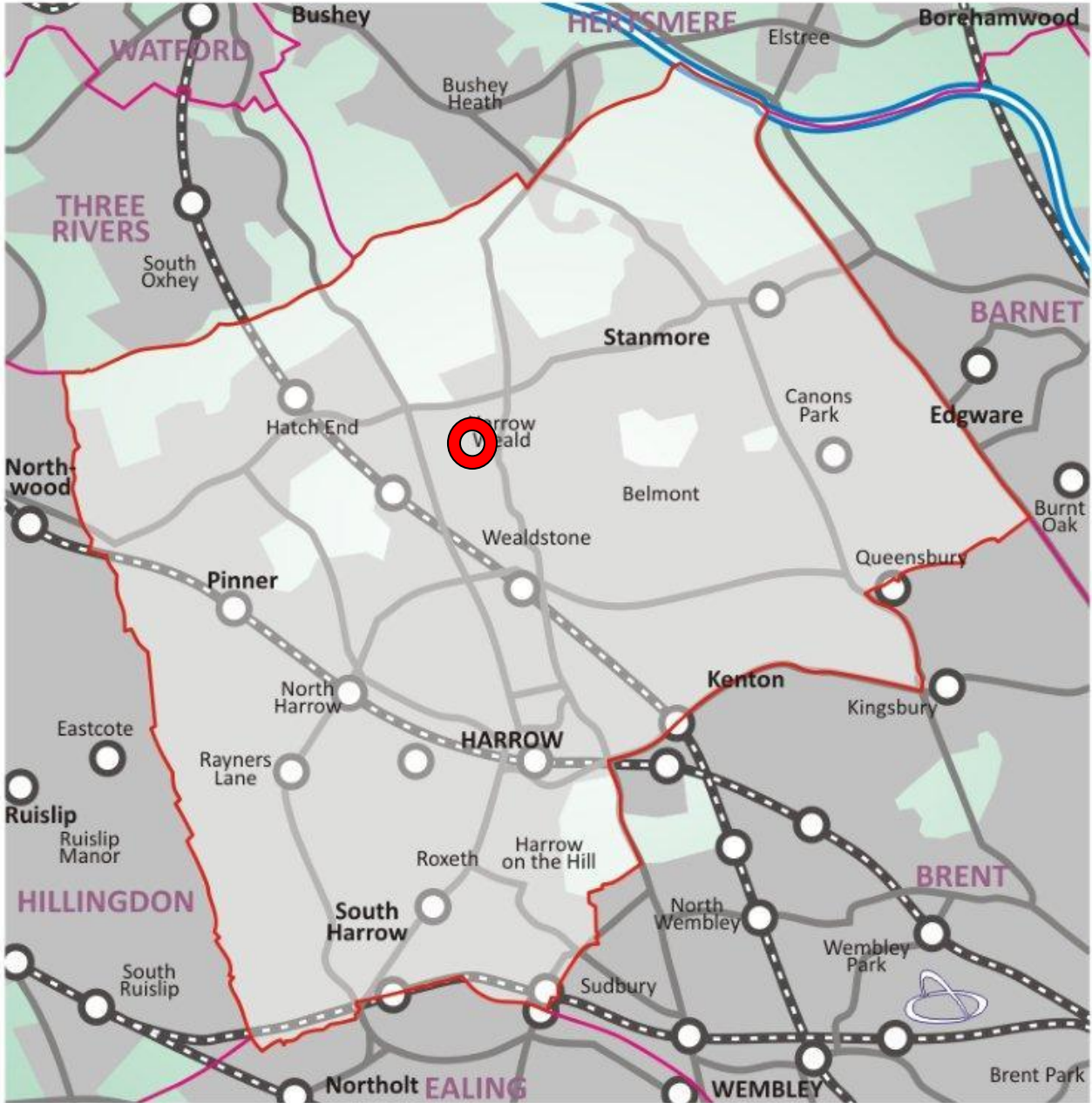
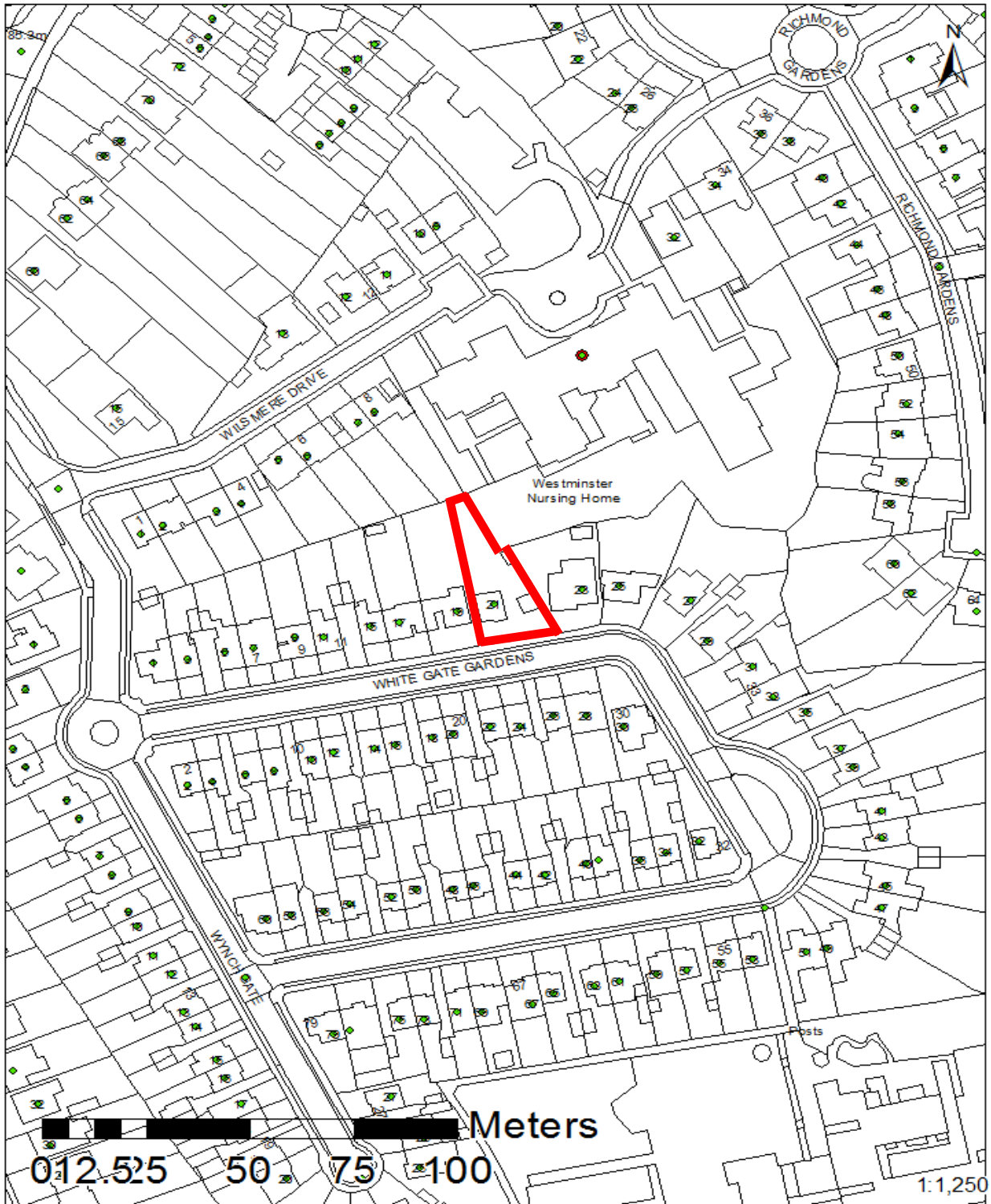


 = application site



21 Whitegate Gardens, Harrow	P/0966/18
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21 Whitegate Gardens, Harrow	P/0966/18
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

30th May 2018

APPLICATION NUMBER: P/0966/18
VALIDATE DATE: 15/03/2018
LOCATION: 21 WHITEGATE GARDENS, HARROW
WARD: HARROW WEALD
POSTCODE: HA3 6BW
APPLICANT: MR PHILIP ECCLES
AGENT: N/A
CASE OFFICER: LOKENDRA CHEMJONG
EXPIRY DATE: 10/05/2018 (EXTENDED TO 05/06/2018)

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.

Re-development to provide a pair of semi-detached dwellings with habitable roofspace; new vehicle access onto Whitegate Gardens; parking; amenity space; boundary treatment; landscaping and bin storage

The Planning Committee is asked to:

RECOMMENDATION A

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

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the property, surrounding conservation area or the residential amenities of the neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as a nominated member has requested in writing that application be reported to Planning Committee however the proposal falls inside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (E)13. Minor Dwellings
Council Interest: N/A
GLA Community
Infrastructure Levy (CIL) £7,154
Contribution (provisional):
Local CIL requirement: £22,484

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	21 Whitegate Gardens, Harrow, HA3 6BW
Applicant	Mr Philip Eccles
Ward	Harrow Weald
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	270.8
	Proposed Density u/ph	38.8
	PTAL	0
	London Plan Density Range	Suburban
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	0
	3 bed (no. / %)	0
	4 bed (no. / %)	2
	Overall % of Affordable Housing	0
	Social Rent (no. / %)	0
	Intermediate (no. / %)	0
	Private (no. / %)	2
	Committed Sum	N/A
	Comply with London Housing SPG?	Yes
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Conditioned

Transportation		
Car parking	No. Existing Car Parking spaces	3
	No. Proposed Car Parking spaces	2 for each dwelling
	Proposed Parking Ratio	2:1
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	Unspecified (Conditioned to meet London Plan 2016 requirement)
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	0
	Closest Rail Station / Distance (m)	Headstone Lane/ 1800m
	Bus Routes	Kenton Lane (nearest)
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	-
	Dates/times of parking stress survey	-
	Summary of results of survey	-
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Collected by the LPA

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

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 Subject property is a two storey detached dwellinghouse located on the northern side of Whitegate Gardens.
- 1.2 Subject dwelling has no. 23 Whitegate Gardens to east and has no. 19 Whitegate Gardens to west.
- 1.3 Rear boundary is connected to no. 8 Wilsmere Drive and Wilsmere House.
- 1.4 Subject dwelling is not a listed building or located in a conservation area or within any other land designated under Article 2(3) of the GPDO 2015.
- 1.5 The site lies within a critical drainage area.

2.0 PROPOSAL

- 2.1 Re-development to provide a pair of semi-detached dwellings with habitable roofspace.
- 2.2 The existing dwellinghouse would be demolished and replaced with a pair of semi-detached houses (nos. 21 and 21A Whitegate Gardens).
- 2.3 The pair of semi-detached houses would have gabled roof and a rear roof dormer, and rooflights on the front roofslope.
- 2.4 Proposed semi no. 21 Whitegate Gardens would have three storey, contain four bedrooms, a combined living and kitchen room, a study room, two bathrooms and a water closet. It would accommodate seven people. It would have Gross Internal Area (GIA) of 147.2 SQM.
- 2.5 Proposed semi no. 21A Whitegate Gardens would have three storey, contain four bedrooms, a combined living and kitchen room, a study room, a large storage room, two bathrooms and a water closet. It would accommodate seven people. It would have Gross Internal Area (GIA) of 159.7 SQM.
- 2.6 Formation of separate outdoor rear amenity areas.
- 2.7 Refuse bins and cycle storage.
- 2.8 Hardsurfacing, vehicular access and soft landscaping at forecourts.
- 2.9 Parking and boundary treatment

3.0 **RELEVANT PLANNING HISTORY**

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

Ref no.	Description	Status and date of decision
LBH/34342	Two storey side to rear extension to provide new dwelling unit and garages	Refused on 04/02/1988

4.0 **CONSULTATION**

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 24/04/2018.

4.3 **Adjoining Properties**

Number of letters Sent	4
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	0

4.4 1 objection was received from an adjoining resident. 1 objection was received from non-adjoining resident.

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

Details of Representation	Summary of Comments	Officer Comments
H Karshan 19 Whitegate Gardens	Objects to the application due to: <ul style="list-style-type: none">Concerns regarding overall size and scale of proposed dwelling	Issues relating to character, residential amenity, and parking are assessed in sections 6.2, 6.3 and 6.4 of the report

	<ul style="list-style-type: none"> • Gable end design would increase overshadowing and would be out of character in the rear • Insufficient parking provided, and congestion 	respectively.
Girish Patel 24 Whitegate Gardens	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> • CIL application form not legible • roof design does not fit well within the existing street houses layout • The close boarding fence partitioning the forecourt would harm the street character • Proposed dwelling does not specify exterior rendering texture and colour • Bin location for no. 21A would not fit well within the streetscene • Vehicle access for no. 21 may comprise existing tree on the public road • Proposed car park not sufficient; • There are trees on the development site contrary to what is written in the form 	Issues relating to character, residential amenity, and parking are assessed in sections 6.2, 6.3 and 6.4 of the report respectively.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Highways
LBH Design
LBH Landscape Architect
Designing Out Crime Officer, Metropolitan Police Service
LBH Highways Network Management
LBH Drainage
LBH Waste Management Policy Officer

4.8 Statutory and Non Statutory Consultation

4.9

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections, a construction method statement (to include the demolition phase) should be secured as a pre-commencement condition.	Condition attached regarding construction method statement.
LBH Design	The proposed design is simple but well-judged and fits within the context.	Noted.
LBH Landscape Architect	3 bins per household would be required. There should be sufficient space for pedestrian access along the side of one of the houses (not cluttered by the bins). Conditions for hard and soft landscape works, planting, levels and boundary treatment are required.	Condition attached requesting details for hard and soft landscape, and bins.
Designing Out Crime Officer, Metropolitan Police Service	No objection to the proposal. However, following recommendations made: All easily accessible door sets (front, back, patio) to be certified to PAS24:2016; all easily accessible and openable windows to be certified to PAS24:2016; garage door sets to be certified to PAS24:2016; boundary fencing to be 1.8m high with 300mm	Condition attached requiring to achieve Secure by Design accreditation.

	of weak diamond style trellis fixed on top. Side gate to be 2.1m high, or 1.8m high with 300mm trellis; 13amp spur to be installed for burglar alarm provision; a photoelectric cell light (dusk till dawn) with manual override to be installed by front and rear entrances.	
LBH Highways Network Management	Vehicle crossing must be constructed in line with Harrow's vehicle crossings policy.	An informative has been added for the applicant to contact Council's Highways Crossings Officer.
LBH Drainage	Details of proposed drainage, permeable hard surfacing and maintenance plans needs to be submitted to be approved by the drainage team, to comply with Policy DM 10.	Condition attached requesting drainage details.
LBH Waste Management Policy Officer	No comments received.	N/A

5.0 **POLICIES**

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2015 [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 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Character and Appearance of the Area
Residential Amenity and Accessibility
Traffic and Parking
Drainage

6.2 Principle of Development

- 6.2.1 The proposed development would lie in a garden curtilage of an existing dwellinghouse. As such, SPD Garden Land Development (2013) is very relevant in this case.

- 6.2.2 Development within residential gardens is only normally not acceptable. However, the SPD Garden Land Development (2013) identifies exception for gap sites. The SPD Garden Land Development (2013) states:

“3.10 An exception will also be made for 'gap' sites within a built-up street frontage.

3.11 Gap sites occur only occasionally as an anomalous 'missing piece' from an otherwise clearly defined rhythm of buildings (and spaces around buildings) in the streetscene. They are usually obvious vacant plots, of dimensions consistent with those prevailing in the street, within an otherwise built-up street frontage. Consideration of the pattern and character of development surrounding the site will enable a distinction to be drawn between genuine gap sites and spurious proposals for development on garden land. Side gardens in spacious residential areas, corner sites (see above) and side garages/driveways do not constitute the kind of gaps to which this exception applies.

3.12 The exception is justified because genuine gap sites are an exceptional occurrence and, consequently, allowing for their appropriate development will not lead to an unacceptable degree of dispersal. It is not the intention of the presumption against garden development to frustrate proposals that would reinforce the positive attributes of Harrow's residential areas by infilling anomalous gap sites. The exception does not negate the need for development on gap sites to comply with other policies, including those

relating to the character of the area and the amenity of neighbouring occupiers.”

- 6.2.3 The subject dwelling is situated in a street containing small gaps between semi-detached dwellings and detached dwellings. The subject plot is unusual in that it is wider (18.14m) at the front than nearby plots, and the dwellinghouse is situated on the western side of the subject plot. The eastern side of the subject plot is occupied by a garage. It is considered that the large gap at the eastern side of the subject house is different to otherwise clearly defined rhythm of buildings and would therefore constitute a gap site. The proposal would still retain gaps with the other properties at the first floor or ground floor level) similar to pattern of development within the area of the semi-detached properties nearby. It would not lead to unacceptable degree of dispersal and would consequently reinforce the local attribute of the area.
- 6.2.4 In officers opinion the principle of the proposed development is acceptable on the basis that the site would be a gap site. Notwithstanding this, if a different view is taken, it is considered that the proposed development would make more efficient use of a brownfield site without compromising the character and appearance of the street scene. In officers opinion, the dwellings provided would fit within the pattern and character of the area and provide high quality living accommodation to a family. The benefits of the proposal would therefore outweigh any perceived harm and the principle of new dwellings on the site would therefore be justified despite the loss of the side garden.
- 6.2.5 For the reasons above, the subject site would meet the aims and objectives of the gap site, which would justify the exception for proposal being acceptable, in principle, in what is considered to be a garden land (gap site), as per the SPD Garden Land Development (2013). The proposal to form a pair of semi-detached houses is therefore acceptable in principle.

6.3 Character and Appearance of the Area

- 6.3.1 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.
- 6.3.2 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.

- 6.3.3 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.’
- 6.3.4 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;”
- 6.3.5 The proposed design was reviewed by the council’s design officer who found it to be acceptable. The design officer considered the proposed design to be reasonably well judged and within the context of the area. The proposed dwellinghouses would have recessed front porch, wrapping windows on front and side, similar to what is existing in the nearby dwellinghouses.
- 6.3.6 The proposed dwellings would have gabled roof form, which is not uncommon in the area. Many of the nearby properties have had hip-to-gable roof extensions. It is therefore considered that the proposed hipped roof would not harm the character and appearance of the area.
- 6.3.7 The image in the design and access statement shows that the roof tiles would be grey/ black in colour. It is considered that reddish brown roof tiles are more prevalent within the area, and reddish brown roof tiles would be preferred to preserve the character and appearance of the area. A condition has therefore been attached requesting sample external materials details, to be approved by the council, in order to preserve the character and appearance of the area.
- 6.3.8 The massing, bulk, scale and height would be similar to what is existing in the surrounding area. The proposed dwellings would have width of 6.61m and depth of 9.47m at the first floor level. The ground floor would be slightly deeper at 11.28m. The proposed ground footprint coverage is considered to be similar to what is common within the area and therefore acceptable.

- 6.3.9 The proposed dwellings would have a height of 8.7m compared to the height of the existing dwelling of 8m. However, the existing ground level would be reduced by 0.4m through excavation. As a result, the proposed height would be similar to nos. 15 and 17 and slightly lower than no. 23, which is not considered to be unduly high.
- 6.3.10 The dwellings would fit within the context of the surrounding area as there are many semi-detached dwellings nearby. The proposed dwellings also retains gap at the boundary at the first floor level at least. No. 21 would retain 1.17m gap at the common boundary with no. 19. No. 21A would retain at least 0.78m gap at the first floor level increasing up to 3.48m at the front elevation.

Landscaping:

- 6.3.11 Development proposals will be required to include hard and soft landscaping that:
- Is appropriate to the character of the area;
 - Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;
 - Achieves a suitable visual setting for the building(s);
 - Provides for sufficient space for new or existing trees and planting to grow; and
 - Supports biodiversity.
- 6.3.12 Out of 110 SQM combined forecourt, approximately 58 SQM would be hard surfaced. The remaining would contain planting. It is considered that the proposed amount of hard and soft landscaping would be acceptable.
- 6.3.13 The landscape officer has requested for condition for details of hard and soft landscaping including plating plans, schedule of plants, hard landscape material details, landscaping implementation scheme, boundary treatment and levels to be submitted. Planning conditions as requested by the council's landscape officer have been attached.

Waste Management:

- 6.3.14 Policy DM 45 A.c. of the Harrow Development Management Policies Local Plan (2013) states, "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. The on-site provision must: be located and screened to avoid nuisance to occupiers and adverse visual impact."
- 6.3.15 The amount of bins submitted is considered to be insufficient. Each dwelling should at least have three bins to dispose general, recycling, and garden waste.
- 6.3.16 It is also considered that the bins should be located at the rear garden for no. 21. Bins for no. 21A could be located inside the storage or could be screened, where it is now, in order to comply with policy DM 45 A.c.

6.3.17 A condition has therefore been attached requiring the applicant to submit satisfactory refuse storage details, including the no. of bins and its location, details of screening if provided, to be approved by the council.

6.4 Residential Amenity and Accessibility

6.4.1 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.

6.4.2 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

Impact on adjoining occupiers

- 6.4.3 The rear elevations of the proposed dwellings would not project beyond the extended rear elevation of no. 19. The distance from common boundaries with no. 19 from the proposal would be similar to what currently exists. The proposed windows in the western side elevation would serve non-habitable rooms (W/C and hall). The proposal would therefore not have detrimental impacts upon the residential amenities of the occupiers of no. 19 in terms of daylight, outlook, overshadowing, or privacy.
- 6.4.4 The rear elevations of the proposed dwellings would only project 0.65m beyond the rear elevation of no. 23. The proposed window in the eastern side elevation would serve a non-habitable room (hall). The first floor element would be sited at least 4.4m away from side elevation of no. 23. The proposal would therefore not have detrimental impacts upon the residential amenities of the occupiers of no. 23 in terms of daylight, outlook, overshadowing, or privacy.
- 6.4.5 Given the significant distance between the proposed dwellings and the rear boundaries, it is not considered that the proposal would be harmful to the amenity of the adjoining occupiers at the rear.

*Impact on Future Occupiers:
Room Sizes and Layout:*

- 6.4.6 Policy DM1 D(g) of Harrow Development Management Policies Local Plan (2013) states that the assessment of privacy and amenity considerations will have regard to the adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers.
- 6.4.7 As Harrow is a London Borough, the suitable guidance for adequacy of internal layout of buildings is considered to be London Plan (2016) and Technical housing standards – nationally described space standard (2015) - (THS). The table below shows comparison of the proposed floor area and width versus the guidance listed in the documents above.

Dwelling	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)	Proposed Minimum room width (m)	Minimum room width required (m)	Proposed Built-In Storage (m ²)	Minimum Built-in Storage required (m ²)
No. 21 4 bed; 7 person; 3 storey	Bedroom 1 (single)	8.9	7.5	2.55	2.15	3	3
	Bedroom 2 (double)	12.3	11.5	3.51	2.75		
	Bedroom 3 (double)	14.2	11.5	3.33	2.55		
	Bedroom 4 (double)	13.0	11.5	2.83	2.55		
	Total GIA	147.2	121				

No. 21A 4 bed; 7 person; 3 storey	Bedroom 1 (single)	8.9	7.5	2.55	2.15	7.9	3
	Bedroom 2 (double)	12.3	11.5	3.51	2.75		
	Bedroom 3 (double)	14.2	11.5	3.33	2.55		
	Bedroom 4 (double)	13.0	11.5	2.83	2.55		
	Total GIA	159.7	121				

- 6.4.8 Technical Housing Standards – nationally described space standard 2015 (THS) and The London Plan (2016) require that the minimum floor to ceiling height be 2.3m for at least 75% of the Gross Internal Area. It also states:
- dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

- 6.4.9 As can be seen from the table above, the proposal would comply with the minimum space standards in the Technical Housing Standards – nationally described space standard 2015 (THS) and The London Plan (2016).

Floor to Ceiling Heights:

- 6.4.10 The London Plan states, “The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.” Crucially, the above standard applies for both new buildings and conversions of existing dwellings.
- 6.4.11 81.3% of GIA of dwelling no. 21 would have floor to ceiling height of 2.5m. 82.7% of GIA of dwelling no. 21A would have floor to ceiling height of 2.5m. The proposal would meet the floor to ceiling height recommendations set out in Technical Housing Standards – nationally described space standard 2015 (THS) and The London Plan (2016).

Private Outdoor Amenity Space:

- 6.4.12 Policy DM27 of the DMP states that residential development proposals should provide appropriate amenity space, the form and amount of which should be informed by the Mayor's London Plan Housing SPG.
- 6.4.13 The proposed dwelling no. 21 would have rear garden area of 106.8 SQM and no. 21A would have rear garden area of 109.3 SQM which are considered to be sufficient.

Accessibility:

- 6.4.14 Policy 3.8 B of The London Plan (2016) states:
“c. ninety percent of new housing meets Building Regulation requirement M4 (2) ‘accessible and adaptable dwellings’
d. ten per cent of new housing¹⁰ meets Building Regulation requirement M4 (3) ‘wheelchair user dwellings’, i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users
- 6.4.15 Policy CS1 K of HCS (2012) states, “...All new homes must meet ‘Lifetime Home’ standards and at least 10 per cent must achieve the enhanced ‘Wheelchair Home’ standards. The Area Action Plan and Development Management Policies DPD will provide criteria for the assessment of residential quality for all forms of residential development, and set out further details as appropriate for Accessible Homes.
- 6.4.16 Policy DM2 A c. states, “new residential development and conversion proposals must ensure good access to services and facilities, and provide accessible homes in accordance with Policy CS1 of the Core Strategy.”
- 6.4.17 As per Policy 3.8 B, c. of The London Plan (2016), a condition has been attached to ensure that the proposal complies with Building Regulation requirement M4 (2) ‘accessible and adaptable dwellings’

6.5 Traffic and Parking

- 6.5.1 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 CS1 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.
- 6.5.2 The proposal would be sited in an area with Public Transport Accessibility Level (PTAL) score of 0. To put the number in context, there are seven categories of PTAL; 0 being the worst and 6b being the best. All public transport modes in London are currently available in the area: National Rail, London Overground, Tube, DLR, Tram, Buses.

- 6.5.3 The proposal does not clearly show how many cycle parking spaces are being proposed. In order to comply with The London Plan (2016), 2 secure and sheltered cycle parking spaces per dwelling is required. A condition has therefore been attached requesting the cycle parking details to comply with the minimum standards set out in Table 6.3 of The London Plan (2016).
- 6.5.4 With regards to the car parking space, the highways team has not raised any objection. The proposal would therefore be acceptable in terms of car parking spaces.
- 6.5.5 The construction of two new dwellings could however cause local traffic disruption. As per the request of the highways team, a pre-commencement condition has been attached requesting details of construction method statement (to include the demolition phase). A further condition has been attached to ensure that the proposed vehicle crossover is constructed in line with the Vehicle Crossing Policy.

6.6 Drainage

6.6.1 Policies DM 10 A, B and C state:

“A. Proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off.

B. Proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems.

C. Proposals that would fail to make adequate provision for the control and reduction of surface water run off will be refused.”

6.6.2 The proposal lies within a critical drainage area. The council’s drainage team has stated as follows:

“In line with our Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used, the following details are required:

- The applicant should submit drainage details in line with our standard requirements attached.
- The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

Proposed Parking/ Hardstandings “

- The use of non-permeable surfacing impacts upon the ability of the environment to absorb surface water, and the hardsurfacing of the front gardens and forecourts lead to localised surface water flooding. Hence our requirement for use of permeable paving for all hardstanding. The applicant should submit full construction details of permeable paving with their maintenance plan.

6.6.3 Conditions required drainage details and construction details of permeable paving has therefore been attached.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal would contribute towards the smaller housing stock within the borough and the quality of accommodation for the future occupiers of the residential units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the property, surrounding conservation area or the residential amenities of the neighbouring occupiers.

7.2 For these reasons, 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: Design and Access Statement; EXT/BLOCK/01; EXT/FRONTELEV/01; EXT/GROUND/01; EXT/REARELEV/01; EXT/SIDEELEV/01; PRO/GROUND/01; SITE LOCATION PLAN; PRO/BLOCK/01; PRO/FIRST/01; Sewer Map; Surface Water Management Plan; PRO/SS/01; EXT/FIRST/01; PRO/FRONTELEV/01; PRO/ LOFTFLOOR/01 REV A; PRO/REARELEV/01 REV A; PRO/ROOFPLAN/01 REV A; PRO/SECTION/01 REV A; PRO/SIDEELEV/01 REV A

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

3 Materials- dwellinghouse (Pre-commencement Condition)

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 submitted to, and approved in writing by, the local planning authority:

- Facing materials;
- Windows and doors;
- Rainwater goods
- The boundary treatment
- Hardstanding

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

THIS IS A PRE-COMMENCEMENT CONDITION.

Reason: To safeguard the appearance of the locality and to ensure that the approved materials are used during the building works.

4 Levels (Pre-commencement Condition)

No site works or development shall 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.

THIS IS A PRE-COMMENCEMENT CONDITION.

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.

5 Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site to include:

- Soft landscape works to: planting plans (at a scale not less than 1:100) and schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities.
- Hard landscape Material Details
- Landscaping Scheme - Implementation and programme of implementation, including a period of 5 year period for replacements of soft landscape
- Boundary Treatment
- Levels – a detailed Levels Plan of the proposed finished levels. This document needs to explain details of the levels of the building, car parking and footpaths and works adjacent to the existing trees in relation to the adjoining land and highways, and any other changes proposed in the levels of the site.

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

6 Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the flats, 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.

7 M4 (2) Accessibility

The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained to those standards.

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

To ensure provision of 'Accessible and Adaptable Dwellings' in accordance with Policy 3.8B of The London Plan (2016) and Policy DM2 the Harrow Development Management Policies Local Plan (2013).

8 Construction Method Statement (Pre-commencement Condition)

No development shall take place, including any works of demolition, until a Construction Method 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:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- (measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

This is PRE COMMENCEMENT CONDITION.

Reason: To ensure that the construction works of the development does not unduly impact on highway safety and the amenities of the existing occupiers of the properties adjacent to the site.

9 Cycle storage

The development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by, the local planning authority, drawings showing the following:

- plan/s and elevations for secure cycle storage to comply with standards set out in Policies 6.9 and 6.13 of The London Plan (2016), i.e. provide two secure and sheltered cycle storage spaces per dwellinghouse.

Reason: To safeguard the character and appearance of the area and promote a sustainable method of transport, in accordance with Policies 6.9, 6.13 and 7.4 of The London Plan (2016), and Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013).

10 Refuse storage

The development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by, the local planning authority, drawings showing the following:

- plan/s and elevations to show at least 3 refuse bins per dwellinghouse to be either located in the rear garden (where feasible) or be suitably screened (if placed at forecourt).

Reason: To safeguard the character and appearance of the area and provide sufficient refuse storage provision as per Policies DM1 and 45 of the Harrow Development Management Policies Local Plan (2013).

11 Glazing 1

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the side elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

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

12 Obscure Glazing

The window(s) in the flank elevation(s) of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

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

13 No Balcony

The roof area of the single storey rear projections of the dwellings hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

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

14 Garden Fence

The outdoor rear private garden areas shall be bounded by close-boarded timber fencing to a height of 1.8metres. The fencing required by this condition shall be erected prior to the occupation of the dwellings and shall be retained thereafter.

Reason: To protect the residential amenities of the existing and future occupiers of the development in accordance with policies DM1 of the Harrow Development Management Policies Local Plan (2013) and the Residential Design Guide SPD (2010).

15 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to an 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 On Site Water Management and Surface Water Attenuation (Pre-commencement Condition)

The buildings hereby permitted shall not be commenced until details of works for the disposal of surface water and surface water storage and attenuation works have been submitted to and approved in writing by, the local planning authority. The submitted drawings shall include drainage and permeable hardstanding details. The works shall be implemented in accordance with the approved details and shall thereafter be retained. The applicant should contact Harrow Drainage Section and Thames Water at the earliest opportunity. This is a PRE-COMMENCEMENT CONDITION.

Reason: To make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures, in accordance with Policy 5.13 of The London Plan (2016) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013)

17 Sewage (Pre-commencement condition)

The development hereby permitted shall not be commenced until details of works for the disposal of sewage have been submitted to and approved in writing by, the local planning authority. The works shall be implemented in accordance with the approved details and shall thereafter be retained. THIS IS A PRE-COMMENCEMENT CONDITION.

Reason: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning

Policy Framework (2012) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

18 Restriction of Permitted Development Rights- Classes A to F

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

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

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
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building Lifetime neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4B Local Character
- 7.6B Architecture

The Draft London Plan (2017):

- D1 London's form and characteristics
- D2 Delivering good design
- D3 Inclusive Design
- D4 Housing quality and standards
- D5 Accessible housing
- H1 Increasing housing supply
- H2 Small sites
- H12 Housing size mix

Harrow Core Strategy (2012):

- Core Policy CS 1 Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM 10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- 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 Garden Land Development (2013)
- Supplementary Planning Document Residential Design Guide (2010)
- Technical housing standards - nationally described space standard (2015)

Mayor of London, Housing Supplementary Planning Guidance (2016)

2 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. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the 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

4 Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

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

5 Mayor of London CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL.

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £7,154

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

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

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

6 Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

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: £22,484. This figure excludes indexation, which will be included when a formal Liability Notice is issued. The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges

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 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 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.

9 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 or on the following link.
http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

10 Highway Crossovers

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

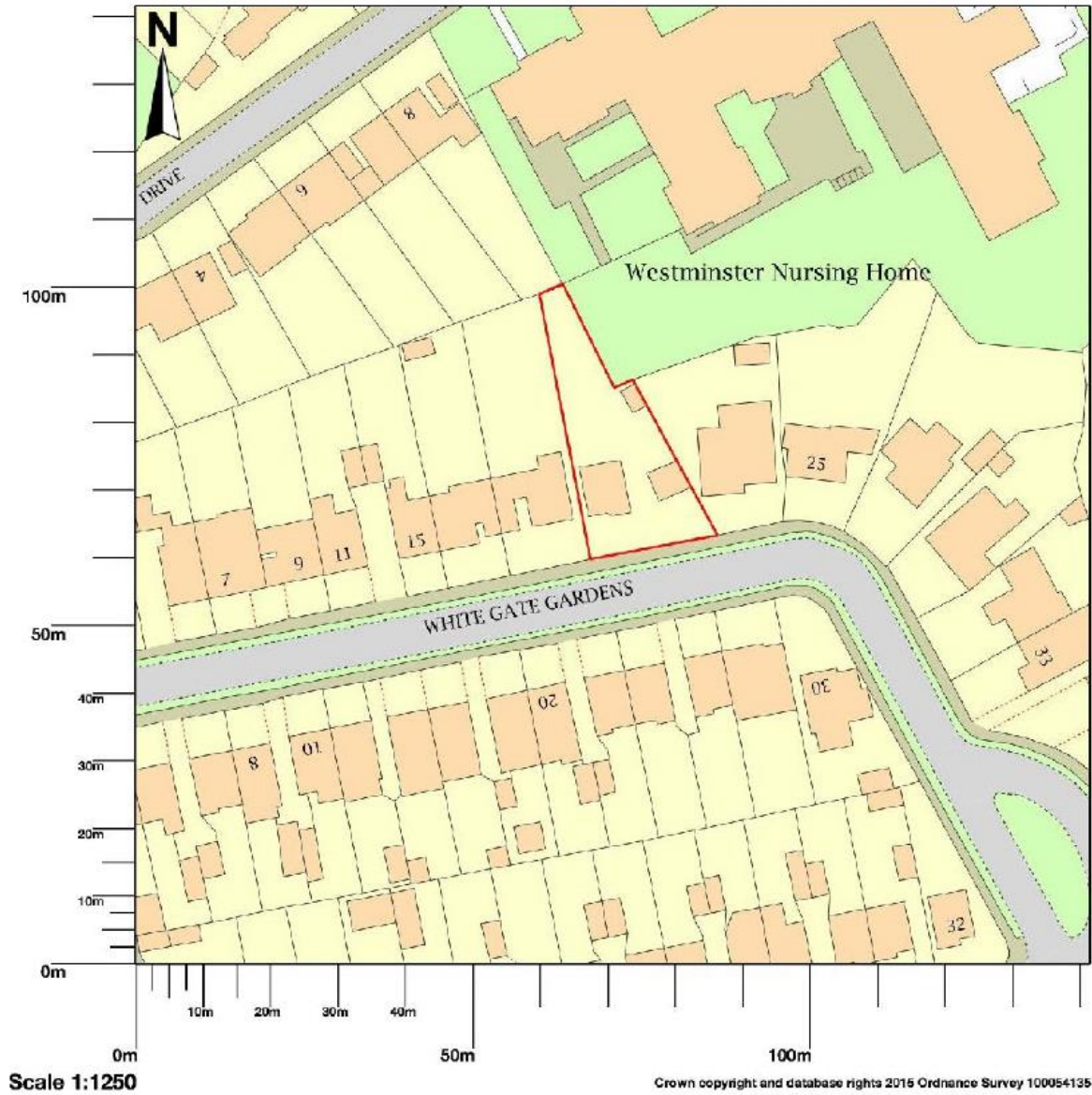
11 Compliance with Planning Conditions

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

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

APPENDIX 2: SITE PLAN

21 Whitegate Gardens, Harrow, HA3 6BW



APPENDIX 3: SITE PHOTOGRAPHS



Front Elevation



Front Elevation



Front elevation



Rear elevation



Rear elevation



Rear garden



Rear garden- area shielded behind plants



Towards rear of no. 19



Towards rear of no. 19



Towards side of no. 23 (from rear of no. subject dwelling)



Street context- towards no. 23



context- towards no. 19

Street



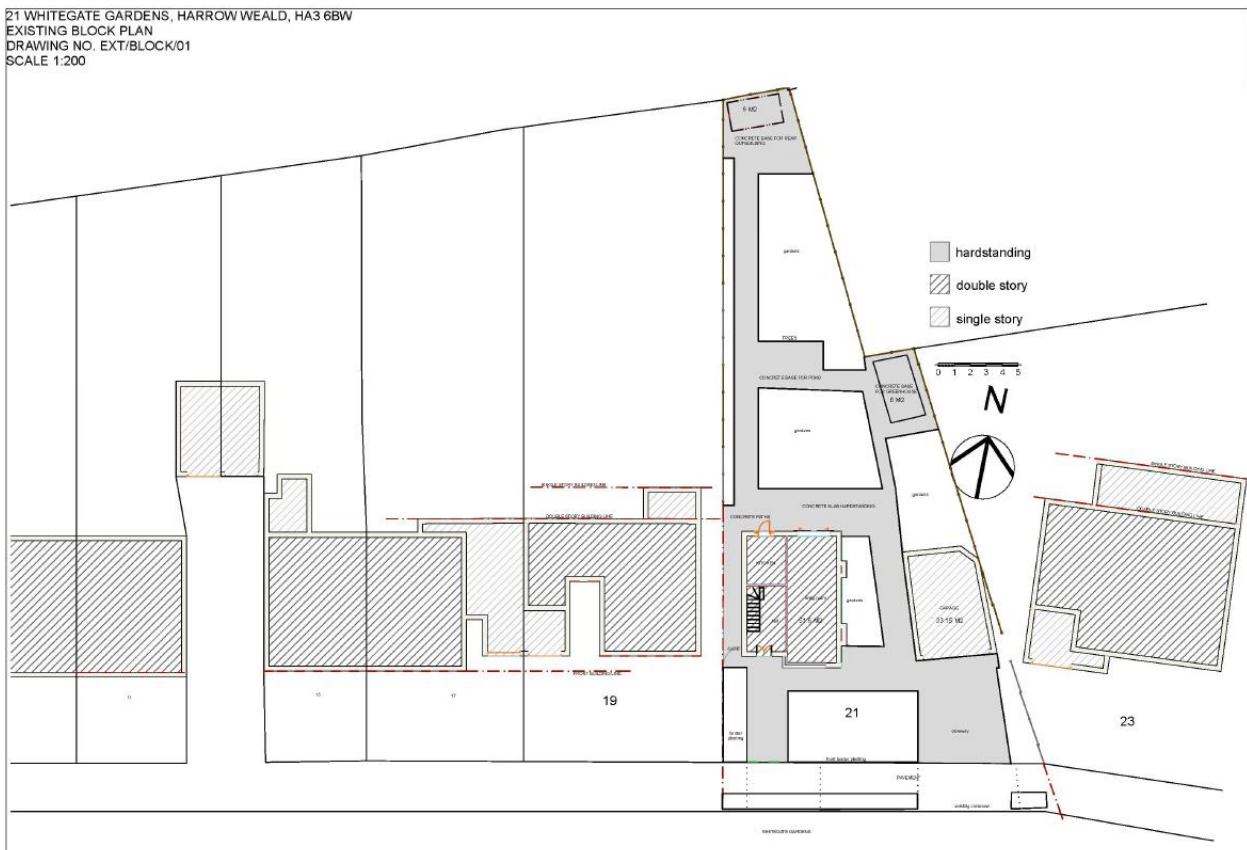
Street context- opposite side towards south-west

APPENDIX 4: PLANS AND ELEVATIONS



Visualised 3D Model

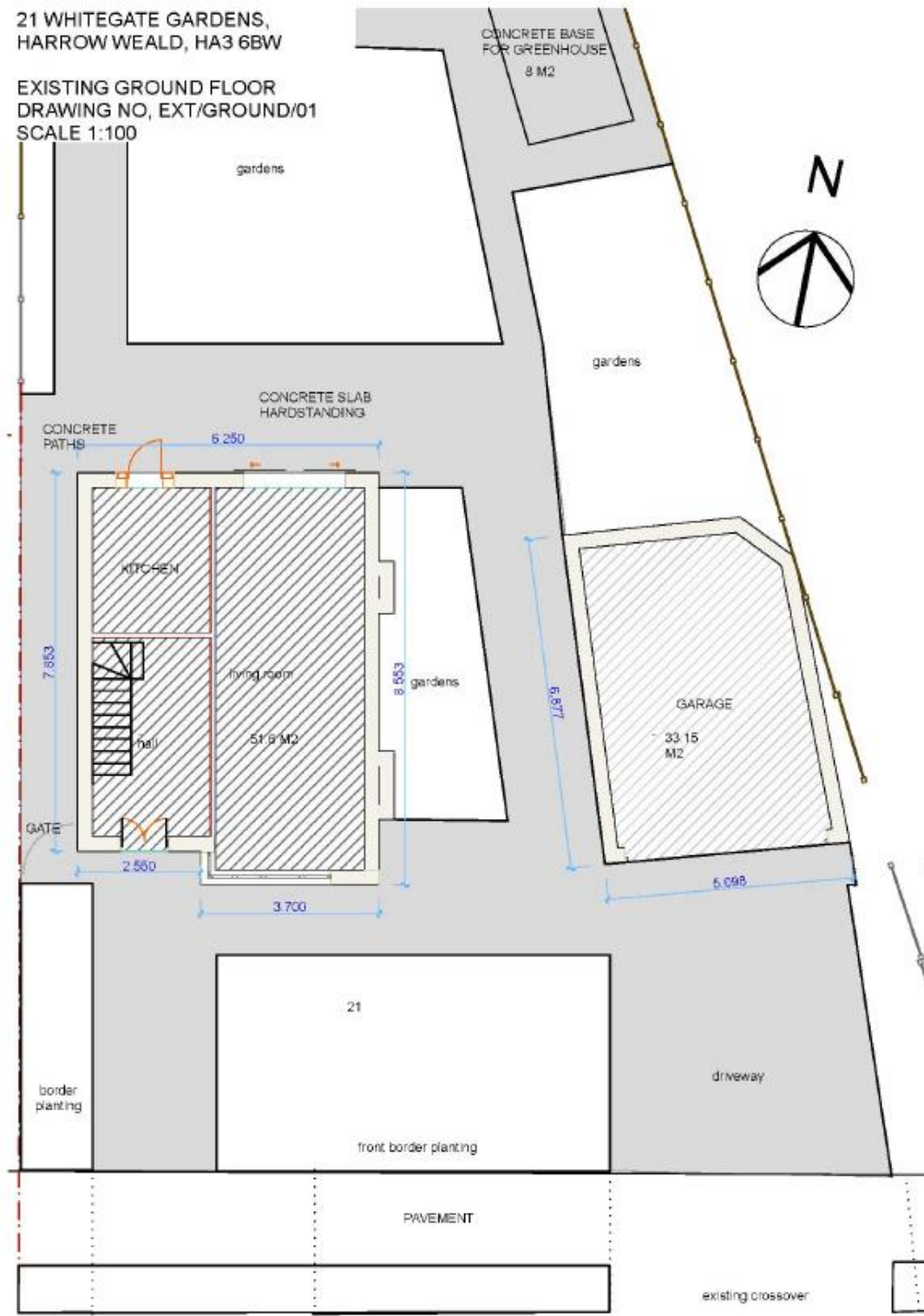
21 WHITEGATE GARDENS, HARROW WEALD, HA3 6BW
EXISTING BLOCK PLAN
DRAWING NO. EXT/BLOCK/01
SCALE 1:200



Existing site plan

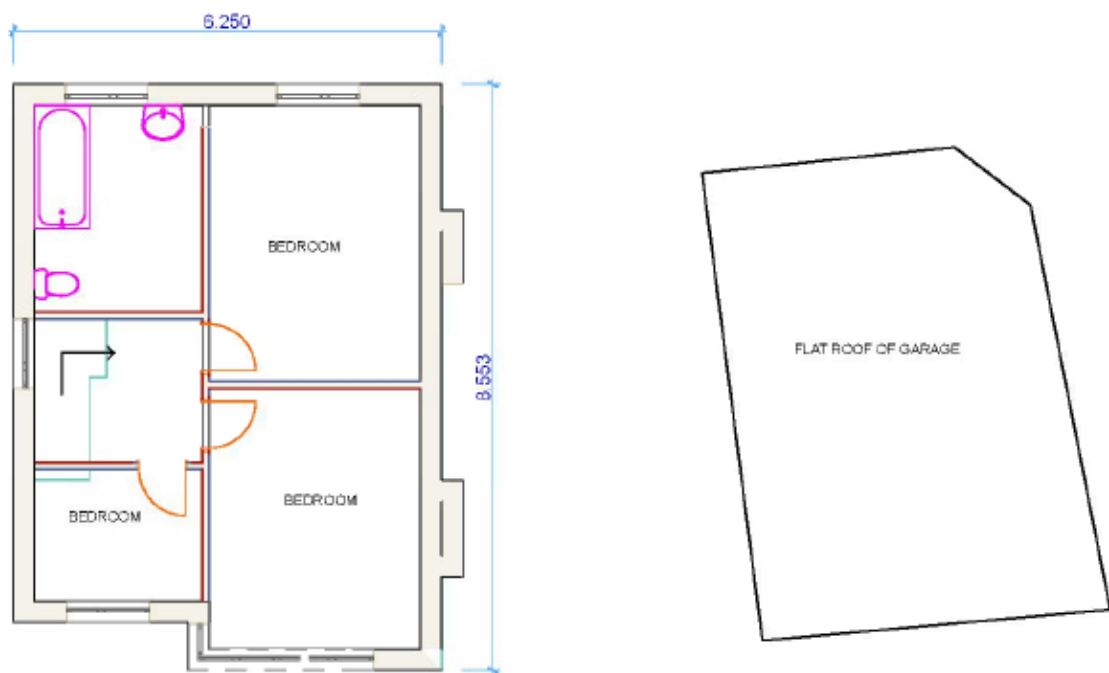
21 WHITEGATE GARDENS,
HARROW WEALD, HA3 6BW

EXISTING GROUND FLOOR
DRAWING NO, EXT/GROUND/01
SCALE 1:100



Existing ground floor plan

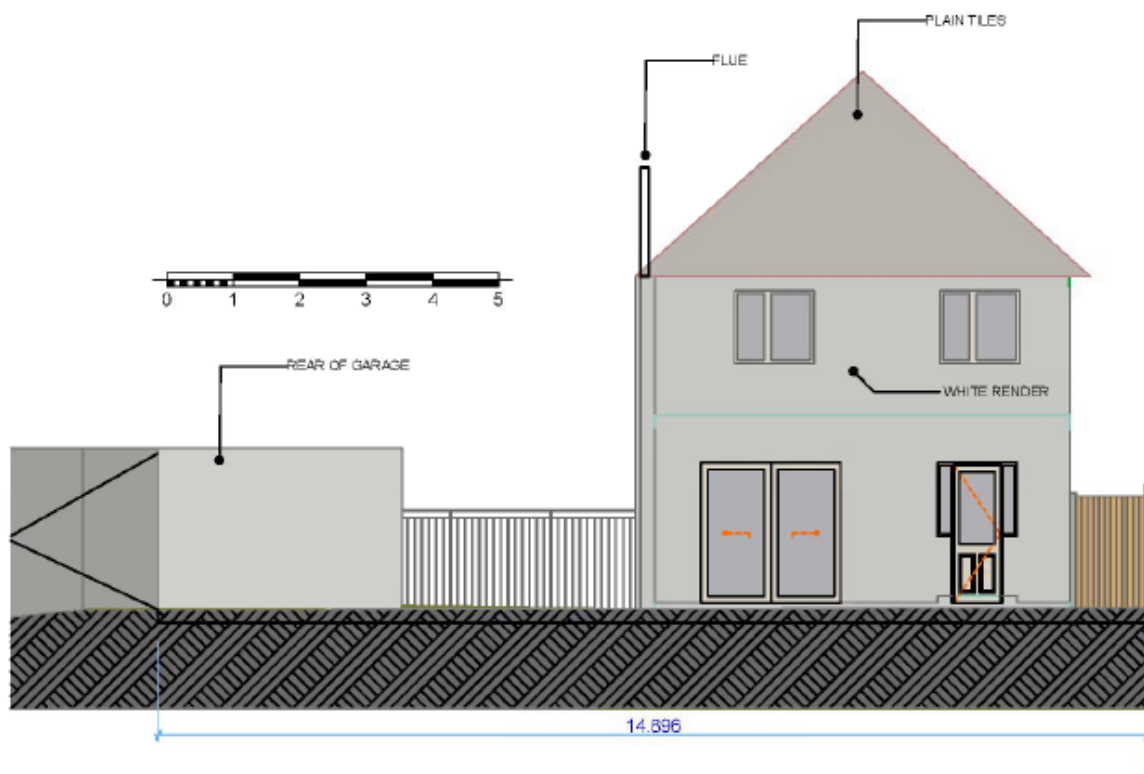
21 WHITEGATE GARDENS, HARROW WEALD, HA3 6BW
EXISTING FIRST FLOOR
DRAWING NO. EXT/FIRST/01
SCALE 1:100



Existing first floor plan

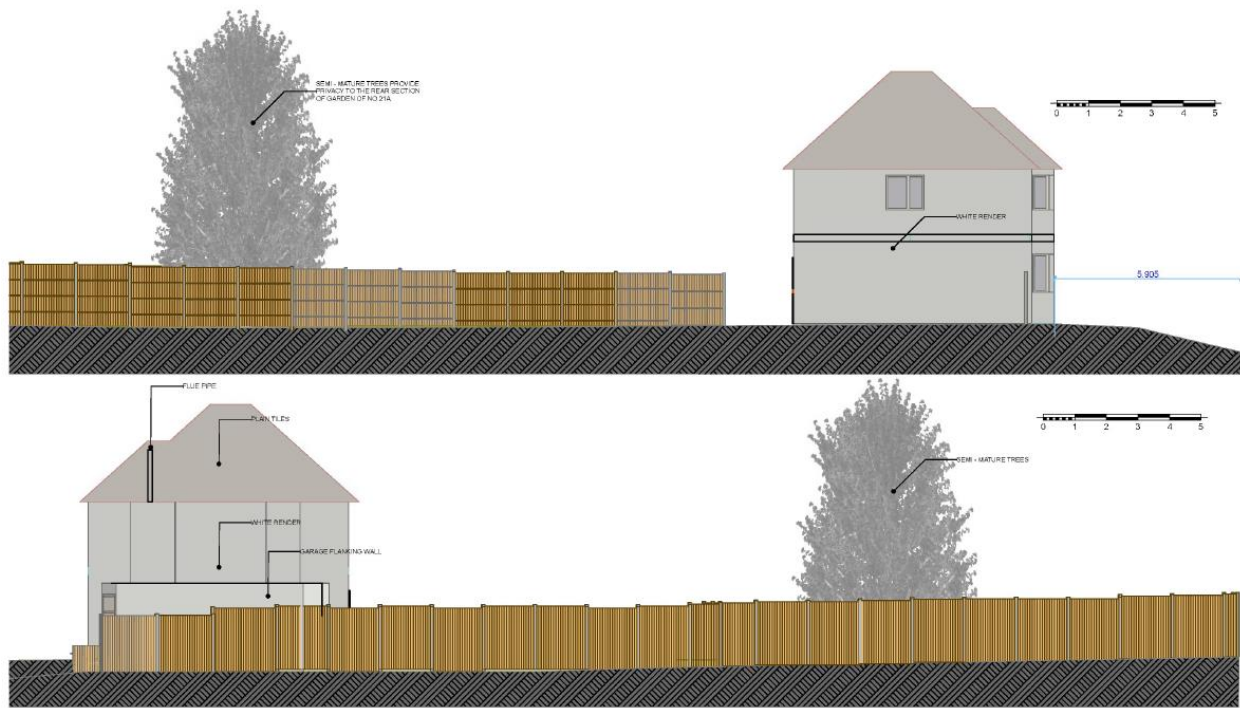


Existing front elevation



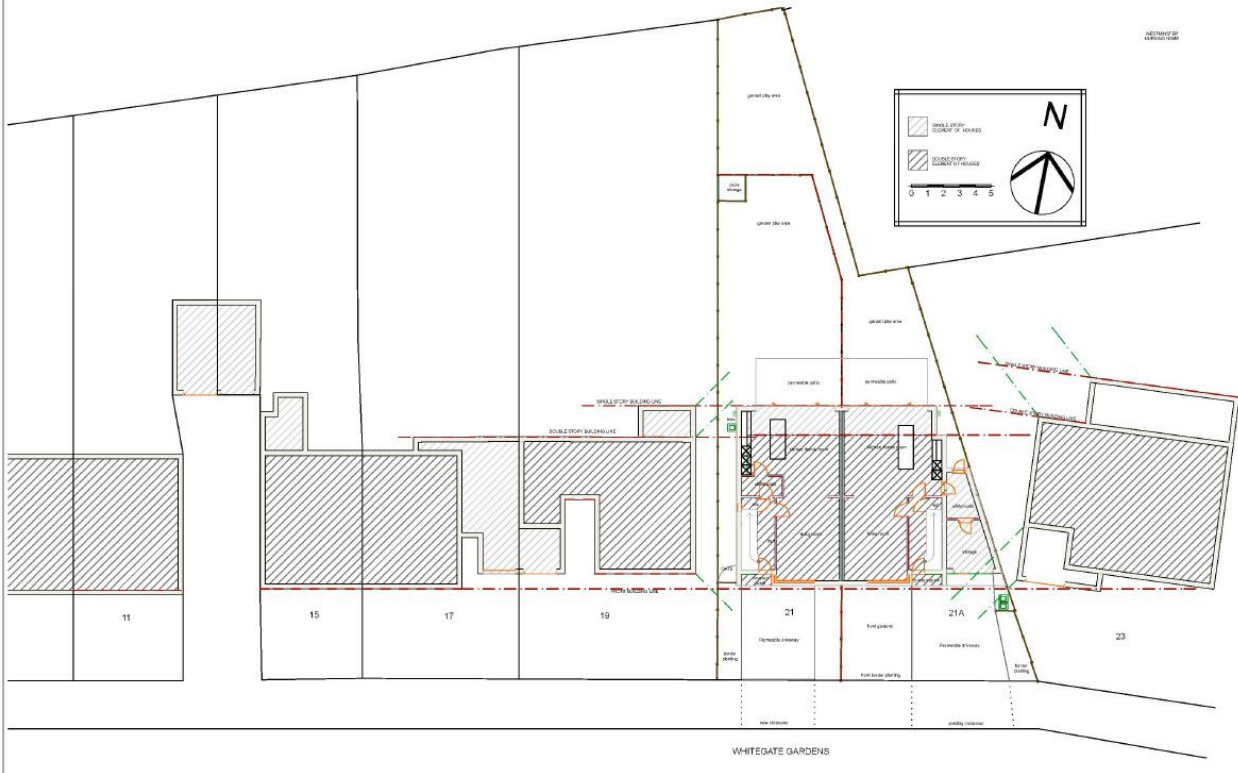
Existing rear elevation

21 WHITEGATE GARDENS, HARROW WEALD, HA3 8BW
EXISTING SIDE ELEVATIONS
DRAWING NO. EXTSIDEELEV/01
SCALE 1:100



Existing side elevations

21 WHITEGATE GARDENS, HARROW WEALD, HA3 6BW
 PROPOSED BLOCK PLAN
 DRAWING NO. PRO/BLOCK/01
 SCALE 1:200



Proposed site plan

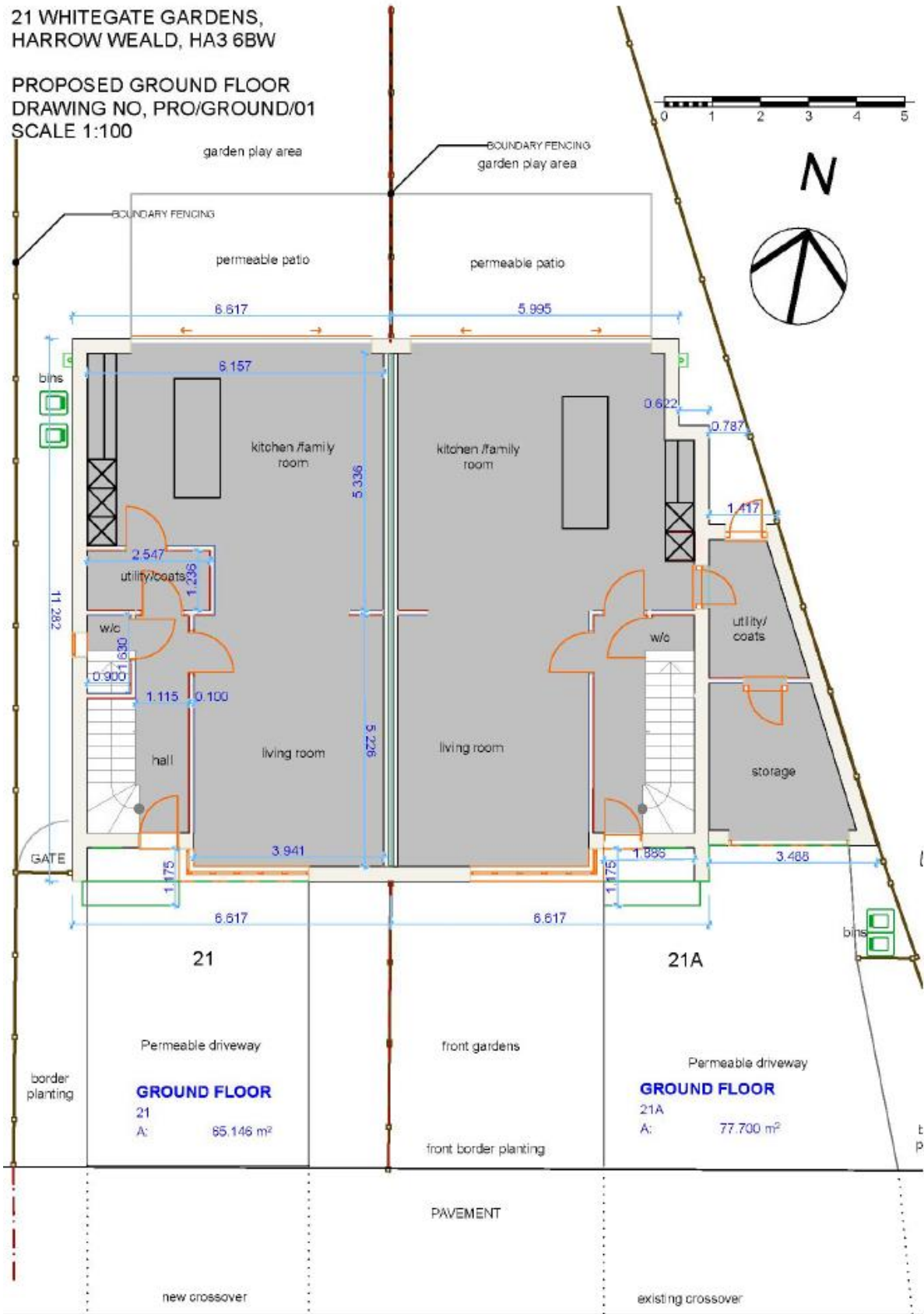
21 WHITEGATE GARDENS, HARROW WEALD, HA3 6BW
 PROPOSED STREET SCENE
 DRAWING NO. PRO/SS/01
 SCALE 1:200



Proposed street context

21 WHITEGATE GARDENS,
HARROW WEALD, HA3 6BW

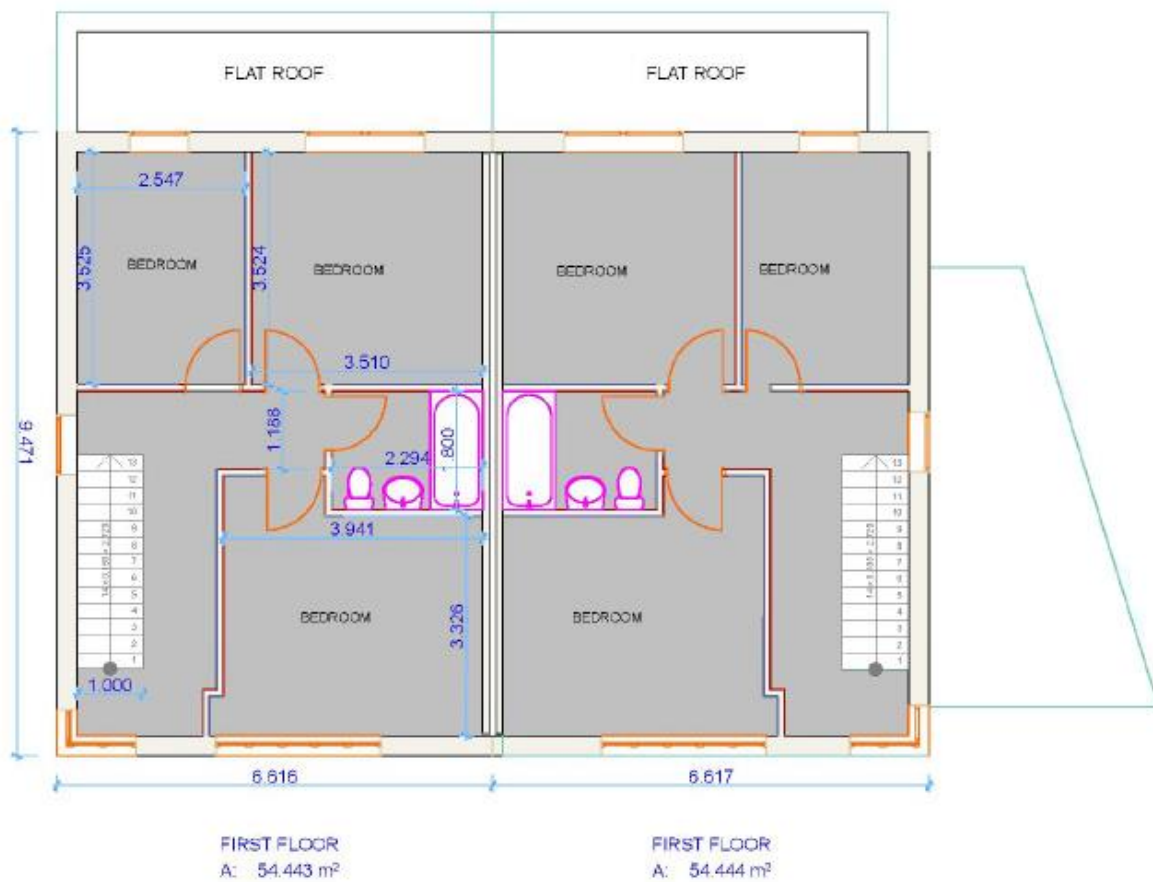
PROPOSED GROUND FLOOR
DRAWING NO, PRO/GROUND/01
SCALE 1:100



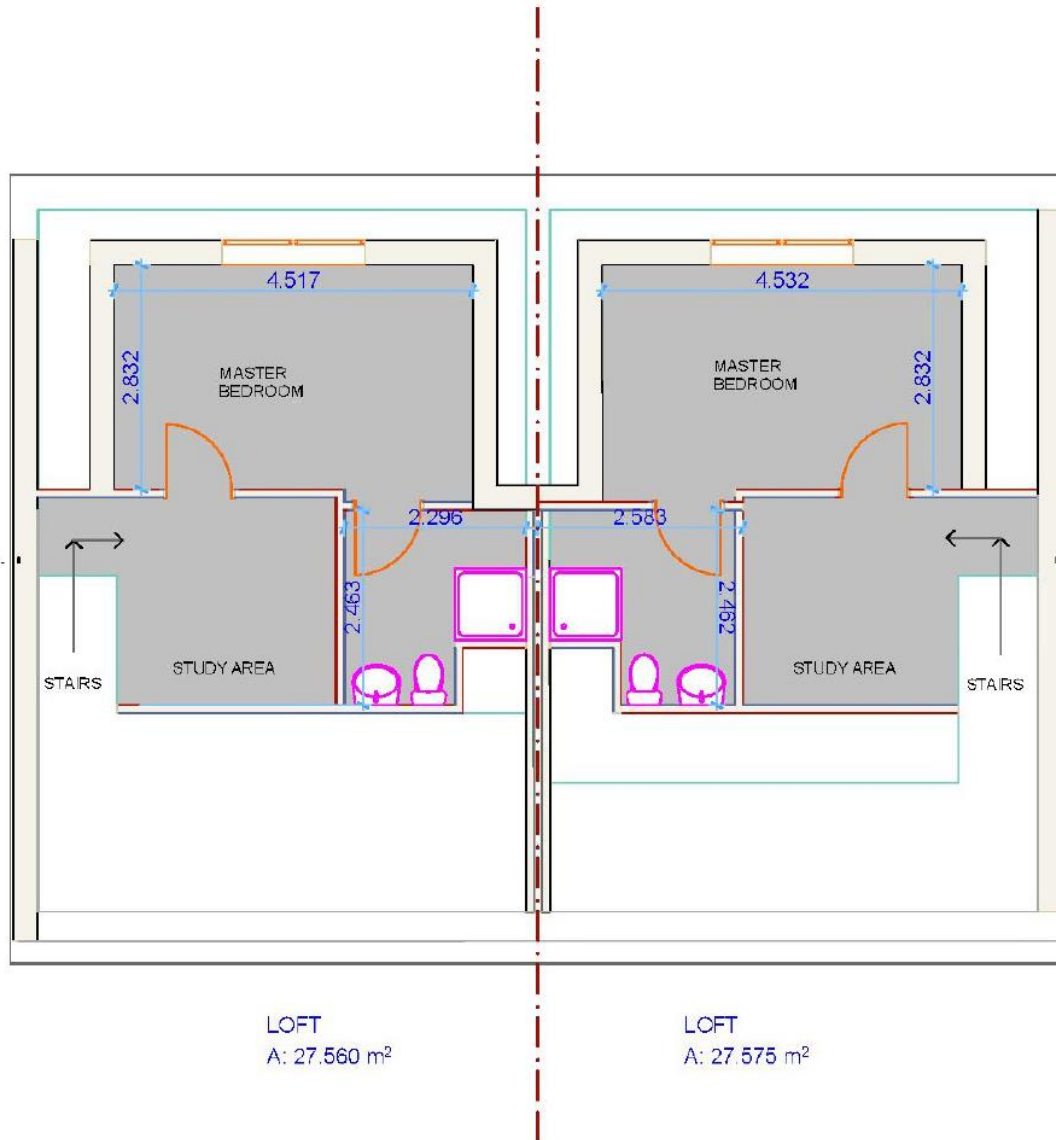
Proposed ground floor plan

WHITEGATE GARDENS, HARROW WEALD, HA3 6BW

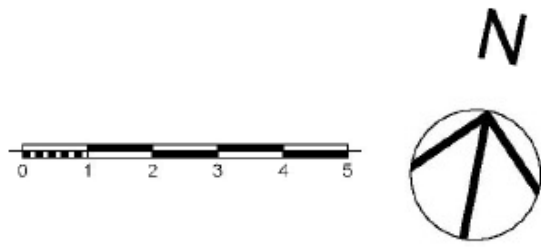
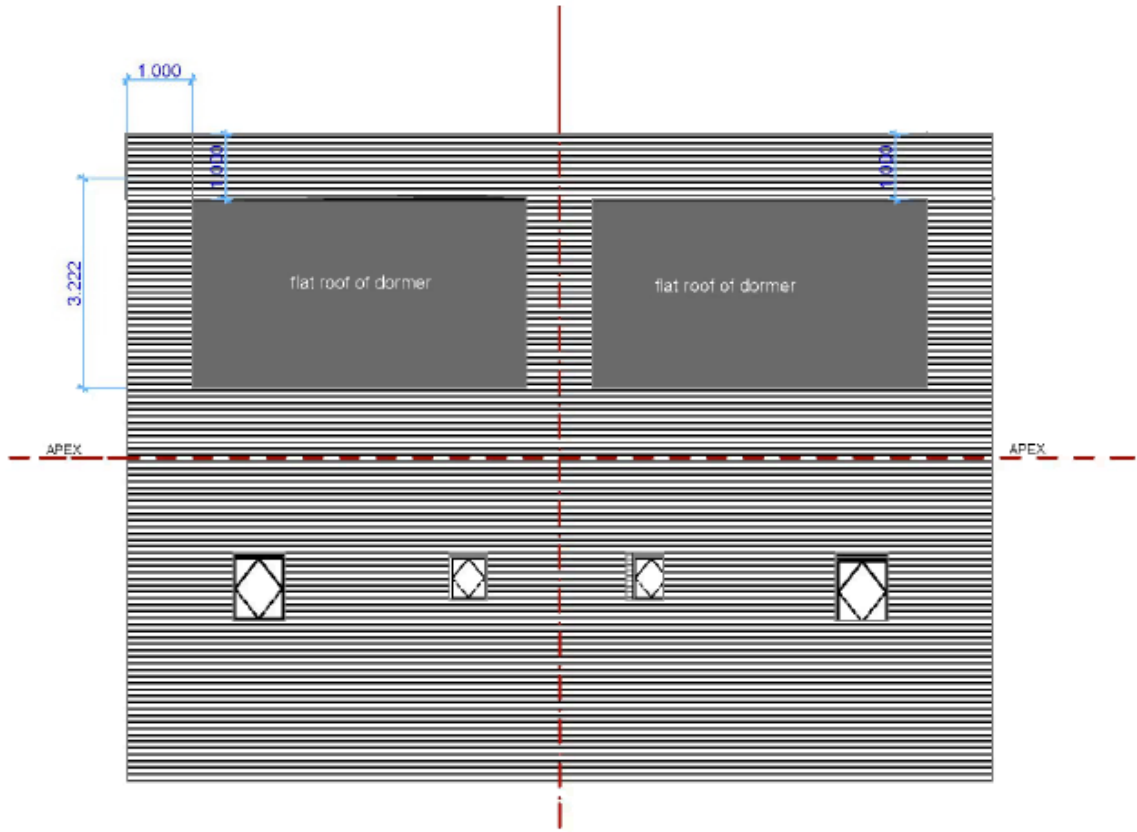
PROPOSED FIRST FLOOR
DRAWING NO. PRO/FIRST/01
SCALE 1:100



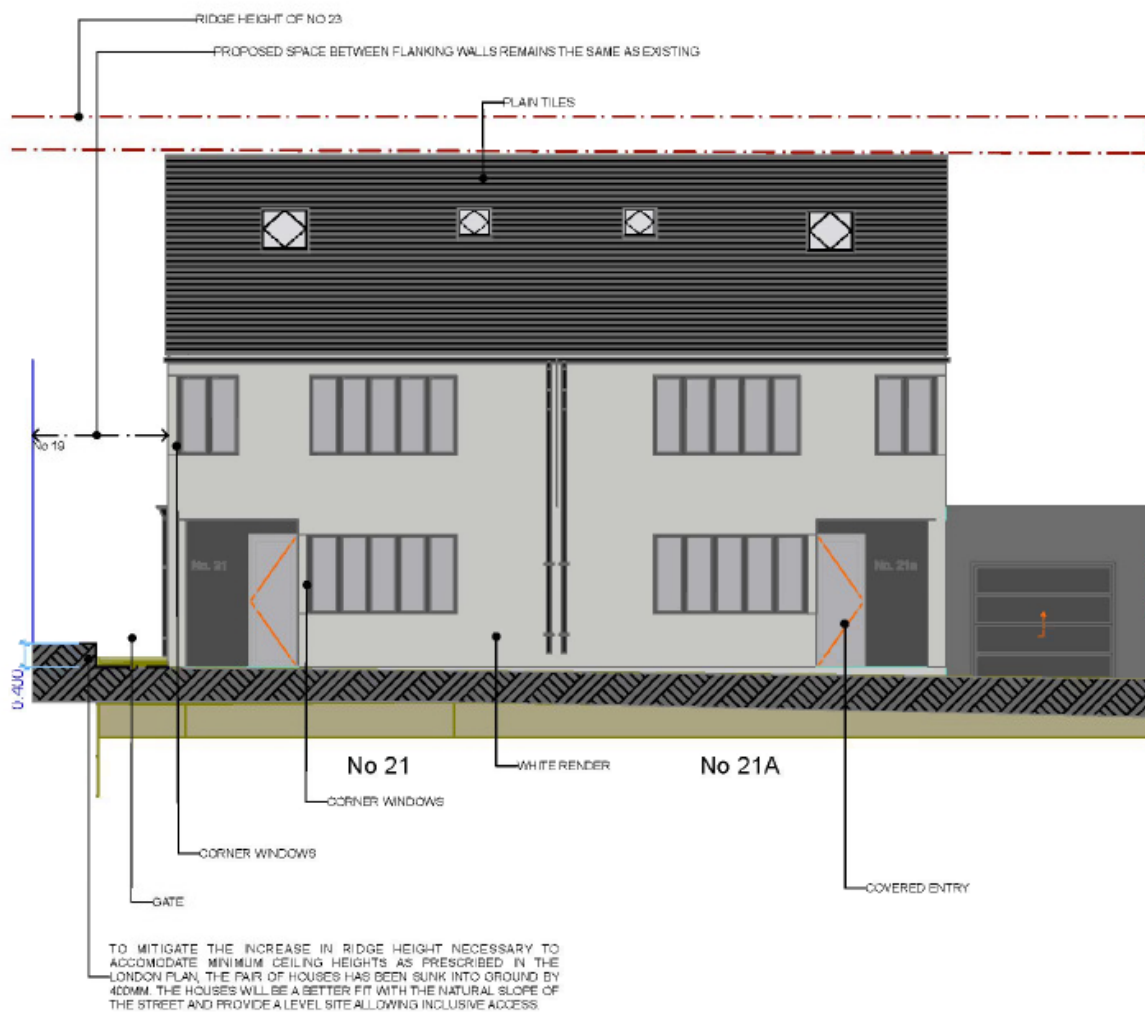
Proposed first floor plan



Proposed second floor plan



Proposed roof plan



Proposed front elevation

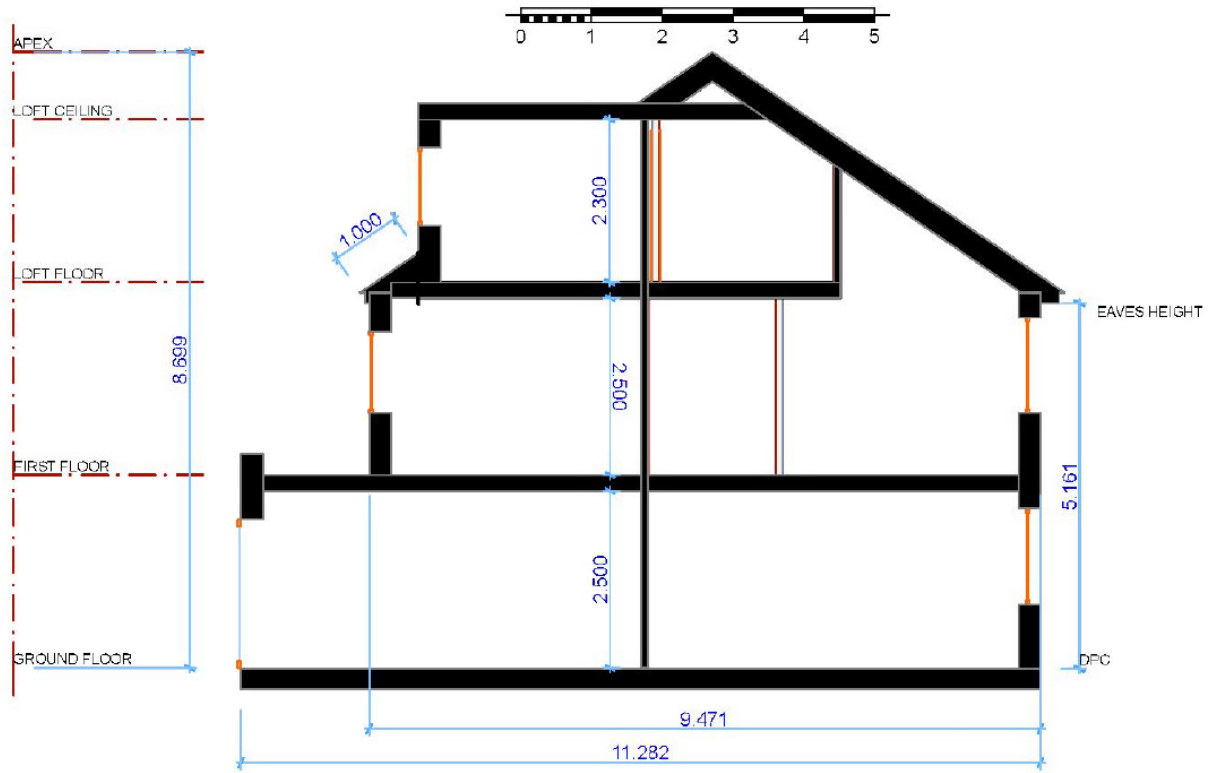


Proposed rear elevation

21 WHITEGATE GARDENS, HARROW WEALD, HA3 6BW
 PROPOSED SIDE ELEVATIONS
 DRAWING NO. PRO/SIDEELEV/01 REV A
 SCALE 1:100



Proposed side elevations



Proposed section

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