

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

25th April 2018

2/01	<p>REPLACE Recommendation A with</p> <p>RECOMMENDATION A</p> <p>The Planning Committee is asked to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. The development to be 'resident permit restricted' and the developer to ensure that: (i) all marketing/advertising material makes reference to the fact that; and (ii) all sales and lettings agreements contain a covenant to the effect that; future owners, occupiers and tenants (other than those that are registered disabled) will not be entitled to apply for a residents parking permit or a visitor 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 reinstatement of access from Graham Road and making good the land 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. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement. iv. Planning Administration Fee: Payment of £500 administration fee for the monitoring and compliance of the legal agreement
-------------	--

REPLACE condition 3 with

Materials to Match Existing

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

- a) Facing materials and roof
- b) Windows and doors;
- c) Rainwater goods
- d) 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.

REPLACE condition 11 with the following:

Cycle Parking Spaces

The development hereby permitted shall not exceed damp proof course level (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.

REPLACE condition 20 with the following:

Permitted Development – Change of Use

Notwithstanding Part 3 and part 4 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

	<p>Policies Local Plan (2013).</p> <p>REPLACE condition 23 with the following:</p> <p><u>Windows to Units 03, 04, 05, 07</u></p> <p>The development hereby permitted shall not exceed the damp proof course level until 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 and thereafter retained.</p> <p>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).</p>
2/02	<p><u>Page 89/90</u></p> <p>AMEND Condition 3 - Travel Plan Statement</p> <p>Prior to the first use of the site as a place of worship, a Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall describe measures to encourage the use of sustainable modes of travel by those visiting the site so as to seek to reduce the number of visits by car to this temporary site. The approved Travel Plan Statement shall be adhered to for the duration of the use of the site as a place of worship.</p> <p>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).</p> <p>AMEND Condition 4 - Opening Hours</p> <p>The place of worship hereby permitted shall not be open outside the hours of 06:30 to 23:00 Monday to Thursday and Sunday (including public holidays) and 24:00 on Friday and Saturday and 06.30 to 01.00 the next day on special events and festivals which shall occur no more than 3 times per year.</p> <p>Reason: To safeguard the residential amenities of the surrounding neighbouring occupiers in accordance with policy DM 1 of the Harrow Development Management Polices Local Plan (2013).</p>
2/03	<p>Item 1</p> <p>AMEND plan numbers at condition 2 to remove plan number LIN_V2.0_005:</p> <p><u>Approved Drawing and Documents</u></p> <p>The development hereby permitted shall be carried out in accordance with the</p>

following approved plans and documents: LIN_V2.0_001, LIN_V2.0_002, LIN_V2.0_003, LIN_V2.0_004, LIN_V2.0_006, LIN_V2.0_007, LIN_V2.0_008, LIN_V2.0_009, LIN_V2.0_010, LIN_V2.0_011, LIN_V2.0_012, Design and access statement, Ecological assessment map, Daylight and sunlight report, Flood Risk assessment, Townscape and visual impact assessment, Heritage statement, Tree Report

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

Item 2

ADD the following condition 7 as follows:

Floor space of garage

The upper floor space of the side garage hereby approved shall be used as a home office and access and the ground floor shall be retained for parking of cars and for any other use incidental to the use of the dwelling house and shall not be used, let or sold as a separate unit of accommodation.

Reason: To safeguard the amenity of neighbouring residents and the character of the locality as required by policy DM1 of the Harrow Development Management Policies Local Plan 2013.

Item 3

Please see below for summary of further neighbour comments received on 23/04/2018. Please note that Officer Comments also include comments from applicants.

Details of Representation	Summary of Comments	Officer Comments
Car parking problems	9 bedrooms – upto 18 people – how many cars?”	This application is for extensions to a single family dwelling and therefore it is considered that not every member of the family will have access to a car and the 18 people will be living at the property. Highways have been consulted and have not objected to this proposal.
Inaccurate plans	“The plans and planning permissions state that roof will be altered to create office space above and extension to rear.”	There is no clarity to the comment as the Applicant is unsure on what documents are being referred to by Mr. & Mrs. S Simmons. The Design & Access Statement which has been submitted with the current application is clear in stating at Page 7 that, “The current

		double garage is kept unchanged and have parking spaces for upto 2 cars”
Distance to transport networks	Bus stop is 800m, Station is 1.7 km, Hatch End 4.5 km.	There is no evidence/assessment provided to support such calculations by Mr. & Mrs. S Simmons. Despite this this application is for a householder development and there is no requirement for that detail.
Pre-app advice	“In the planning permission form it states no assistance or prior advice has been sought.”	The Applicant ticked that no Pre- application Advice about this application as the submission was formulated after various proactive discussions with the Council on the previous planning submissions and covered all points and recommendations in the current householder application and is also in line with the Inspectors Report which was provided on the appeals. Appeal decisions APP/M5450/W/15/3002236 and APP/M5450/W/15/3002473 and guidance provided by the Council
Protective covenants	“It is not the owner who gives consent!”	Issues to do with Covenants are not considered material planning considerations.
Previous applications	Why has the other applications been appealed	During negotiations with the applicants the cases went out of time and the applicants decided to appeal. They are within their rights to appeal for non-determination.
Delegated Powers	Planning Officer was going to grant permission without taking case to meeting	Not all applications are brought to Committee. Certain parameters have to met for a case to be presented to committee and in this case the case was called in by a Nominated Member
Conditions	If Council is minded to	Appropriate conditions have

		approve the application appropriate conditions should be attached	been attached however some of the conditions suggested by the objectors cannot be attached as all conditions should meet the test standards.
	Impact on openness of the Green belt	The figures of increase in reduction of openness is over 30%	Appeal decisions APP/M5450/W/15/3002236 and APP/M5450/W/15/3002473 state that the principal conclusion of the Inspectors report was that the proposed development be reduced to a 35% increase from the existing floor area. This has been maintained that in the planning application.

2/06

Addendum Item 1:

REVISE Plan Numbers List:

041/PL/202 Revision B; 041/PL/220 Revision C; 041/PL/221 Revision B; 041/EX/110; 041/PL/200 Revision B; 041/EX/001; 041/PL/205 Revision B; 041/PL/240 Revision A; 041/PL/201Revision C; 041/PL/203Revision B; 041/EX/002; 041/PL/241; Design and Access Statement Revision A March 2018.

Addendum Item 2:

REPLACE Paragraph 2.5 with:

The proposal would create a new access on to Nelson Road for vehicle and pedestrian access, with the existing dropped kerbs on Marsh Road and Nelson Road removed and the footpath reinstated to full kerb height. .

Addendum Item 3:

Additional Highways Officer Comment:

The revised vehicle access is acceptable. The existing vehicle access in Nelson Road and Marsh Road will also need to be reinstated to full height kerb (removed).

Addendum Item 4:

Addition to paragraph 6.24 (Traffic, Car/Cycle Parking

The initial comments from Highways officers indicated that while the level and location of car parking and cycle parking is acceptable, subject to conditions requiring further details, the use of the existing vehicle access facing Marsh Lane

would not be acceptable for safety reasons and should be relocated to Nelson Road. This has been amended by the applicant as advised by the Highways Authority and the updated Highways Comment indicates that this revised proposal is acceptable, subject to the removal of the existing dropped kerbs and reinstatement to full height kerb.

Addendum Item 5:

ADD Condition 16 - Full Height Kerb

Prior to the occupation of the development hereby permitted, the existing dropped kerbs on Nelson Road and Marsh Road shall be removed and the footpath reinstated to a full height kerb and retained in that form thereafter.

Reason: To enhance the appearance of the development and safeguard the character and appearance of the area and to minimize disruption to the highways network.

2/07

Addendum Item 1:

Addition to paragraph 6.73- Construction Logistics Plan

In order to provide an acceptable degree of protection for neighboring occupiers during the construction process, the construction logistics plan should include a notification and complaints procedure that include the following steps:

Notification to Neighbours: Notification of building works prior to the commencement of any site works; all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be included in the introductory letter and this will be used for all enquiries and complaints for the entire duration of the works and updates of work will be provided regularly and any complaints will be properly addressed as quickly as possible.

Complaints Procedure: Whenever an incident on site has occurred with a 3rd party/local neighbour, a formal complaints procedure should be brought to the site management attention whereby a formal complaints form is completed by the site manager or the complainant (When the incident is recorded it is subsequently raised to the HSE advisor who shall then act upon the complaint and close out as soon as practical.

The Construction Logistics Plan condition has been updated to include these requirements.

Addendum Item 2:

REPLACE Condition 5 (Construction Logistics Statement) with:

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

	<ul style="list-style-type: none"> 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. an appropriate system of notification for neighbouring occupiers. vii. an appropriate complaints procedure. <p>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. To ensure that the proposed works can be incorporated in to the design, this is PRE-COMMENCEMENT Condition.</p>
--	---

Agenda Item 9 – Representations on Planning Applications

2/03	Linden House, South View Road, Pinner	<p>Objector #1: Mr. Stephen Simmons, Resident</p> <p>Objector #2: Mr. Carlo Criscuolo, Resident (this request is to be agreed at Committee)</p> <p>Applicant: To be confirmed</p>
-------------	---------------------------------------	--