 and AAP 6 of the Harrow and Wealdstone Area Action Plan (2013).

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2012)

The London Plan (2016):

3.1; 3.3; 3.4; 3.5; 3.8; 3.9; 5.13; 6.3; 6.9; 6.10; 6.12; 6.13; 7.1; 7.2; 7.3; 7.4; 7.5; 7.6.

Draft London Plan (2017):

GG4; D1; D2; D3; D4; D5; H1; H2; G7; SI13; T3; T5; T6.1.

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1; DM2; DM10; DM12; DM22; DM24; DM27; DM42; DM45.

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2 Pre-application engagement

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 Mayoral CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £19,232.50 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 £19,232.50 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 549.5m²

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/w>

hattosubmit/cil

4 Harrow CIL

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: £48,510

5 Considerate Contractor Code of Practice

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

6 Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance with Planning Conditions

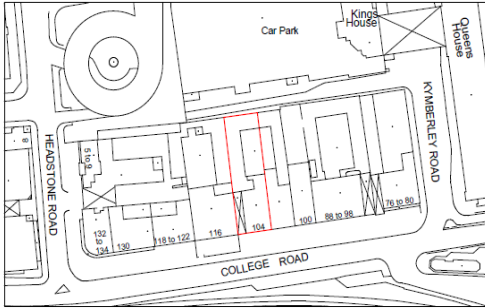
IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme 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.

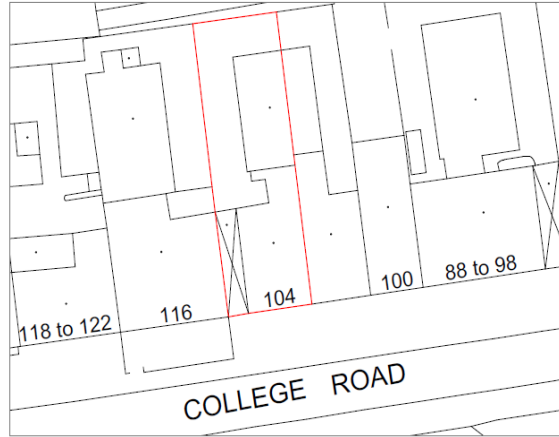
8 Liability For Damage to Highway

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

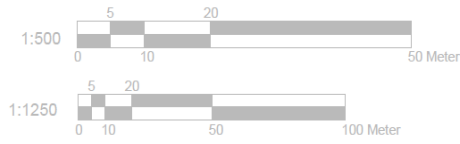
APPENDIX 2: SITE PLAN



Location Plan
Scale 1:1250



Block Plan
Scale 1:500

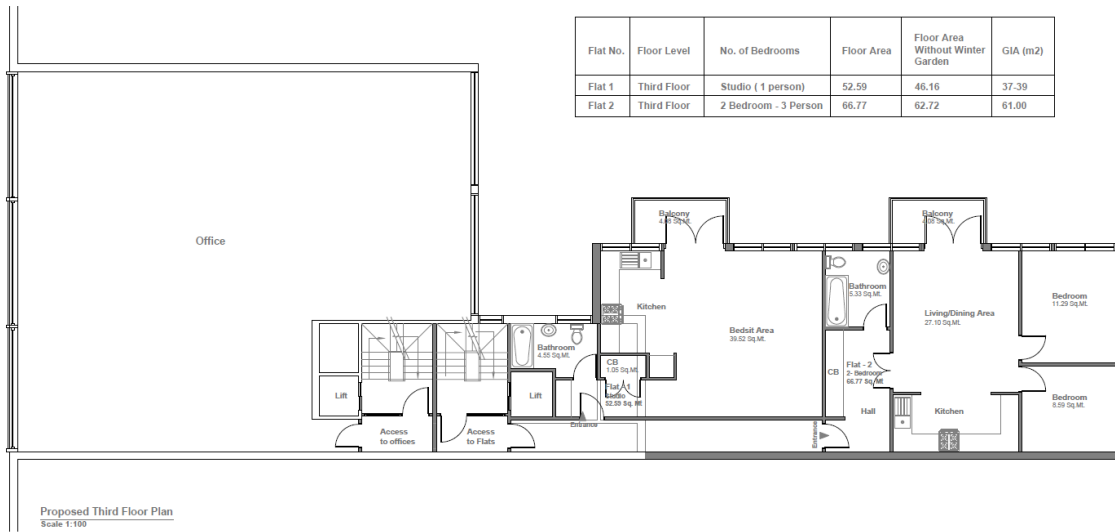


	Project:	Title:	Scale: 1:1250/500@A3
	104 College Road Harrow Middlesex HA1 1BQ	Location Plan Block Plan	Date: 28.07.2018 Drawing No.: 3123 - 011/FP Revision:
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1399 info@multicreation.co.uk			

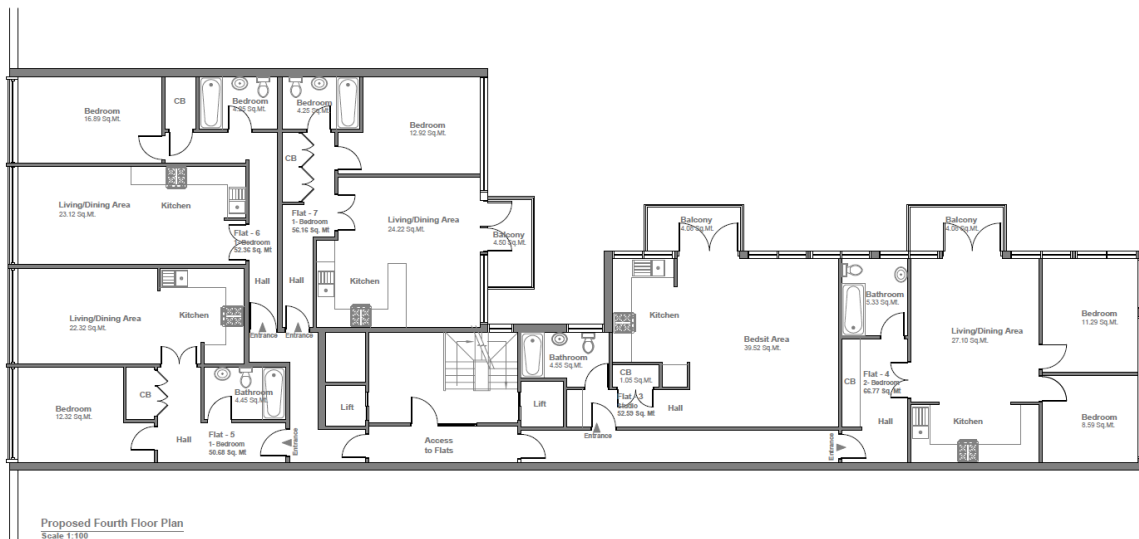
APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS



	Project:	104 College Road Harrow Middlesex HA1 1BQ	Title:	Proposed Third Floor Plan	Scale: 1:100 @ A3
					Date: 28.07.2016
					Drawing No.: 3123 - 04/FP
					Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk					



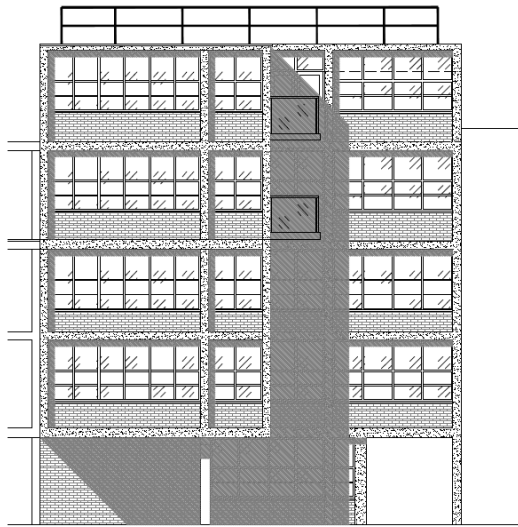
Flat No.	Floor Level	No. of Bedrooms	Floor Area	Floor Area Without Winter Garden	GIA (m2)
Flat 3	Fourth Floor	Studio (1 person)	52.59	46.16	37.39
Flat 4	Fourth Floor	2 Bedroom - 3 Person	66.77	62.72	61.00
Flat 5	Fourth Floor	1 Bedroom - 2 Person	50.68	47.93	50.00
Flat 6	Fourth Floor	1 Bedroom - 2 Person	52.36	50.00	50.00
Flat 7	Fourth Floor	1 Bedroom - 2 Person	56.16	51.66	50.00



	Project:	104 College Road Harrow Middlesex HA1 1BQ	Title:	Proposed Fourth Floor Plan	Scale: 1:100 @ A3
					Date: 28.07.2016
					Drawing No.: 3123 - 05/FP
					Revision
					A
					23/04/16
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk					



Proposed Front Elevation
Scale 1:100

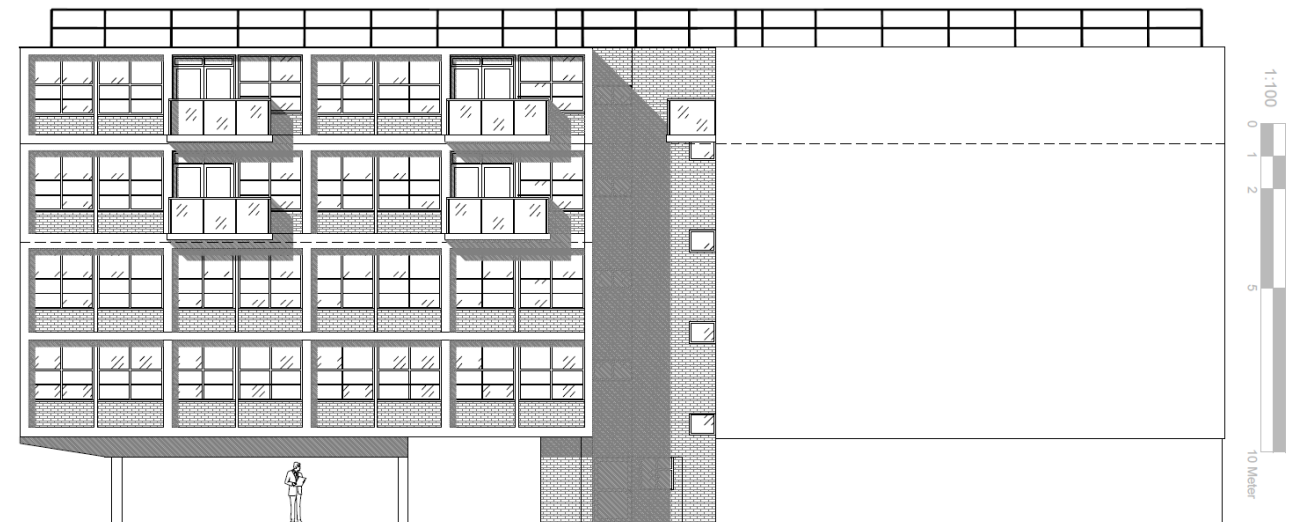


Proposed Rear Elevation
Scale 1:100



Proposed External Finish Materials to Match Existing External Finish Materials

	Project:	Title:	Scale: 1:100 @ A3
	104 College Road Harrow Middlesex HA1 1BQ	Proposed Front & Rear Elevations	Date: 28.07.2016
		Revision No.:	3123 - 08/FP
		Revision	
		A	
		13/04/15	
236 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



Proposed Side Elevation
Scale 1:100



Proposed External Finish Materials to Match Existing External Finish Materials

	Project:	Title:	Scale: 1:100 @ A3
	104 College Road Harrow Middlesex HA1 1BQ	Proposed Side Elevation	Date: 28.07.2016
		Revision No.:	3123 - 07/FP
		Revision	
236 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

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