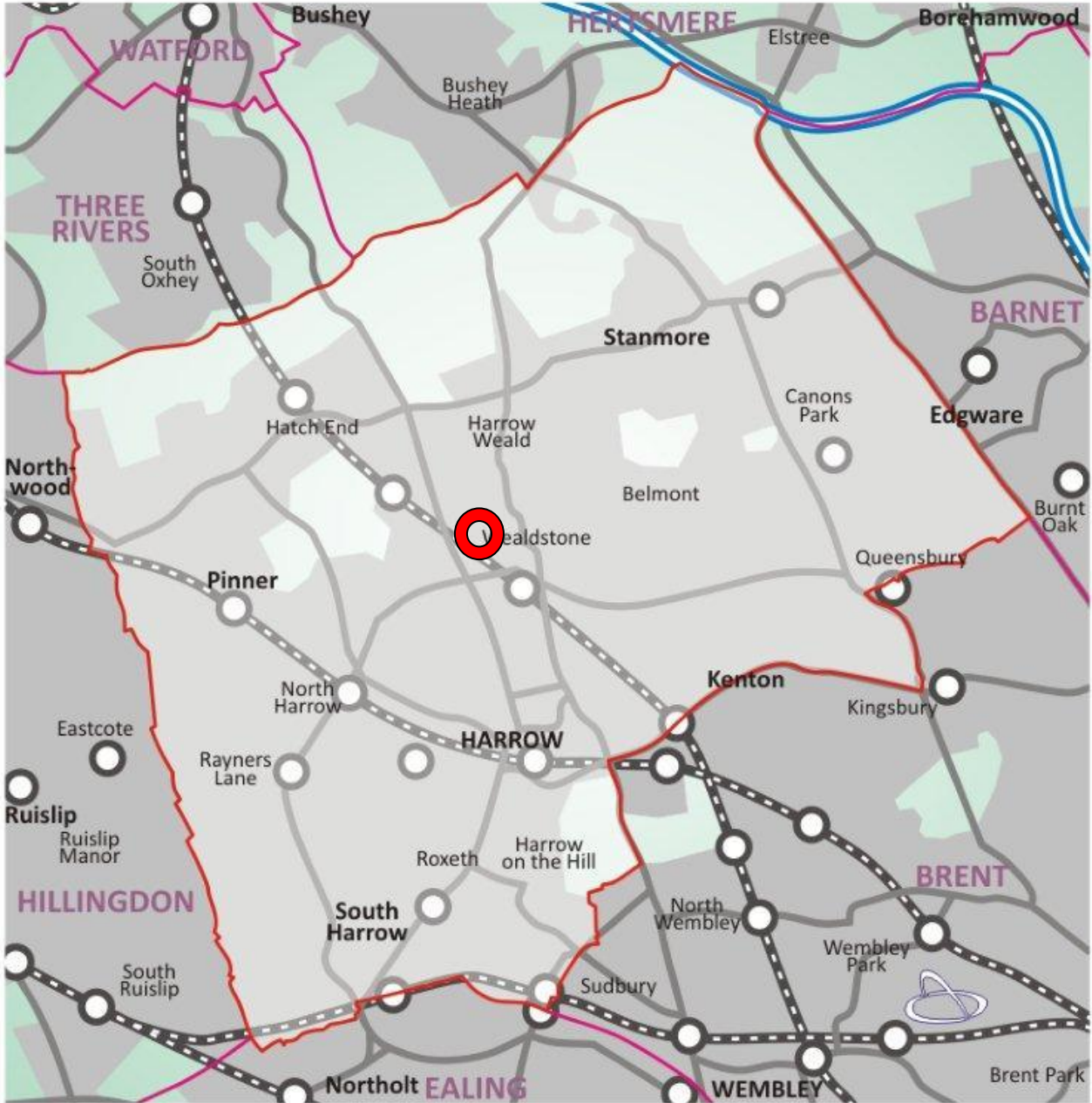
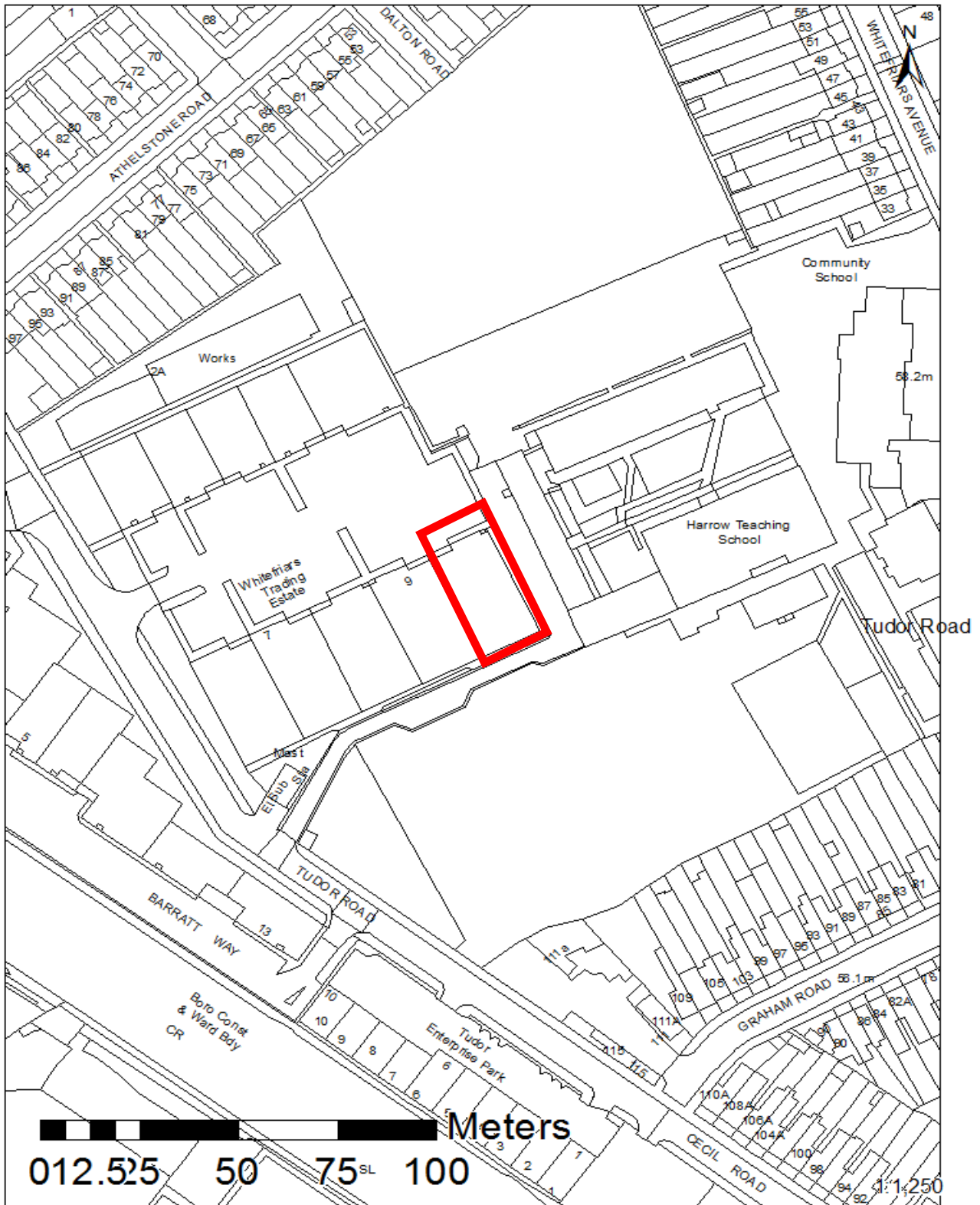


 = application site



Unit 10 Whitefriars Trading Estate, Tudor Road, Harrow	P/0773/18
---	------------------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2017. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2017)



Unit 10 Whitefriars Trading Estate, Tudor Road, Harrow **P/0773/18**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

30th May 2018

APPLICATION NUMBER: P/0773/18
VALIDATION DATE: 26/03/2018
LOCATION: UNIT 10, WHITEFRIARS TRADING ESTATE,
TUDOR ROAD, HARROW
WARD: WEALDSTONE
POSTCODE: HA3 5SR
APPLICANT: CATS PROTECTION
AGENT: ASP
CASE OFFICER: DAVID BUCKLEY
EXPIRY DATE: 01/06/2018

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.

Change of use from Business (Class B8/B1) to Cat homing centre (Sui Generis);
External Alterations

The Planning Committee is asked to:

RECOMMENDATION

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

REASON FOR THE RECOMMENDATIONS

- The proposed change of use to a sui generis use from a current vacant storage use would provide employment within the borough and the nature of the proposed use and internal alterations would not inhibit the future use of the unit as a business/industrial premises
- The operations of the proposed Cat Homing Centre would not generate environmental hazards for neighbouring occupiers or disrupt travel or parking in the surrounding area.

INFORMATION

This application is reported to Planning Committee as it is a change of use more than 400m² and therefore falls outside Schedule 1 of the Scheme of Delegation

Statutory Return Type: 18. Minor Development
Council Interest: None
GLA Community Infrastructure Levy (CIL) Contribution (provisional): Exempt as a Registered Charity
Local CIL requirement: Exempt as a Registered Charity

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	Unit 10, Whitefriars Trading Estate, Tudor Road, Harrow, HA3 5SR
Applicant	Cat's Protection
Ward	Wealdstone
Local Plan allocation	Opportunity Area
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Vacant
	Existing Use Class(es) sqm	776 sq m
Proposed Use(s)	Proposed Use / Operator	Cats Protection
	Proposed Use Class(es) sqm	531 sq m (Sui Generis)
Employment	Existing number of jobs	0
	Proposed number of jobs	5

Transportation		
Car parking	No. Existing Car Parking spaces	9
	No. Proposed Car Parking spaces	9
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	0
	Cycle Parking Ratio	
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station
	Bus Routes	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Once a week

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located within the Whitefriars Trading Estate, which is a strip of land off Tudor Road. The unit is at the far end of the estate, which has 10 units in total, 5 on each side of the site. The other uses on the site are storage and distribution including furniture and building supplies. Unit 10, the application unit is currently vacant. Planning permission was granted for change of use from industrial use to an engineering skill and training D1 Use at Units 1 and 5 at the estate in 2010.
- 1.2 To the east of the site is Whitefriars School. Plans from recent planning permission granted in 2014 (Harrow Planning Reference P/2512/14) shows that the area of the school site has been rebuilt and adjacent to the application site would be in use as a parking area and sports pitches. Immediately across Tudor Road from the application site is Barratt Way industrial estate. Permission was granted here for a virtually identical scheme as the current application in 2017, which was submitted by the same applicant. They are no longer able to operate the unit at Barratt Way, so the current application is as an alternative rather than as an additional site.
- 1.3 The application site is within an Industrial and Business Use Area, a designated Opportunity Area and falls under the Harrow and Wealdstone Area Action Plan. The primary purpose of such areas are to protect 'B' class uses (of the Town and Country Planning Use Classes Order 1987 as amended, as employment generating floor space. The site has a PTAL rating of 2, is not in a conservation area or a listed building but is within a Critical Drainage Area.
- 1.4 The application site itself is an industrial warehouse building with a total floor area of 776 sq m, consisting of a main ground floor and mezzanine floor, which contains storage space, a retail area and ancillary kitchen, toilets, etc. The submitted application form states that the current Use Class is B1 c which is Business /Industrial Use Clas and that the unit is vacant.

2.0 PROPOSAL

- 2.1 The application proposes a change of use from the existing Business Use (Class Use B1c) to a Cats Homing Centre (Class Use Sui Generis) and external alterations comprising pipework for drainage to the east elevation.
- 2.2 The proposed Cat Homing Centre would create a base from which to re-house cats in the North London Area. The existing building will be refurbished, removing the mezzanine floor and installing 20 modular pens and four other rooms for food preparation, tray wash, laundry area and store rooms. The unit has the potential to home 50 cats a month and rehome 500 cats per annum.

The front of the unit will contain a reception /waiting room with associated toilets and office space and small retail area.

2.3 No external alterations are proposed, aside from the installation, on the east elevation, of a new drainage pipe. The site is located in a Critical Drainage Area but is not located in a higher risk flood zone. An informative has been attached to address surface water issues.

2.4 The proposed centre will employ 5 full time staff supported by part time staff and a number of volunteers. The number of part time staff and volunteers has not been specified. The proposal includes the retention of 9 parking spaces to the front of the site which could be used by staff and visitors. The Planning Statement states that the centre will be operated seven days a week with staff on site between 08.00 and 17.00 each day and that the Centre would be open to visitors 5 days a week with average visitor levels, based on a similar centre in Mitcham, expected to be between 2-4 people per day.

3.0 RELEVANT PLANNING HISTORY

3.1 N/A

4.0 CONSULTATION

4.1 A total of 10 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 16/04/2018

4.3 Adjoining Properties

Number of letters Sent	09
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken*:

LBH Environmental Health
LBH Highways

4.6 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 Environmental Health	No objection to the proposal.	This has been addressed in the relevant section below.
LBH Highways	<p>No objection.</p> <p>This is subject to pre-occupation conditions for cycle parking details (minimum of 1 long term and 1 short term space, secure, sheltered and accessible); 1 electric vehicle charging point and 1 disabled parking space.</p>	This has been addressed in the relevant section below.
LBH Planning Policy	<p>The above application is similar to a previously approved permission at Unit 1, Barrett Way, HA3 8UU (P/0626/17). It is noted that this application was granted subject to a condition restricting permission to 2 years.</p> <p>The current application is within a designated industrial and business use area (directly opposite the site where the above was permitted). The applicant states within the application form that the unit is currently vacant, but has been in use previously as a B8 premise. Whilst the industrial site is currently in use as predominantly B use classes, there are Non-B use classes within the estate. Namely; Units 1, 5, 8 which appear (taken from planning history) are in D1 Use. This should be confirmed on site.</p> <p>The proposed development would provide an employment</p>	This has been addressed in the relevant section below.

	<p>use into the site, which as noted is currently vacant (although no evidence to support this has been submitted). This is supported. The principle of the development is therefore considered to be acceptable, as under P/0626/17, as it would continue to provide an employment use of the site.</p> <p>As mentioned previously, application P/0626/17 was granted subject to a temporary condition (2 years). The applicant has stated that it is unreasonable for such a temporary restriction to be imposed, as the condition would not meet the six tests for applying a condition. In the event that the application is considered to be consistent with the development plan in all other aspects, then it is considered that such a condition need not be applied in this instance.</p>	
LBH Licensing	<p>Objects to the proposal. The applicant will be required to apply for an Animal Boarding Licence under the Animal Boarding Establishment Act 1963. The applicant should be aware the legislation is expected to change in October 2018 and that applications made after that time may be subject to different requirements.</p>	<p>This has been addressed in the relevant section below.</p>

5.0 **POLICIES**

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

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be

made in accordance with the Plan unless material considerations indicate otherwise.'

- 5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.
- 5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant polices referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

Principle of the Development
Impact on the Character and Appearance of the Area
Residential Amenity
Traffic, Parking and Waste

6.2 Principle of Development

6.2.1 Relevant policy is listed below:

6.2.2 The site is also within the Harrow and Wealdstone Area Action Plan. Policy AAP15 (Supporting the Business Sector in Wealdstone) of the Harrow and Wealdstone Area Action Plan (2013) states that:

“Proposals for economic development and uses, including appropriate supporting ancillary uses, will be permitted on existing designated business and industrial use land except where the proposal:

- a. Involves development or uses that should be located within a town centre;*
- b. Would adversely impact upon the amenity of surrounding uses or the character of the area;*
- c. Would prejudice the proper functioning of any neighbouring economic activity;*
- d. Is detrimental to highway safety considerations;*
and
- e. Involves inadequate arrangements for servicing, parking and inclusive access*

6.2.3 Policy CS2(E) of Harrow’s Core Strategy (2012) states that:

“The Council will consider, through the Area Action Plan for the Harrow & Wealdstone Intensification Area, the consolidation of the Wealdstone Strategic Industrial Location and the local industrial and business use areas (specifically the function and boundary of these designations), taking account of the assessments of industrial land demand and the strategic objectives for the Intensification Area.”

6.2.4 The site is located in within a business and industrial use area and is within the Whitefriars Trading Estate. The purpose of a BIA is to..... The property is currently vacant but the established use has been stated on the submitted application form as B1 c, Business Use. Looking at similar adjoining uses this would have capacity to provide employment in the range between 5 -15 employees. The proposed use would maintain an employment use on site of 5 full time staff along with part time additional staff and volunteers which would be comparable to the employment capable of being provided by the current use.

6.2.5 Policy 31 ‘Policy DM 31 ‘Supporting Economic Activity and Development ‘ of Harrow’s Development Management Policies Local Plan (2013) states that *“Proposals for the intensification, renewal and modernisation of existing industrial and business floorspace will be supported where the development complies with other relevant policy considerations and the new industrial or business floorspace allows for future flexibility, including future subdivision and/or amalgamation to provide for a range of accommodation, particularly for small businesses”*. Part C of policy DM31 states that the loss of industrial and business land and floorspace to non-employment uses will only be permitted where it can be demonstrated that the site is no longer suitable and a suitable period of continuous marking has been undertaken without success. Part D of policy DM31 states that where loss of floorspace to non-employment uses meets Part C above, a sequential test would be applied.

6.2.6 Paragraph 4.122 of the Harrow and Wealdstone Area Action Plan (2013) states that: *“The Council is committed to facilitating continued business and industrial formation and growth. Whilst seeking to promote a greater diversity*

of economic development on existing employment land, the Council recognises that the nature, scale and location of some individual proposals may give rise to site specific impacts that are unacceptable. Areas designated for industrial and business use on the Harrow Policies Map reflect the suitability of these locations for activities which, elsewhere, may be inappropriate or inconsistent with the area's character in terms of the nature and scale of activity. The introduction of sensitive new uses can create conflicts that lead ultimately to pressure for the extinguishment of incompatible industrial and other economic uses".

- 6.2.7 The response from the Council's Planning Policy Team acknowledges that there are already units on the site which are in D1 Use, i.e., non-business and industrial, Units 1 and 5. The proposal would provide an employment use on the site as per the previous planning permission at Barratt Way for the same proposed use under planning reference P/0626/17. While promoting greater flexibility of employment uses within its industrial base, the Council recognises that some alternative uses may conflict with existing and future industrial uses surrounding the site. The surrounding uses on site could be characterised as light industrial: wholesalers, distribution, storage, etc.
- 6.2.8 On this basis that the site would provide an employment use, it is considered that it would not conflict with policy DM31. C which refers specifically to loss of industrial and business land to 'non-employment uses' and therefore the requirement for marketing and a sequential test as highlighted in policy DM31. D would not be required.
- 6.2.9 The proposed alterations to the existing building would be primarily internal, with the removal of the mezzanine level and the installation of modular pens within the main storage area with four small rooms created along the side walls of the unit. It is considered that proposed internal changes would be reversible and would maintain the openness of a storage facility and would maintain a 'future flexibility' in order to compatible with future storage and other appropriate business uses on site.

The applicant has submitted information regarding a similar facility (The Mitcham Cat Homing Centre) in a similar employment/industrial location. This comparison is useful in helping evaluate the current proposal, but it is acknowledged that it is not conclusive in assessing the impact of the facilities presence on existing and future industrial businesses in this particular location. It is also acknowledged that in the previously granted scheme nearby at Unit 1, Barratt Way, Wealdstone, HA3 8UU, planning permission was restricted to a limit of two years in order to allow further assessment of the proposed land use and its relationship to neighbouring uses, due to concerns that the presence of this facility in the location would be out of character with the industrial uses of the immediate area and would inhibit the relocation of industrial users to adjoining properties.

- 6.2.10 In the Planning Statement attached to the current application, the applicant has stated that they do not feel that a condition for a temporary planning permission is required. Reference is made to paragraph 206 of the NPPF

which sets out that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The applicant has stated that they believe the condition for a temporary planning condition would not meet these requirements. They have stated that in the previous application nearby at Unit 1 Barratt Way, the proposed development was considered to be in accordance with the development plan and that no material objections were raised to indicate that planning permission should not be granted and that the same should apply in this instance. They have gone on to state that if neighbouring units were to become vacant in the future it would be difficult to establish that this was a direct result of the presence of the homing centre and they make reference to the existing D1 Use Class units on the site which do not appear to have inhibited the operation of the wider estate. They also state that the proposed use will bring employment and volunteer opportunities.

6.2.11 Officers note that in the current proposal, no formal objections have been raised by neighbouring occupiers. While a comment has been raised by licensing in terms of increased requirements for licensing this type of establishment, the applicant would be legally obliged to meet those requirements were planning permission granted. The response from the Council's Planning Policy Team concurs with the applicant's view that in the event that the application is considered to be consistent with the development plan in all other aspects, then it is considered that a temporary use condition need not be applied in this instance.

6.2.12 Details of the operations of a similar centre in Mitcham, south London have been submitted. These state that the centre would be open to visitors 5 days a week with average visitor levels based on this at 2-4 people per day. This would not be out of keeping with the surrounding units which are also likely to receive visitors and the footfall would be much lower than at the D1 Use at Units 1 and 5 on the estate. **It is noted that the proposed retail/reception/area of the overall site at approximately 50 sq m of a total of 531 sq m would only comprise a relatively small area within the overall unit size.** The unit would still be subject to Environmental Health and licensing legalisation and there would be legal means to control the operation of the unit through this, although it should be noted that no objection has been raised by the Council's Environmental Health Officers to the units.

6.2.10 Conclusion

The proposed use would maintain an employment use on site comparable in scope to the existing use and would maintain the flexibility of the premises as business/industrial unit and subject to meeting material planning requirements it would not be considered appropriate or necessary in planning terms to attach a time limit to planning permission.

6.3 Impact on the Character and Appearance of the Area.

6.3.1 Policy 7.4B of the London Plan (2016) sets out the design principles that all boroughs should seek to ensure for all development proposals. Policy 7.4B of

the London Plan (2016) states, 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.

6.3.2 Core Policy CS1.B of the Harrow Core Strategy (2012) 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.

6.3.3 The only external alterations proposed is pipework to the side elevation and in the context of the character of the site and the application building, it is not considered that the proposal would result in any harm to the character of the host building or the surrounding area and are therefore considered acceptable in terms of policies 7.4 B and 7.6 B of The London Plan (2016), core policy CS1 (B) of the Harrow Core Strategy (2012), policies DM 1 of the Harrow Development Management Policies Local Plan (2013) and the Council's Supplementary Planning Document - Residential Design Guide (2010).

6.4 Residential Amenity

6.4.1 Policy 7.6B of the London Plan (2016) states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. Policy DM1 (sub-sections C and D) of the Development Management Policies Local Plan (2013) requires all development to achieve a high standard of privacy and amenity. The adopted SPD 'Residential Design Guide' elaborates upon policy DM1 with detailed guidance aimed at balancing the right of a landowner to develop their property with the need to protect adjoining occupiers from development that would unduly harm their residential amenities.

6.4.2 The proposed development does not extend the footprint of the building and there are no residential occupiers in close proximity. The proposed development would not harm the outlook, daylight/sunlight received, or otherwise amenities of neighbouring residential occupiers.

6.5 Traffic, Parking, and Waste.

6.5.1 Policy DM 43 C of Harrow's Development Management Policies Local Plan (2013) states "*Proposals that fail to satisfactorily mitigate the transport impacts of development will be resisted*". Policy DM42 of Harrow's Development Management Policies Local Plan (2013) requires that proposals that result in inappropriate on-site parking on-site parking provisions, which lead to significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclist will be resisted.

6.5.2 Based on the analysis of a similar facility in Mitcham, the estimated traffic from visitors by members of the public to the facility by private vehicle is

approximately 2-4 per day. Given the existing traffic from users along Barratt Way, the Council's Highway Team consider that the proposal would not have a significant impact on traffic in the area

- 6.5.3 The application site has a PTAL rating of 2 and is located 1km north of Harrow and Wealdstone Town Centre. The proposal includes provision of 9 parking spaces to the front of the facility. This would appear adequate capacity for staff, volunteers, and visitors. However, details regarding cycle parking (1 long term and 1 short term), electric vehicle charging points (1 space) and parking for the disabled (1 space) have not been provided. Therefore, a condition is be attached requesting details of the cycle parking, electric vehicle charging point, and parking for the disabled to be submitted to the council prior to the occupation of the unit.
- 6.5.4 Policy DM 43 A (a) of Harrow's Development Management Policies Local Plan (2013) states: "*The on-site provision must: provide satisfactory storage volume to meet the general, recycling and organic waste material arising from the site*". It is proposed that waste collection will take place once a week via a commercial contractor and it is the applicant's aim to manage all odour internally. The internal arrangement has been designed to compartmentalise different processes of the operation. The refuse storage area would be located near the front of the building behind the vehicle entrance doors. The Council's Environmental Health Team has not raised an objection to the proposal. However, the management of litter tray disposal which would contain urine and faeces has not been sufficiently clarified. Details of this would be required to demonstrate that this could be managed to a satisfactory standard and a planning condition has been attached requiring these details.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The operations of the proposed Cat Homing Centre would not generate environmental hazards or impair travel or parking in the area. The proposed change of use to a sui generis use from a current vacant storage use would also provide an employment within the borough and the nature of the proposed use and internal alterations would not inhibit the future use of the unit as business/industrial premises.

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:

Planning Statement dated February 2018; 101; 102; 103; 104; 105 Existing East Elevation; 105; Existing Roof Plan; Location Plan; 201; 202; 204; 205; 206; 207.

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

3 Parking

Notwithstanding the approved plans, the site shall not be occupied until details of the proposed cycle parking, parking for disabled persons, and the electric charging points for vehicles have been submitted and approved in writing by the local planning authority. The approved details shall be retained in that form thereafter.

Reason: In the interest of sustainable travel and parking within the borough.

4 Refuse Storage and Disposal

The development hereby permitted shall not be occupied until a scheme for:

a: the storage and disposal of refuse/waste

b: and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority.

The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

2.7 Outer Landon: Economy

3.1 Ensuring Equal Life Chances For All

5.3 Sustainable Design and Construction

6.13 Parking

7.1 Building London's Neighbourhoods and Communities

7.4 Local Character

7.6 Architecture

The Harrow Core Strategy (2012)

Core Policy CS1 Overarching Policy

Core Policy CS2 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 12 Sustainable Design and Layout

Policy DM 31 Supporting Economic Activity and Development

Policy DM 42 Parking Standards

Policy DM 43 Waste Management

Harrow and Wealdstone Area Action Plan (2013)

2 Grant without pre-application advice

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

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

3 Licensing

Prior to operation of the proposed facility, the applicant is recommended to have the relevant licenses in place for animal welfare and a contract in place for the safe removal and storage of controlled waste.

4 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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

on hours of working.

5 PARTY WALL ACT:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

6 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

7 Surface Water Drainage

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.

APPENDIX 2: SITE PLAN



APPENDIX 3: PHOTOGRAPHS



Site Entrance



Application unit at top centre



Existing Unit 10

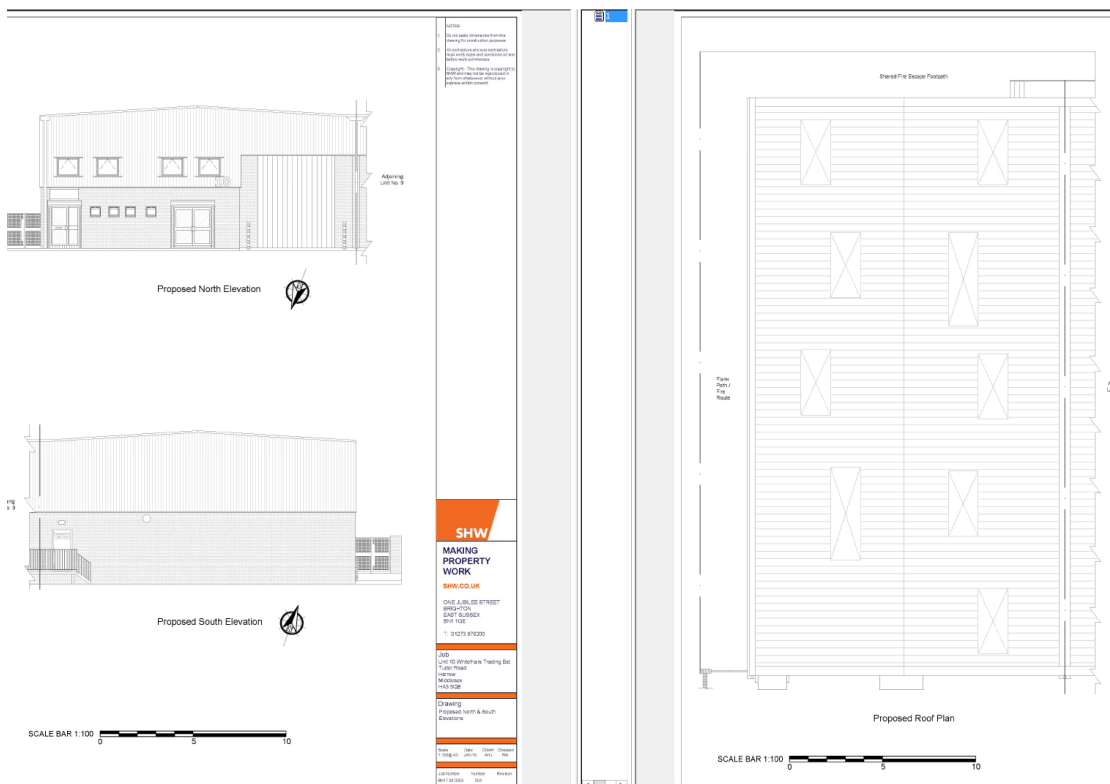
APPENDIX 4: PLANS AND ELEVATIONS



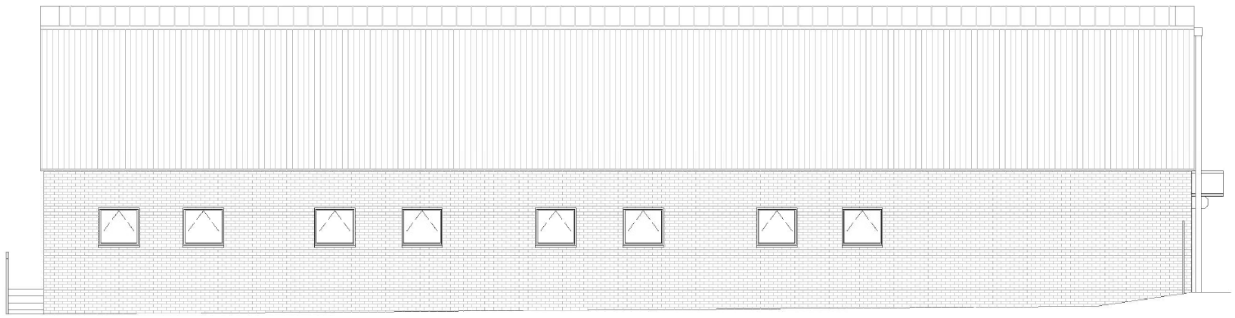
Existing ground floor to left and first floor to right



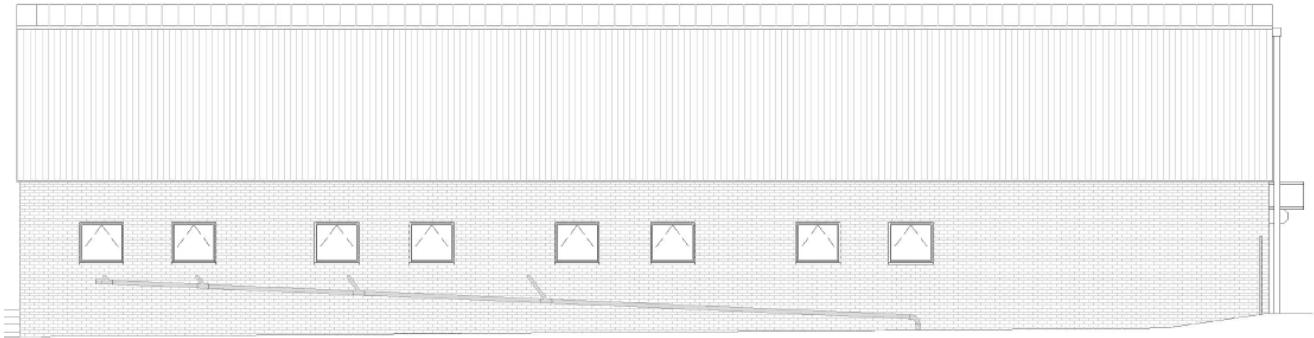
Proposed Ground Floor Left And First Floor Right



Proposed Front/ Rear Elevations and Roof Plan (Unchanged)



Existing East Elevation



Proposed East Elevation

This page has been left intentionally blank