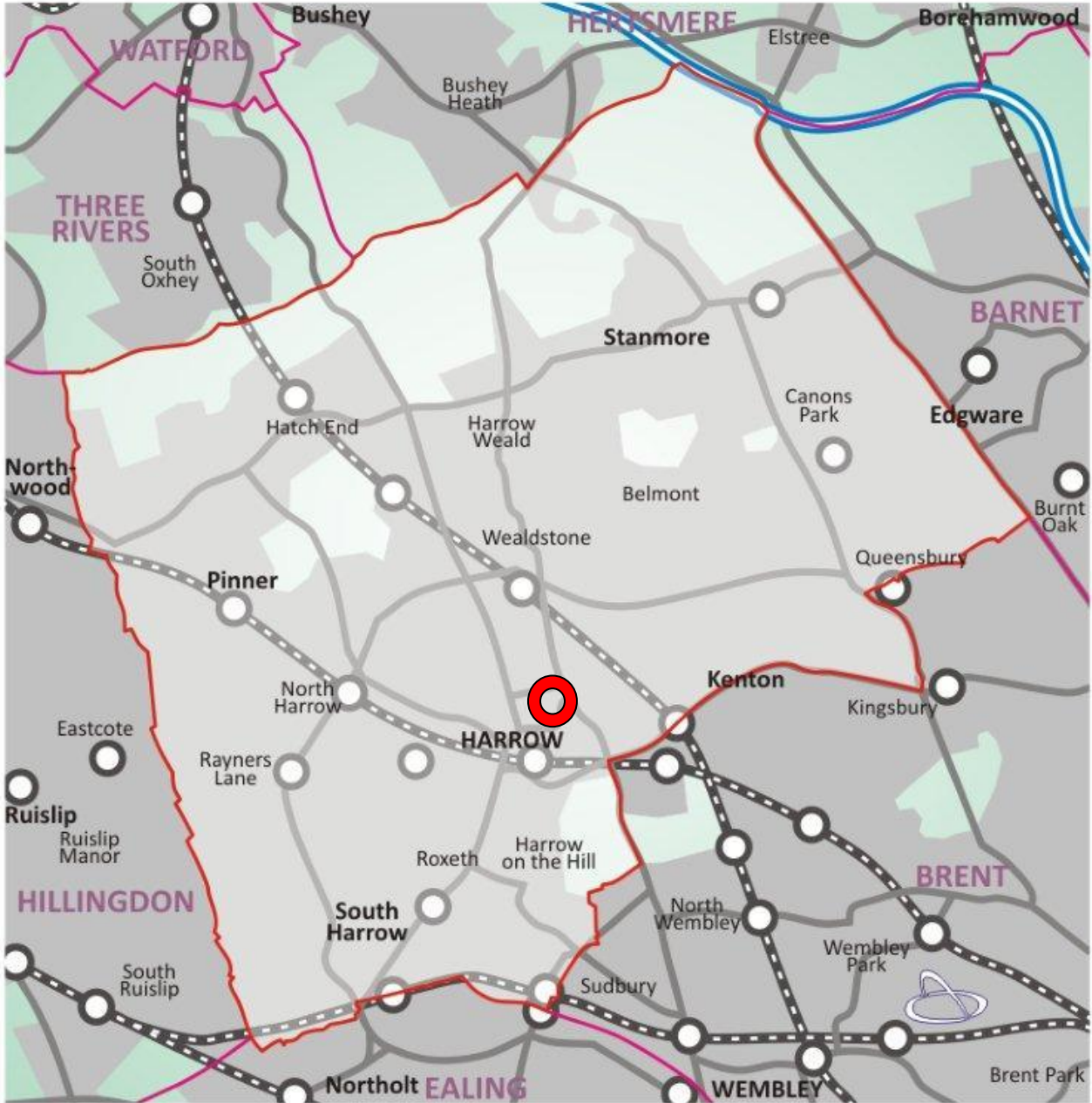
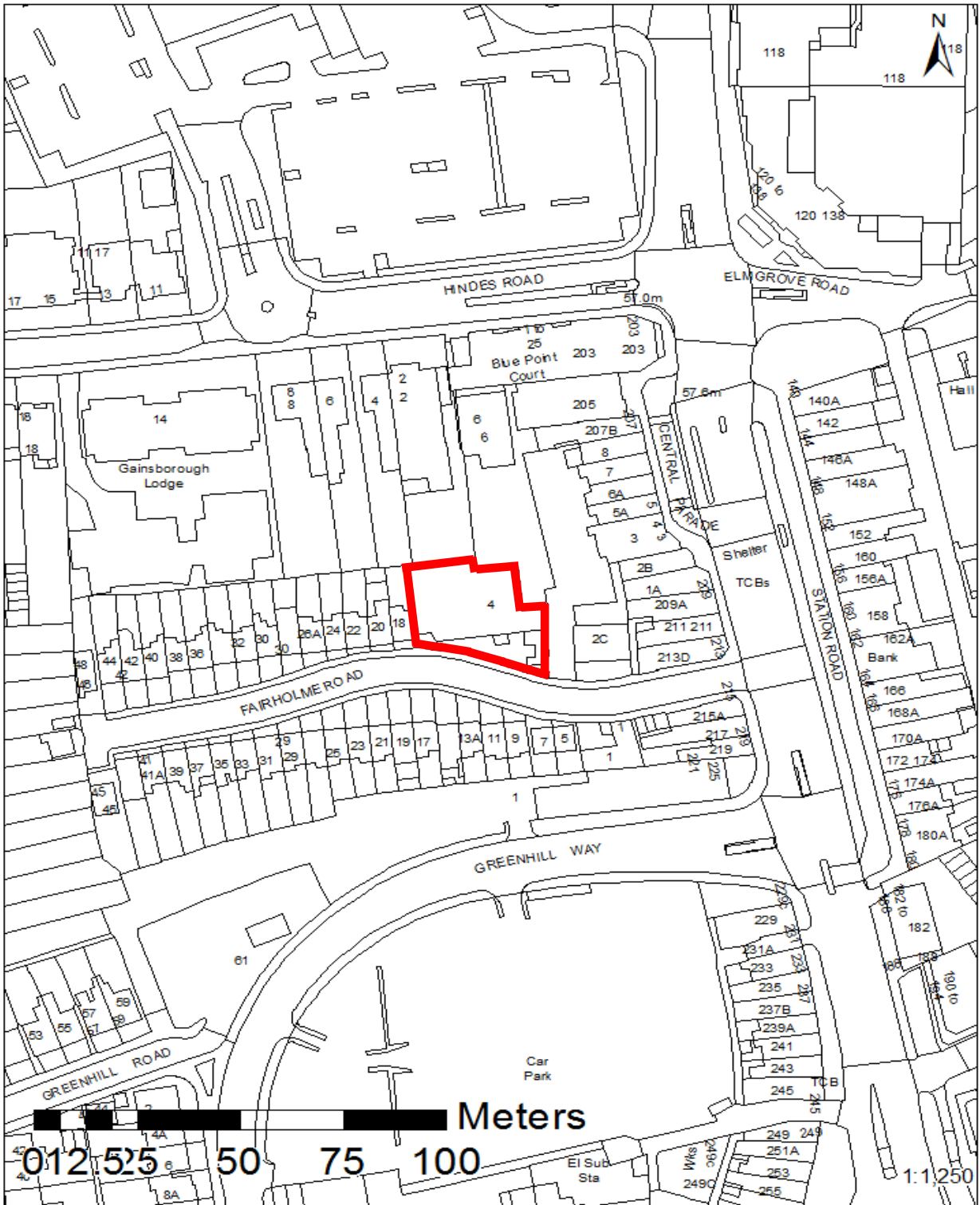


 = application site



<b>4 Fairholme Road, Harrow</b>	<b>P/0152/18</b>
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**4 Fairholme Road, Harrow** **P/0152/18**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

30<sup>th</sup> May 2018

**APPLICATION NUMBER:** P/0152/18  
**VALIDATE DATE:** 17/01/2018  
**LOCATION:** 4 FAIRHOLME ROAD, HARROW  
**WARD:** GREENHILL  
**POSTCODE:** HA1 2TN  
**APPLICANT:** SI PROPERTY CONSULTANTS LTD - MR R PATEL  
**AGENT:** DB PLANNERS  
**CASE OFFICER:** CATRIONA COOKE  
**EXPIRY DATE:** 09/03/2018

### 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.

*Demolition of existing buildings and redevelopment to create a three storey building to provide 8 flats, (three two bedroom, three person flats on the ground and first floor and two two bedroom four person flats on the second floor) and 182 sqm of new office space (use class b1) on the ground and first floor; parking; landscaping and amenity space; refuse and cycle storage*

The Planning Committee is asked to:

### **RECOMMENDATION A**

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
  - i) Parking permit restriction
  - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement

## **REASON FOR THE RECOMMENDATION**

The proposed redevelopment of the site would provide eight new dwellings and office space which contribute to the character and appearance of the local area. The siting of the development would be appropriate in this location and would not be at odds with the existing character of development in the immediate area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.3 and 3.5 of The London Plan (2016), Policy DM1 of the DMP (2013).

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

## **RECOMMENDATION B:**

That if the Section 106 Agreement is not completed by 31<sup>st</sup> August 2018 or such extended period as may be agreed in writing by the Divisional Director of Planning, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason.

The proposed development, in the absence of a legal agreement to provide parking permit restrictions that directly relates to the development, would fail to ensure that the development in this location prioritises access by sustainable modes and does not place additional transport stress on the public highway, in accordance with paragraphs 35 and 36 of the National Planning Policy Framework (2012), Policy 6.13 of the London Plan (2016) and Policy DM 43 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATION**

This application is reported to Planning Committee as it falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	13 (Minor Dwellings)
Council Interest:	N/A
Additional Floorspace:	667 sqm (residential) 182sqm (Office)
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£23,345 (residential)
Local CIL requirement:	£73,370

## **HUMAN RIGHTS ACT**

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

## **EQUALITIES**

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

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

## **S17 CRIME & DISORDER ACT**

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

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

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

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

The Site	
Address	4 Fairholme road, Harrow
Applicant	Si Property Consultants Ltd - Mr R Patel
Ward	Greenhill
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	N/A

Housing		
Density	Proposed Density hr/ha	436hr/ha
	Proposed Density u/ph	186 u/ph
	PTAL	5
	London Plan Density Range	200-700 hr/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed ( no. / %)	0
	2 bed ( no. / 100%)	8
	3 bed ( no. / %)	0
	4 bed ( no. / %)	0
	5 bed ( no. / %)	0
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	N/A
	Commuted Sum	N/A
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes	

<b>Transportation</b>		
Car parking	No. Existing Car Parking spaces	
	No. Proposed Car Parking spaces	2
	Proposed Parking Ratio	1:4
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	16
	Cycle Parking Ratio	1:1
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	0.6 miles
	Bus Routes	340; 248; 182; 140; 186; 114; 183
Parking Controls	Controlled Parking Zone?	YES
	CPZ Hours	
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As the current situation.

## **PART 2 : Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises a single storey hardware, plumbing and electrical merchants business with ancillary offices and storage on the northern side of Fairholme Road. The existing building covers the entire site.
- 1.2 To the rear of the site is the car parks to businesses within Hindes Road, to the west lies a terrace of two storey dwellinghouses.
- 1.3 The site is located within the Harrow and Wealdstone Opportunity Area.
- 1.4 The site is not in a Flood Zone. However it is within a critical drainage area.

### **2.0 PROPOSAL**

- 2.1 It is proposed to demolish the existing building and construct a three storey building to provide 8 two bedroom flats and office space.
- 2.2 The proposed flats would be three, two bedroom three person on the ground and first floors and the two flats in the roof would be two bedroom four person. Two parking spaces would be allocated to two of the ground floor flats. The ground floor flats would have private terraced gardens and the second floor flats would have balconies. The flats on the first floor would not have private amenity space but a communal amenity area would be provided to the rear.

### **3.0 RELEVANT PLANNING HISTORY**

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

P/2301/17	Demolition Of Existing Buildings And Redevelopment To Create A Three Storey Building To Provide 9 Flats And New Office Space (Use Class B1); Parking; Landscaping And Amenity Space; Refuse And Cycle Storage	Refused 28/09/2017  Appeal – awaiting decision.
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#### 4.0 **CONSULTATION**

4.1 A total of 46 consultation letters were sent to neighbouring properties regarding this application. Letters were sent out on 07/01/2018.

4.2 The overall public consultation period expired on 07/02/2018.

#### 4.3 **Adjoining Properties**

Number of letters Sent	46
Number of Responses Received	4
Number in Support	0
Number of Objections	4
Number of other Representations (neither objecting or supporting)	0

4.4 Four letters of objections were received.

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

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
Russell Hempel	Objects to proposal: <ul style="list-style-type: none"><li>• Insufficient parking</li><li>• Additional refuse</li><li>• Impact of construction works on existing properties in Fairholm Road.</li></ul>	Please see the Residential Amenity section 6.5 and Transport section 6.6 which discusses the objections raised.
Ania Keane	Objects to proposal: <ul style="list-style-type: none"><li>• Insufficient parking</li><li>• Additional refuse</li><li>• Impact of construction works on existing properties in Fairholm Road.</li></ul>	See above
Asif Shahzad	Objects to proposal: <ul style="list-style-type: none"><li>• Insufficient parking</li><li>• Additional refuse will increase pest problems.</li></ul>	See above

Annabel Pollard	<p>Objects to proposal:</p> <ul style="list-style-type: none"> <li>• Insufficient parking</li> <li>• Concern regarding impact of refuse collection for the offices – the sound of bin collection is very disruptive on such a narrow road.</li> </ul>	See above
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#### 4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

#### 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.

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
Metropolitan Police Service – Design out Crime Officer	A condition should be added stating that the development would achieve Secure by Design accreditation	The application can achieve the physical security requirements of Secured by Design, a condition is suggested

#### 4.10 Internal Consultation

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	No objection, subject to conditions.	A condition for Construction Logistics Plan and Cycle parking has been attached
LBH Drainage Team	<p>Drainage details to be conditioned to account for Surface Water Attenuation and Storage, Surface Water Disposal and Foul Water Disposal.</p> <p>Hardstanding permeable paving</p>	Conditions attached
LBH Landscape architect	The loss of two car parking spaces is an improvement. More permanent tree and shrub planting will be required	Conditions attached

	to provide a green structure to the garden. This can be conditioned.	
LBH Waste Officer	No comments received	Condition for refuse storage added
Biodiversity Officer	Suggest a condition which requires the proposal to deliver net biodiversity gain either through the addition of a green roof or the planting of suitable, native shrub species and nectar-rich plants within the green areas indicated in the application, these to be retained and managed for 30+ years, proposals to be submitted to LBH with no work to commence until approval has been given.	Condition added.

## 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 In this instance, the Development Plan comprises The London Plan 2016, The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.3 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.

5.4 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.

- 5.5 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  
Layout, Design, Character and Appearance of Area  
Housing Supply, Mix and Density  
Residential Amenity and Accessibility  
Drainage  
Traffic and Parking  
Sustainability

### **6.2 Principle of Development**

- 6.2.1 The adopted National Planning Policy Framework [NPPF] has brought forward a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three strands of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements and Guidance Notes, continues to encourage the effective use of land by reusing land that has been used previously, recognising that “sustainable development” should make use of these resources first.
- 6.2.2 The subject site is located within Harrow Metropolitan Centre boundary. The site is currently occupied and in use as a plumbing merchants and ancillary office. 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 which seeks to redirect all new development on previously developed land.
- 6.2.3 Policy DM32(A) states that “proposals for new office floorspace within town centres, including proposals within mixed use schemes, will be supported where the scale and provision is appropriate to the role and function of the town centre and the development complies with other relevant policy considerations”. The proposal would provide 182sqm of B1 office floorspace over two floors which is considered to an appropriate level of office space within Harrow Town Centre.

6.2.4 Given the above, the principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

*Provision of new Residential Accommodation*

6.2.5 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here.

6.2.6 The application site is not an identified site within the Sites Allocation Local Plan (2013), but is a previously-developed site. This site can be considered to be a windfall site for the provision of new housing insofar as it is not an identified site, but the provision of housing on this site would contribute to the strategic vision of Policy 3.3 of The London Plan (2016) which recognises the need for more homes throughout Greater London and Policy CS1 of the Harrow Core Strategy (2012) with regards to the provision of additional housing within the borough.

6.2.7 Policy DM 24 of the Harrow Development Management Policies Local Plan (2013) requires that proposals secure an appropriate mix of housing on the site and contribute to the creation of inclusive and mixed communities. The appropriate mix of housing should have regard to the location of the site, the character of the surroundings and the need to optimise housing output on previously developed land.

6.2.8 The proposed residential use would be consistent with surrounding land uses. The use of the land for residential uses could therefore be supported in principle and would make a contribution to the housing stock in the borough. For these reasons it is considered that the principle of the use of this site for the provision of housing is acceptable, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

6.3.1 Given the location of the site with its Public Transport Accessibility Level (PTAL) of 5 and the scale and intensity of surrounding development, the site is currently considered to be underutilised. The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;

- Place; Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
- Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;

- Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.

6.3.2 The proposed scheme would help to generate new jobs and in turn the new occupiers would help the existing businesses to thrive, it would achieve the overall aspiration of regeneration of the Borough by helping to meet the demands of a growing population. Furthermore, the proposed development would aid in the regeneration of the Borough as it would result in new residential accommodation within the neighbourhood, and would help to promote housing choice, meet local needs, and to maintain mixed and sustainable communities.

#### 6.4 Layout, Design, Character and Appearance of area

6.4.1 National Planning Policy Framework (2012) advises at paragraph 58 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.

6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

6.4.3 Core Policy CS(B) states that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.'

6.4.4 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: "All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted". It goes on to say that:

"The assessment of the design and layout of proposals will have regard to:

- a: the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;
- b: the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;
- c: the context provided by neighbouring buildings and the local character and pattern of development;

d: the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;  
e: the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;"

- 6.4.5 Paragraph 4.6 of the Council's adopted SPD (2010) states that 'The design and layout of new development should be informed by the pattern of development of the area in which it is situated. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are likely to be important components when redeveloping sites within existing residential areas'. In addition, paragraph 4.16 makes clear that development proposals should recognise the scale, massing and roof form of the surrounding buildings.
- 6.4.6 Although three storeys, the third storey is set back significantly and therefore the proposal, would appear predominantly as two storey; and would read well with the height of the neighbouring properties. The overall bulk and scale has been reduced significantly following the previous refusal and this is now considered acceptable.
- 6.4.7 The current application has been amended to remove timber cladding and white render and replace this with one type of brick finish. Subject to a condition to ensure materials are approved before construction this design approach is considered acceptable.
- 6.4.8 In relation to the design and layout of new residential development, paragraph 4.13 of the Council's adopted SPD (2010) states that 'Building forecourts make a particularly important contribution to streetside greenness and leafy, suburban character in Harrow's residential areas. The proposal would be set back a minimum of 2m from the pavement with large areas of soft landscaping. A condition has been attached seeking further detail of the proposed hard and soft landscaping. The building would have a flat roof and there is potential to provide green roofing which would help to enhance biodiversity within the site. A condition is recommended in accordance with policies DM12 and DM21 of the Development Management Local Plans Policies 2013.
- 6.4.9 Policy DM23 of the Development Management Policies Local Plan states that 'all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and the collection of organic material for composting'. In terms of character and appearance, this policy requires refuse storage bins to 'be located and screened to avoid nuisance to occupiers and adverse visual impact'. The domestic refuse bins would be located along the western flank within an enclosure and the office refuse would be within an enclosure on the ground floor. This would allow for the refuse bins to be collected on collection day and would be within 10 metres of the road to aid the collection process. In order to protect the visual amenity for the proposed flats, the refuse bins would be screened within timber housing.

## 6.5 Residential Amenity

- 6.5.1 Policy 7.6B, subsection D, of The London Plan 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 Following on from this, Policy DM1 of the DMP states that “*All development and change of use proposals must achieve a high standard of privacy and amenity. 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 development, will be resisted (c)*”. “*The assessment of privacy and amenity considerations will have regard to:*
- a. the prevailing character of privacy and amenity in the area and the need to make effective use of land;*
  - b. the overlooking relationship between windows and outdoor spaces;*
  - c. the distances between facing windows to habitable rooms and kitchens;*
  - d. the relationship between buildings and site boundaries (applying the Council's 45 degree code where relevant);*
  - e. the visual impact of development when viewed from within buildings and outdoor spaces (applying the Council's 45 degree code where relevant);*
  - f. the adequacy of light and outlook within buildings (habitable rooms and kitchens) and*
  - outdoor spaces (applying the Council's 45 degree code where relevant);*
  - g. the adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers;*
  - h. the impact of proposed use and activity upon noise, including hours of operation, vibration, dust, air quality and light pollution; and*
  - i. the need to provide a satisfactory quantum and form of amenity space for future occupiers of residential development.*

### Impact on neighbouring dwellings

- 6.5.3 The proposed building would be set a minimum of 2.3m from the flank wall of the neighbouring residential property No. 18 Fairholme Road. The proposed building is shown not to intercept a 45 degree splay taken from the adjacent first floor of this neighbouring property, which would ensure that the proposed development would not have any undue impact upon loss of light. Following the previous refusal the first floor rear balconies have been removed which would address the concerns regarding overlooking. The proposed rear balconies at roof level would be screened and therefore it is considered that there would be no unacceptable impact on neighbouring residential properties in relation to overlooking.

### Impact on the amenity of future occupiers

- 6.5.4 Policy 3.5 of the London Plan (2016) sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The Mayor’s



Housing SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below. Core Strategy Policy CS1K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

6.5.5 The London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's eight (net) homes contribution to housing supply ensures that this underutilised site makes an appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Harrow & Wealdstone sub area.

6.5.6 The following is a breakdown of the proposed housing mix across the scheme:

<b>Housing Mix</b>		
<b>Unit Size</b>	<b>No. of Units (Total)</b>	<b>% of All Units</b>
2 Bed (three person)	6	75%
2 Bed (four person)	2	25%
Totals:	8	100%

6.5.7 Overall, it is considered that the proposed development would provide a satisfactory density and mix of residential accommodation within the site. The proposed units would provide an increased stock of housing within the borough and would therefore comply with policies and guidance listed above.

6.5.8 The following is a breakdown of the internal space of each unit.

<b>Flat</b>	<b>Proposed Size</b>	<b>Proposed GIA</b>	<b>Proposed Storage</b>	<b>Minimum GIA</b>	<b>Minimum Storage</b>
1	2B/ 3P	71 sqm	2.6m	61 sqm	2 sqm
2	2B/ 3P	72sqm	2m	61 sqm	2 sqm
3	2B/ 3P	72 sqm	2m	61 sqm	2 sqm
4	2B/ 3P	68 sqm	2m	61 sqm	2 sqm
5	2B/ 3P	70 sqm	2m	61 sqm	2 sqm
6	2B/ 3P	70 sqm	2m	61 sqm	2 sqm
7	2B/ 4P	72 sqm	2m	70 sqm	2 sqm
8	2B/ 4P	72 sqm	2m	70 sqm	2 sqm

6.5.9 It is considered that the adequate Gross Internal Area and the adequate room size and layout of the proposed flats would result in an acceptable form of accommodation, compliant with The London Plan (2016), the adopted Technical Housing Standards (2015) and the Council's adopted SPD (2010). The proposal would be south facing and each flat would be dual aspect. As such, this planning application is considered acceptable in this regard.

6.5.10 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy. The ground floor units would have rear amenity space with a terrace area, the first floor units would have access to a 90sqm rear community garden and the second floor flats would have balconies. Overall it is considered that the amount of amenity space provided for the eight, two bed flats would be acceptable.

6.5.11 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion. In October 2015 these standards were replaced by New National Standards which require homes to meet Building regulation M4(2) - 'accessible and adaptable dwellings'. A Condition is recommended to ensure that the proposed development meets regulation M4(2) of the Building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

## 6.6 Traffic and Parking

6.6.1 The London Plan (2016) policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. Core Strategy Policy CS 1 R and policy DM 42 of the Development Management DPD, also seeks to provide a managed response to car use and traffic growth associated with new development.

6.6.2 The site is in a Ptal 5 location. The highways authority has raised no objection to the application subject to an agreement that the future occupiers are not eligible for parking permits in the neighbouring Controlled Parking Zone and a Construction Logistics Plan to ensure construction activities such as deliveries do not cause a detrimental impact upon the highway network. A condition has been recommended requesting that development shall not take place until full details are received. This condition is considered a necessity in order to mitigate the impacts of the construction phase on neighbouring amenity.

6.6.3 Policy 6.9 and table 6.3 of The London Plan require the provision of two secure cycle parking spaces per dwelling and a minimum of six secure cycle parking spaces for the office development. A total of 8 cycle parking spaces have been proposed for the residential element and none for the office development which would fail to meet the London Plan requirements in the aforementioned policy. The cycle store for the residential element has been proposed to the rear of the site, it is considered that there is sufficient space for the additional cycle spaces for the proposal. A condition is recommended requiring details to be provided to ensure that sufficient cycle spaces are provided.

## 6.7 Development and Flood Risk

6.7.1 The site is located within a critical drainage area. The proposal would result in a more intensive use of the existing site. As such there is the potential for surface water run off rates to increase. Policy DM10 was introduced to address surface run-off and flood risk from developments. The Drainage Authority have raised no objection subject to conditions which are recommended.

## 6.8 Sustainability

6.8.1 Policy 5.2 of The London Plan (2016) seeks to minimise the emission of carbon dioxide by being lean, clean and green, and requires all new residential development to achieve zero carbon.

6.8.2 Policy DM 12 outlines *that “The design and layout of development proposals should:*  
*a. utilise natural systems such as passive solar design and, wherever possible, incorporate high performing energy retention materials, to supplement the benefits of traditional measures such as insulation and double glazing;*  
*b. make provision for natural ventilation and shading to prevent internal overheating;*  
*c. incorporate techniques that enhance biodiversity, such as green roofs and green walls (such techniques will benefit other sustainability objectives including surface water attenuation and the avoidance of internal and urban over-heating); and*  
*d. where relevant, the design and layout of buildings should incorporate measures to mitigate any significant noise or air pollution arising from the future use of the development.”*

6.8.3 A sustainability statement has been submitted and this report demonstrates significant environmental benefits of the new dwellings proposed. A highly efficient building fabric is proposed along with water saving sanitary fittings and appliances to deliver a water efficient development. A condition has been attached to ensure that the measures identified within the reports are implemented as part of the proposed development. As noted at 6.4.8 above a condition is recommended requiring details of a green roof which will also contribute to the sustainability of the proposed development.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed redevelopment of the site would provide a high quality development comprising of a two storey building with accommodation in the roof space which would provide eight new residential flats. The proposed internal layouts and specifications offered by the proposed development would provide an acceptable standard of accommodation.
- 7.2 The site is currently a vacant hardware, plumbing and electrical merchants business and the principle of redevelopment is acceptable. The proposal would enhance the urban environment in terms of material presence, attractive streetscape and makes a positive contribution to the local area, in terms of quality and character.
- 7.3 The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupiers.
- 7.4 The recommendation to approve planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan (2016), the Draft London Plan (2017), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

## **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:  
FR4-02-1001; FR4-02-1002; FR4-02-1003; FR4-02-1004A; FR4-02-1005; FR4-02-1006; FR4-02-1007; FR4-02-1008A; FR4-02-1009; Design and Access Statement

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

#### 3 Materials

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

- the building;
- the ground surfacing;
- the 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. To ensure that the materials are agreed in time to be incorporated into the development.

#### 4 Permitted Development Restrictions

The residential element of the development hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

Reason: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity

in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy 7.4 of the London Plan 2016 and the Core Planning Principles of the National Planning Policy Framework 2012.

5 Restrict B1 Use

The Office element of the development hereby permitted shall only be used for the purpose specified in the application [B1 office] and for no other purpose, including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To ensure that the proposal safeguards the amenities of neighbouring residential properties and highway safety, thereby according with policy DM1 and DM43 the Harrow Development Management Policies Local Plan (2013).

6 Surface Water Drainage and Attenuation

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to, and agreed in writing by, the local planning authority. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

Reason: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited.

7 Foul Water Drainage

No development shall take place, other than works of demolition, until a foul water drainage strategy, has been submitted to and agreed in writing by the local planning authority. The development shall not be occupied until the agreed drainage strategy has been implemented.

Reason: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, and to ensure that the development would be resistant and resilient to foul water flooding.

8 Levels

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

Reason: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with policy DM 1 and DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

## 9 Construction Logistics Plan

Notwithstanding the submitted Construction Management Plan, no development shall take place, including any works of demolition, until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The approved CLP shall be adhered to throughout the construction period. The CLP shall provide details of:

- 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. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction; and
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The report shall assess the impacts during the construction phases of the development on nearby residential amenity and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Further guidance on the production of a CLP is available via the TfL website - <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site. To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

## 10 Refuse Storage

Notwithstanding the details shown on approved drawings, the dwellinghouses hereby approved shall not be occupied until details of a revised bin store, to accommodate sufficient waste and recycling containers for the eight flats within the front amenity space area, have been submitted to and agreed in writing by the local planning authority. The flats shall not be occupied until the bin store has been provided in accordance with the details so agreed. Other than on collection days, all waste and recycling containers associated with the

occupation of the approved development shall be housed within the agreed bin store.

Reason: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan (2016) and Policies DM1 and DM26 of The Development Management Policies Local Plan (2013).

11 Cycle Storage

Notwithstanding the details shown on approved drawings, the dwellings hereby approved shall not be occupied until details of a safe and secure cycle storage, to accommodate fourteen secure, integrated, convenient and accessible cycle parking facilities for the flats, have been submitted to and agreed in writing by the local planning authority. The flats shall not be occupied until the cycle storage has been provided in accordance with the details so agreed.

Reason: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 6.9.B of The London Plan (2016) and Policies DM1, DM24 and DM42 of The Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

12 Hard and Soft Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of soft and hard landscaping works. Soft landscape works shall include: planting plans, including details for soft landscaping of the property frontage with provision for refuse storage, and schedules of plants, noting species, plant sizes and proposed numbers. The approved works shall be completed prior to occupation and shall thereafter be permanently retained.

Reason: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policies DM1 and DM24 of the Harrow Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.



13 Planting

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

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policies DM1, DM23 and DM24 of the Harrow Development Management Policies Local Plan (2013).

14 Permeable Hard surfacing

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

Reason: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

15 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

Reason: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime.

16 Site Hoardings

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

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

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

17 Green Roof

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not proceed beyond damp proof course, until details of a green roof to include a maintenance plan, have been submitted to, and approved in writing by, the local planning authority:

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

Reason: In the interests of biodiversity and sustainability, in accordance with policies DM12 and DM21 of the Development Management Policies Local Plan 2013.

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

18 Television Reception Equipment

The development hereby permitted shall not commence beyond damp proof course level until details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

Reason: In order to prevent the proliferation of individual television reception items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

19 Flues & Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

Reason: To enhance the appearance of the development and safeguard the character and appearance of the area.

Window and Door Reveals

Notwithstanding the details shown on the approved drawings, the construction of the buildings hereby approved shall not commence beyond damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. In the event that the depth of the reveals is not shown to be sufficient, a modification showing deeper reveals shall be submitted for approval in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure a high quality finish to the external elevations of the building.

## **Informatives**

### 1 **Policies**

#### **National Planning Policy Framework (2012) (NPPF)**

##### **The London Plan (2016)**

3.3 Increasing Housing Supply  
3.5 Quality and Design of Housing Developments  
3.8 Housing Choice  
5.2 Minimising Carbon Dioxide Emissions  
5.3 Sustainable Design and Construction  
5.12 Flood Risk Management  
5.13 Sustainable Drainage  
6.3 Assessing Effects of Development on Transport Capacity  
6.9 Cycling  
6.13 Parking  
7.1 Building London's Neighbourhoods and Communities  
7.2 An Inclusive Environment  
7.3 Designing Out Crime  
7.4 Local Character  
7.6 Architecture  
7.21 Trees and Woodlands

##### **Draft London Plan (2017)**

H1 Increasing Housing supply  
H12 Housing Size Mix  
D1 London's form and characteristics  
D2 Delivering good design  
D10 Safety, security and resilience to emergency  
SI12 Minimising greenhouse gas emissions  
SI13 Sustainable Drainage  
T5 Cycling  
T6.1 Residential Parking

##### **Harrow Core Strategy (2012)**

Core Policy CS 1 Overarching Policy Objectives  
Core Policy CS 2 Harrow and Wealdstone

##### **Harrow Development Management Policies Local Plan (2013)**

Policy DM 1 Achieving a High Standard of Development  
Policy DM 2 Achieving Lifetime Neighbourhoods  
Policy DM 9 Managing Flood Risk  
Policy DM10 On Site Water Management and Surface Water Attenuation  
Policy DM 12 Sustainable Design and Layout  
Policy DM 21 Enhancement of Biodiversity and Access to Nature  
Policy DM 22 Trees and Landscaping  
Policy DM 23 Streetside Greenness and Forecourt Greenery  
Policy DM 24 Housing Mix  
Policy DM 27 Amenity Space

Policy DM 42 Parking Standards  
Policy DM 44 Servicing  
Policy DM 45 Waste Management

### **Relevant Supplementary Documents**

Supplementary Planning Document Residential Design Guide 2010  
London Plan Housing Supplementary Planning Guidance (2016)  
Technical Housing Standards – Nationally described Space standards (2015)

## 2 Compliance with planning conditions

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

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

## 3 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

## 4 INFORM 61

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £15,295 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 £15,295 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 437 sqm

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

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

## 5 INFORM 62

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: £48,070

## 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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

## 7 Protection of 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](mailto: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.

## 8 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday.

## 9 Sustainable Urban Drainage System (SUDS)

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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

The applicant can contact Harrow Drainage Section for further information.

## 10 Street Naming and Numbering

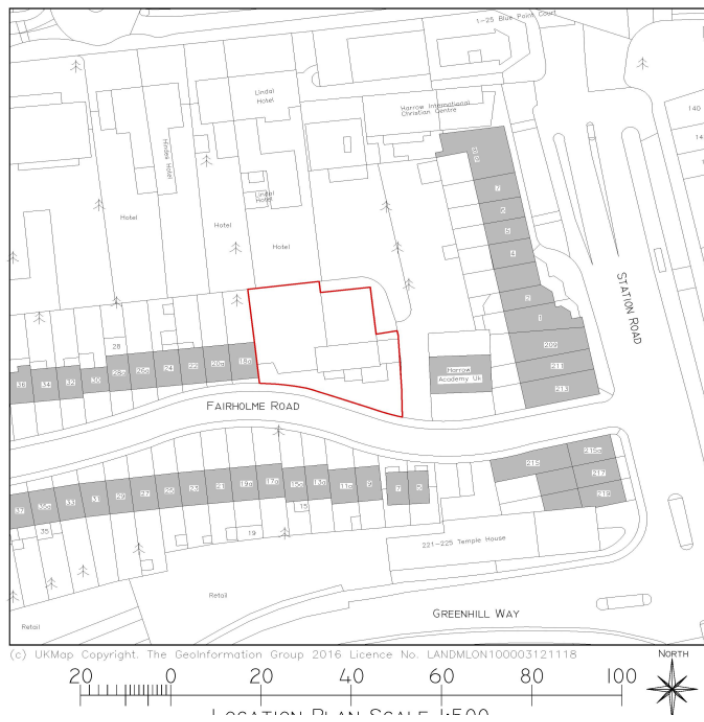
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially

named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.  
You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.  
[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)



## APPENDIX 2: SITE PLAN

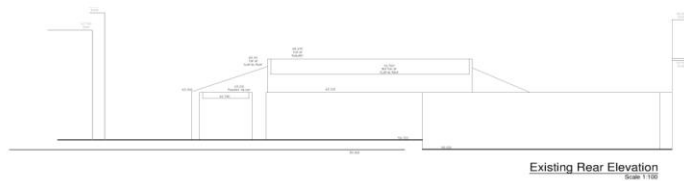
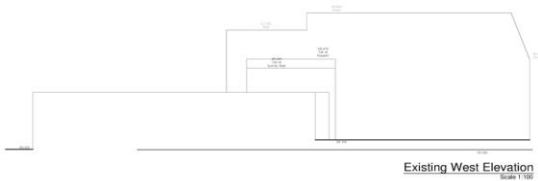
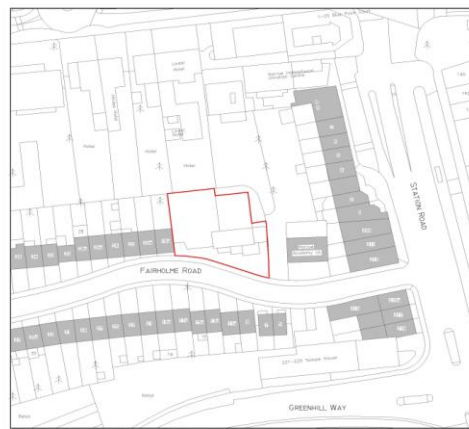
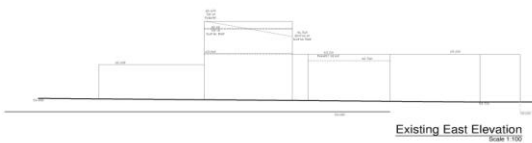
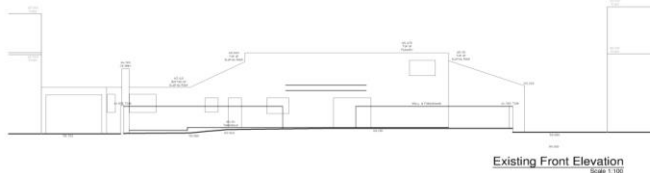
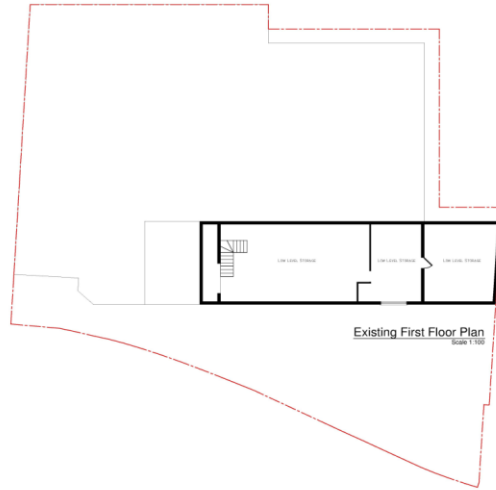


**APPENDIX 3: PHOTOGRAPHS**





# APPENDIX 4: PLANS AND ELEVATIONS





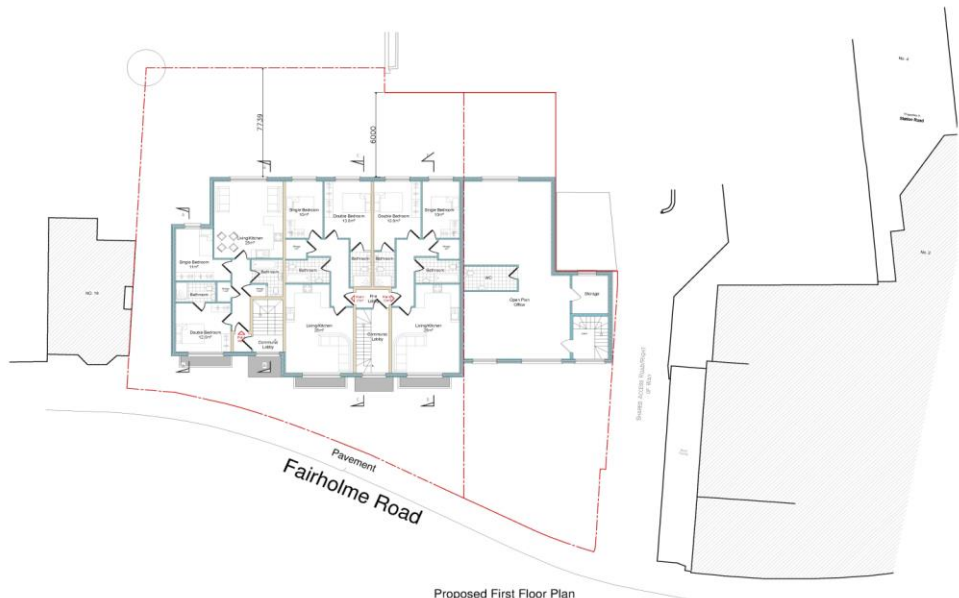
Proposed Ground Floor Plan  
Scale 1:100

Accommodation Schedule						
Flat Number	Storage	Floor	No. of Bedrooms	Occupancy	Living/Kitchen Area	Area of 2.5m High
Flat 1	2.5m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	71m <sup>2</sup>
Flat 2	2m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 3	2m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 4	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	68m <sup>2</sup>
Flat 5	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 6	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 7	2m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 8	2m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>

0 5 10 Meters 1:100

**A1** **DentMoveExtend**

11th Floor, 11th Avenue Road, London, W14 8LJ  
 Tel: 020 7424 2222  
 Fax: 020 7424 2222  
 Email: info@dentmoveextend.com



Proposed First Floor Plan  
Scale 1:100

Accommodation Schedule						
Flat Number	Storage	Floor	No. of Bedrooms	Occupancy	Living/Kitchen Area	Area of 2.5m High
Flat 1	2.5m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	71m <sup>2</sup>
Flat 2	2m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 3	2m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 4	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	68m <sup>2</sup>
Flat 5	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 6	2m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 7	2m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 8	2m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>

0 5 10 Meters 1:100

**A1** **DentMoveExtend**

11th Floor, 11th Avenue Road, London, W14 8LJ  
 Tel: 020 7424 2222  
 Fax: 020 7424 2222  
 Email: info@dentmoveextend.com

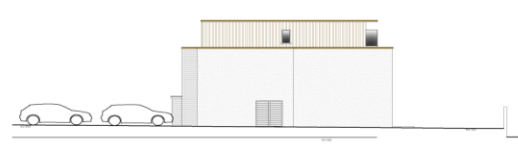


Proposed Second Floor Plan  
Scale 1:100

Accommodation Schedule						
Flat Number	Storage	Floor	Ns. of Bedrooms	Occupancy	Living/Kitchen Area	Area of 2.5m High
Flat 1	25m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	71m <sup>2</sup>
Flat 2	25m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 3	25m <sup>2</sup>	Ground	2	3 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 4	25m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	68m <sup>2</sup>
Flat 5	25m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 6	25m <sup>2</sup>	First	2	3 Persons	25m <sup>2</sup>	70m <sup>2</sup>
Flat 7	25m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>
Flat 8	25m <sup>2</sup>	Second	2	4 Persons	25m <sup>2</sup>	72m <sup>2</sup>



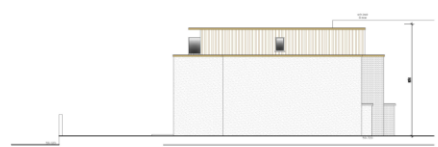
Proposed Front Elevation  
Scale 1:100



Proposed East Elevation  
Scale 1:100



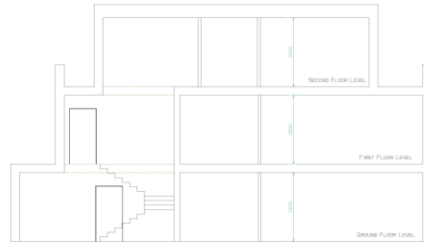
Proposed Rear Elevation  
Scale 1:100



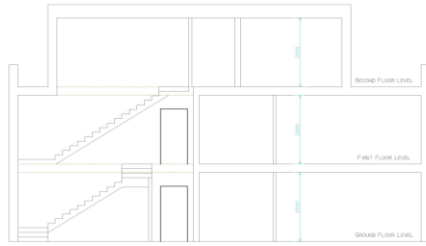
Proposed West Elevation  
Scale 1:100



Section A-A  
Scale 1:100



Section B-B  
Scale 1:100



Section C-C  
Scale 1:100



Section D-D  
Scale 1:100



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