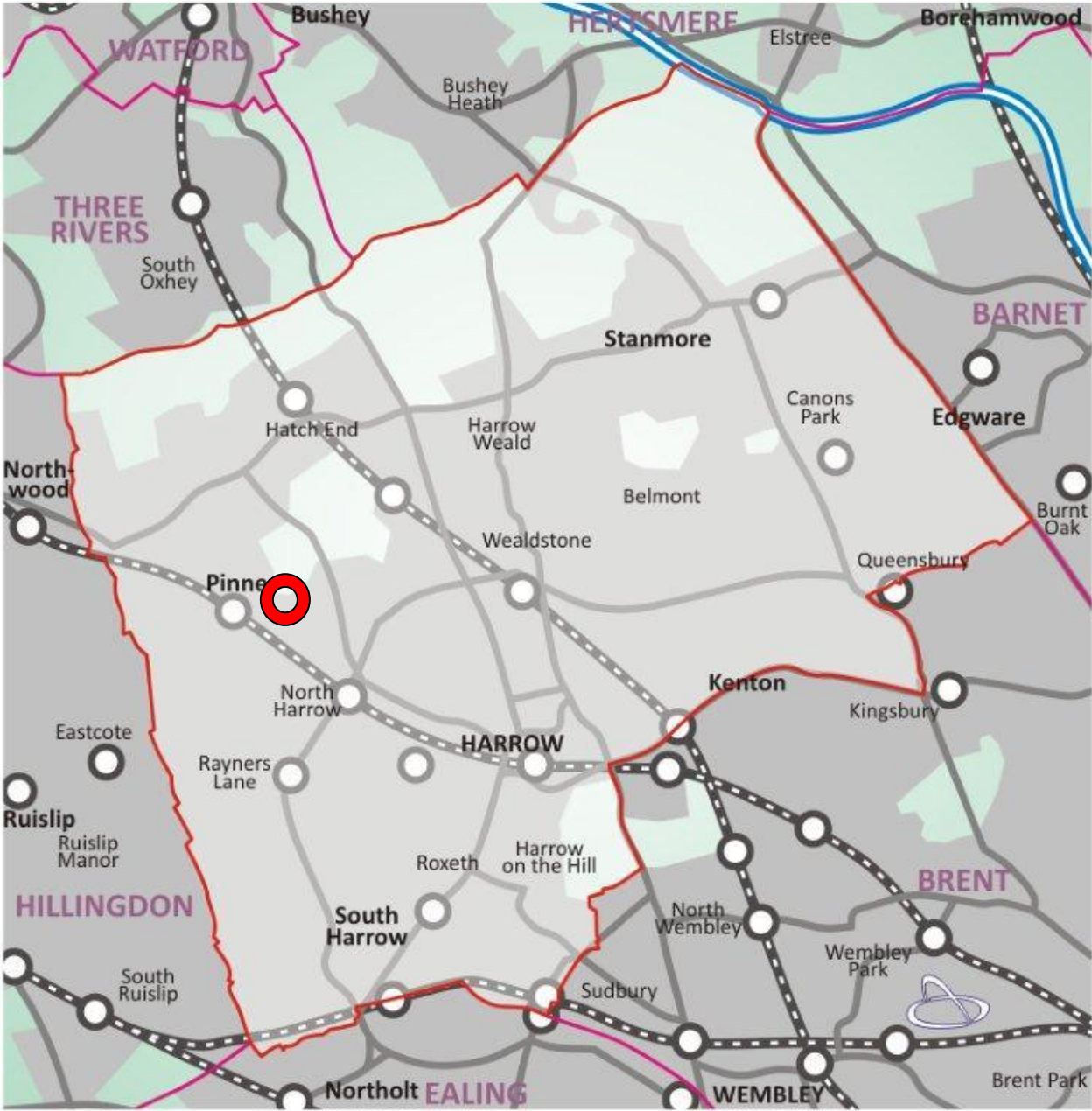
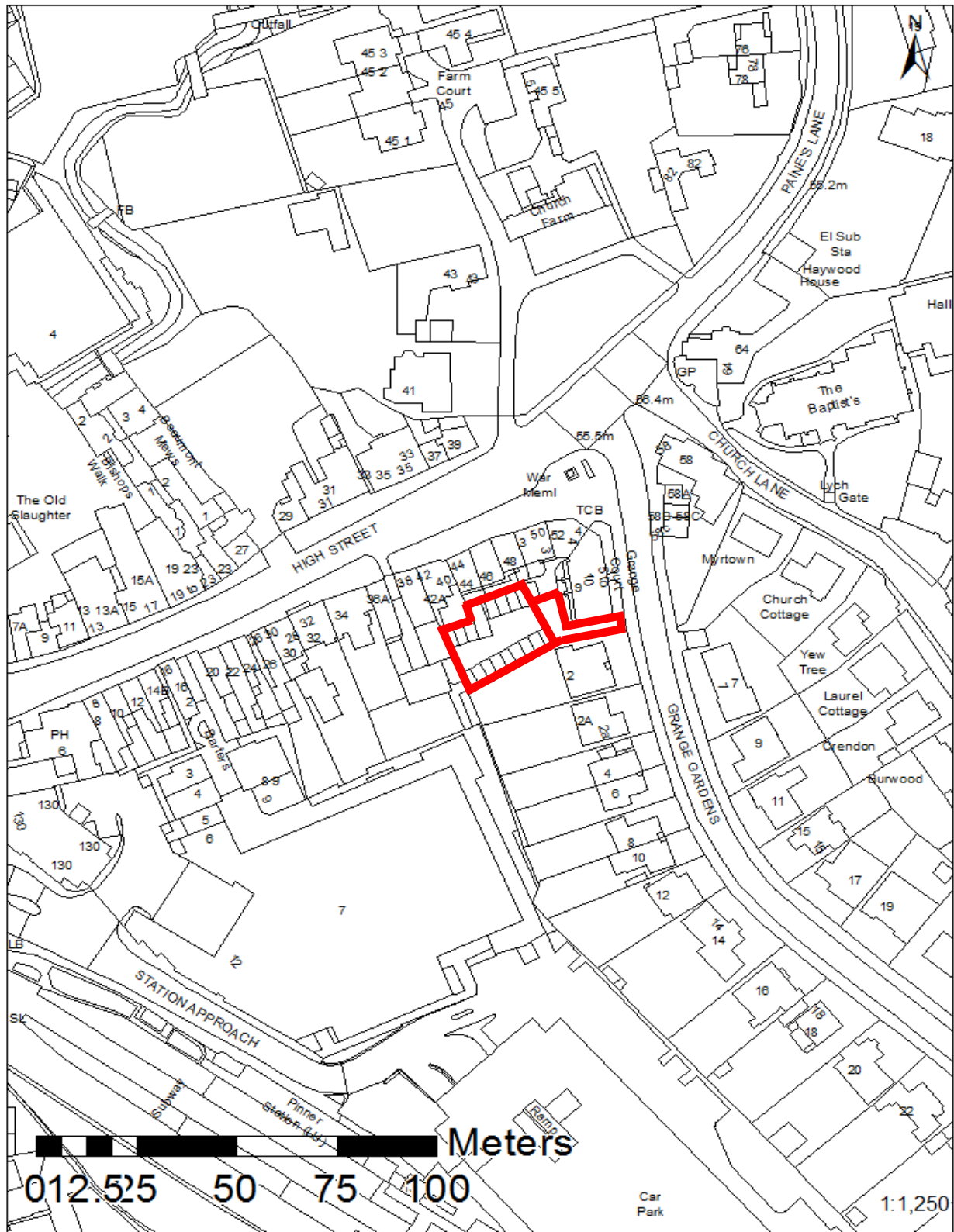


 = application site



The Old Bakery, Grange Court, Grange Gardens, Pinner	P/0186/18
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The Old Bakery, Grange Court, Grange Gardens, Pinner **P/0186/18**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

30th May 2018

APPLICATION NUMBER: P/0186/18
VALIDATE DATE: 22/01/2018
LOCATION: THE OLD BAKERY, GRANGE COURT, GRANGE GARDENS, PINNER
WARD: PINNER
POSTCODE: HA5 5QB
APPLICANT: MR ARCHIE MESGIAN
AGENT: JOHN ORCHARD
CASE OFFICER: CATRIONA COOKE
EXPIRY: 07/03/2018

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Redevelopment to provide three detached dwellings; landscaping; parking; refuse and cycle storage

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 RECOMMENDATION

The development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the Conservation Area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.16 and 3.17 of The London Plan (2016), Policies DM1 and DM26 of the DMP (2013). Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

INFORMATION

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

Statutory Return Type:	13 (Minor Dwellings)
Council Interest:	N/A
Additional Floorspace:	390 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£13,650
Local CIL requirement:	£42,900

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	The Old Bakery, Grange Court, Grange Gardens, Pinner, HA5 5QB
Applicant	Mr A Mesgian
Ward	PINNER
Local Plan allocation	N/A
Conservation Area	Pinner High Street
Listed Building	N/A
Setting of Listed Building	Setting of Grade II listed No.38 to the west and former barn to the rear.
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Housing		
Density	Proposed Density hr/ha	225
	Proposed Density u/ph	75
	PTAL	3
	London Plan Density Range	200-450 hr/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / 100%)	3
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	5 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	N/A
	Commuted Sum	N/A
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes	

Transportation		
Car parking	No. Existing Car Parking spaces	14
	No. Proposed Car Parking spaces	3
	Proposed Parking Ratio	1:1
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	6
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	Pinner Station – 341 meters
	Bus Routes	H12; 183; H13; H11
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	11:00 – 12:00
	Previous CPZ Consultation (if not in a CPZ)	-
	Other on-street controls	-
Parking Stress	Area/streets of parking stress survey	-
	Dates/times of parking stress survey	-
	Summary of results of survey	-
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As existing for Grange Court

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site relates to fourteen Garages to the rear of Grange Court a three/four storey flat development to the rear of Pinner High Street, the garages are currently predominantly used for storage by a roofing company. The site can be divided into three units. Unit one comprises a single storey office for Aqua Roofing and a two storey dwellinghouse, Unit 2 comprises five garages and Unit 3 comprises nine garages.
- 1.2 The application site is in the vicinity of the Grade II listed buildings No. 38 High Street, and a converted barn to the rear and is within the Pinner High Street Conservation Area
- 1.3 The site is not in a Flood Zone. However it is within a critical drainage area.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the first floor of Unit 1 and construct a first floor over the whole unit to provide a two bedroom four person dwellinghouse. Demolition of three of the garges in unit 2 and construction of a two storey two bedroom four person dwellinghouse and demolition of all nine garages in unit four and development of a single storey two bedroom four person dwellinghouse. All the dwellings will essentially occupy the same footprint as the existing units. Private amenity space is provided for each dwelling to the front of the units and.
- 2.2 The remaining two garages will be refurbished, one of which is not in the demise of the applicant. Parking for three cars would be provided one garage and two parking spaces.
- 2.2 Access to the site would be via Grange Gardens as is the current situation.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/3135/08	First floor over existing office building and two storey side extensions; front dormers x 2; external alterations to adjacent garages and continued use as commercial storage	Refused 27/03/2009 Allowed on Appeal 10/06/2009
P/3814/13	Conversion of offices (class b1a) to one self-contained flat (class c3) (prior approval of transport & highways impacts of the development and of contamination risks and flooding risks on the site)	Granted 23/01/2014

4.0 **CONSULTATION**

- 4.1 A Site Notice was erected on 06/02/2018, expiring on 27/02/2018.
- 4.2 Press Notice was advertised in the Harrow Times on the 25/01/2018 expiring on 22/02/2018.
- 4.3 The application was advertised as being within the setting of a Listed Building and within the character of a Conservation Area.
- 4.4 A total of 28 consultation letters were sent to neighbouring properties regarding this application. Letters were sent out on 22/01/2018.
- 4.5 The overall public consultation period expired on 12/02/2018.
- 4.6 **Adjoining Properties**

Number of letters Sent	28
Number of Responses Received	4
Number in Support	0
Number of Objections	4
Number of other Representations (neither objecting or supporting)	0

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

Details of Representation	Summary of Comments	Officer Comments
Ms Braden 9 Grange Court	Out of Character; town cramminig; loss of parking; loss of local amenity; loss of light too ground floor flats of Grange Court	See section 6.4 in report
Mr and Mrs Favian 5 Grange Court	Loss of Light; noise and nuisance from increased vehicles and footfall;	See sections 6.5 and 6.6 in report
Mr Freeman 8 Grange Court	Loss of light; increased traffic; disruption during building works	See sections 6.5 and 6.6 in report
Ms Kettles 114 Copse Wood Way (owner 48 & 48A High Street)	Disruption during construction; Garage 16 to be demolished is not in applicant demise; development is excessive for the size of the site.	See sections 6.5 and 6.6 in report

4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

4.10 External Consultation

4.11 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
Metropolitan Police Service – Design out Crime Officer	A condition should be added stating that the development would achieve Secure by Design accreditation	The application can achieve the physical security requirements of Secured by Design
Conservation Area Advisory Committee	The existing is backland development but the proposal does retain that character. There would be no real harm. The archaeology here could be very important as the	Noted

	site is very old.	
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4.12 Internal Consultation

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections, subject to a Construction Logistics Plan	A condition for Construction Logistics Plan and Cycle parking has been attached
LBH Design Officer Comments	No objection to the proposal.	Noted
LBH Drainage Team	Drainage details to be conditioned to account for Surface Water Attenuation and Storage, Surface Water Disposal and Foul Water Disposal. Hardstanding permeable paving	Conditions attached
LBH Landscape architect	No objections subject to conditions	Conditions attached
LBH Conservation Officer	On balance the proposal is appropriate but materials and details should be conditioned.	Noted within the report
LBH Waste Officer	No comments received	Condition for refuse storage added

5.0 **POLICIES**

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

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

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

- 5.3 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.4 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.
- 5.5 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

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

6.2 Principle of Development

6.2.1 Paragraph 12 of the NPPF states that:

‘This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.’

6.2.2 Unlike the Harrow Unitary Development Plan, there is no policy within the Development Management Policies Local Plan 2013 which favours proposals for the retention, extension, alteration and/or adaptation of residential dwellings, in preference to redevelopment. However, policy DM12 states that ‘proposals that fail to take reasonable steps to secure a sustainable design and layout of development will be resisted’.

Provision of new Residential Accommodation

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

- 6.2.4 The application site is not an identified site within the Sites Allocation Local Plan (2013), but is a previously-developed site. This site can be considered to be a windfall site for the provision of new housing insofar as it is not an identified site, but the provision of housing on this site would contribute to the strategic vision of Policy 3.3 of The London Plan (2016) which recognises the need for more homes throughout Greater London and Policy CS1 of the Harrow Core Strategy (2012) with regards to the provision of additional housing within the borough.
- 6.2.5 Policy DM 24 of the Harrow Development Management Policies Local Plan (2013) requires that proposals secure an appropriate mix of housing on the site and contribute to the creation of inclusive and mixed communities. The appropriate mix of housing should have regard to the location of the site, the character of its surroundings and the need to optimise housing output on previously developed land.
- 6.2.6 The proposed residential use would be consistent with surrounding land uses. The use of the land for residential uses could therefore be supported in principle and would make a contribution to the housing stock in the borough. For these reasons it is considered that the principle of the use of this site for the provision of housing is acceptable, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

- 6.3.1 Given the location of the site with its Public Transport Accessibility Level (PTAL) of 3 and the scale and intensity of surrounding development, the site is currently considered to be underutilised. The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plan's life, which include;
- Place; Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
 - Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
 - Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.
- 6.3.2 The proposed scheme would help to generate new jobs during construction and the new occupiers would help the existing businesses to thrive, it would achieve the overall aspiration of regeneration of the Borough by helping to meet the demands of a growing population. Furthermore, the proposed development would aid in the regeneration of the Borough as it would result in new residential accommodation within the neighbourhood, and would help to promote housing choice, meet local needs, and to maintain mixed and sustainable communities.

6.4 Layout, Design, Character and Appearance of area

- 6.4.1 National Planning Policy Framework (2012) advises at paragraph 58 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.
- 6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.4.3 Core Policy CS(B) states that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.’
- 6.4.4 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: “All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted”. It goes on to say that:
“The assessment of the design and layout of proposals will have regard to:
- a: the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;
 - b: the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;
 - c: the context provided by neighbouring buildings and the local character and pattern of development;
 - d: the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;
 - e: the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;”
- 6.4.5 Paragraph 4.6 of the Council’s adopted SPD (2010) states that ‘The design and layout of new development should be informed by the pattern of development of the area in which it is situated. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are likely to be important components when redeveloping sites within existing residential areas’. In addition, paragraph 4.16 makes clear that development proposals should recognise the scale, massing and roof form of the surrounding buildings.

- 6.4.6 The existing site comprises three units, unit one contains a single storey office and a two storey dwellinghouse two bedroom dwellinghouse (converted in 2014 under prior approval). Unit two contains five garages three of which are to be demolished. Unit three comprises nine garages which are to be demolished.
- 6.4.7 The Conservation Area Management Strategy notes that the garages have social merit. They are also in keeping with the character of backland development in this area. There would be some harm therefore in seeing their removal. However, the submitted Design and Access Statement confirms that the majority of the garages are used for the storage of materials and equipment for a roofing company and that none of the retail units of Grange Court are serviced from the mews courtyard or the existing garage blocks. This is considered to be clear and convincing justification for the loss of the garages and the loss of their commercial/service use to residential and the loss of the backland character of development
- 6.4.8 Unit 1: It is proposed to demolish the roof of the existing office and the first floor of the existing residential unit and construct a first floor over the whole unit to create a two bedroom four person dwellinghouse with a 1.4m deep cycle store to the front. Unit two: It is proposed to demolish three of the existing garages and construction of a two storey dwellinghouse on the existing footprint with a 2.8m deep single storey front projection and cycle storage to the front. It is considered that this element of the proposal would be proportionate to the site and the surrounding and would preserve the character of the conservation Area. Unit three: would be single storey and would occupy the same footprint as the existing garages. Overall it is considered that the proposed new houses would not present an over intensive development of the site. The bulk and scale would be subservient to Grange Court.
- 6.4.9 In relation to the design and layout of new residential development, paragraph 4.13 of the Council's adopted SPD (2010) states that 'Building forecourts make a particularly important contribution to streetside greenness and leafy, suburban character in Harrow's residential areas. The proposed buildings would occupy largely the same footprint as the existing garages and would retain the existing access from Grange Gardens with a landscaping area to the front of the proposed dwellings. A condition has been attached seeking further detail of the proposed hard and soft landscaping. All the units would face onto the communal landscaped frontage which would offer a level of natural surveillance of the site which go some way to designing out crime and seeking Secure By Design (SBD) accreditation. A condition has been attached to ensure that this new development seeks to achieve this.
- 6.4.10 Policy DM23 of the Development Management Policies Local Plan states that 'all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and the collection of organic material for composting'. In terms of character and appearance, this policy requires refuse storage bins to 'be located and screened to avoid nuisance to occupiers and adverse visual impact'. Communal refuse bins are identified to the front of the site within an enclosure. A condition has been added for the siting of refuse storage areas within the forecourt.

6.4.11 It is considered that the proposed siting of the dwellings to the rear of the Grade II Listed Buildings and within the Pinner High Street Conservation Area would preserve the setting of both the Listed building and the Conservation Area. The scale and design of the dwellings would be clearly subordinate to the historic surrounding buildings. The proposal is considered appropriate subject to high quality materials and details.

6.5 Residential Amenity

6.5.1 Policy 7.6B, subsection D, of The London Plan states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

6.5.2 Following on from this, Policy DM1 of the DMP states that *“All development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted (c)”*. *“The assessment of privacy and amenity considerations will have regard to:*

- a. the prevailing character of privacy and amenity in the area and the need to make effective use of land;*
- b. the overlooking relationship between windows and outdoor spaces;*
- c. the distances between facing windows to habitable rooms and kitchens;*
- d. the relationship between buildings and site boundaries (applying the Council's 45 degree code where relevant);*
- e. the visual impact of development when viewed from within buildings and outdoor spaces (applying the Council's 45 degree code where relevant);*
- f. the adequacy of light and outlook within buildings (habitable rooms and kitchens) and outdoor spaces (applying the Council's 45 degree code where relevant);*
- g. the adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers;*
- h. the impact of proposed use and activity upon noise, including hours of operation, vibration, dust, air quality and light pollution; and*
- i. the need to provide a satisfactory quantum and form of amenity space for future occupiers of residential development.*

Impact on neighbouring dwellings

6.5.3 Units 1 and 2 would be set to the rear of Grange Court. It is noted that objections have been received regarding loss of light to the lower floor flats. However given that rooms to the rear of these properties are entrance hallways and kitchens with the main living accommodation sited to the front of the units, there would be no unacceptable impacts with regard to loss of light to these flats. Unit 3 would be to the same height as the existing garages and therefore it is considered that there would be no additional impact on the occupiers of No. 2 Grange Gardens.

6.5.4 There would be an additional obscure glazed first floor rear elevation of unit 1 which would serve a w/c it is considered that this window would not result in an

unacceptable level of overlooking of the flats to the rear. Unit 2 has rooflights in the rear roofslope which may cause some degree of overlooking of the balconies to the rear, a condition is recommended to ensure that these rooflights are obscure glazed, there are two windows proposed in the flank wall of unit 2 which would offer views of the Grange Court, given that this development would be set approximately 9m from Grange Court there would not be an unacceptable impact with regard to overlooking. There are no windows proposed in the rear or flank elevation of Unit 3 therefore there would be no undue impact on the residential amenities of the occupiers of No. 2 Grange Gardens.

- 6.5.5 It is considered that the levels of traffic generated from the new dwellings would not give rise to a noticeable increase in traffic levels over and above the existing situation.

Impact on the Amenity of the Intended Occupiers of the Houses

- 6.5.6 Policy 3.5 of the London Plan (2016) sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The Mayor’s Housing SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below. Core Strategy Policy CS1K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.
- 6.5.7 The London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow’s spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal’s 2 (net) homes contribution to housing supply ensures that this underutilised site makes an appropriate contribution to the Borough’s housing need over the plan period to 2026 and to fulfilling the Core Strategy’s target.
- 6.5.8 The following is a breakdown of the internal space of each unit.

Unit	Proposed Size	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
1	2B/ 4P (2 storey)	130.7 sqm	0	79 sqm	2sqm
2	2B/ 4P (2 storey)	94.9 sqm	2sqm	79sqm	2sqm
3	2B/ 3P (single storey)	89.4 sqm	0	61sqm	2sqm

- 6.5.9 It is considered that the adequate Gross Internal Area and the adequate room size and layout of the proposed flats would result in an acceptable form of accommodation, compliant with The London Plan (2016), the adopted Technical Housing Standards (2015) and the Council’s adopted SPD (2010). As such, this

planning application is considered acceptable in this regard. The proposed two bedroom units would provide an increased stock of housing within the borough and would therefore comply with policies and guidance listed above. Units one and three would not provide sufficient storage space, a condition is recommended to ensure that revised floorplans are submitted and approved. All units would achieve a minimum floor to ceiling height of 2.3m over the entire property.

- 6.5.10 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy. The landscaped area to the front of the dwellinghouses is intended to be used by the occupiers of the new dwellings which is considered appropriate.
- 6.5.11 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion. Supplementary Planning Document Accessible Homes 2010 (SPD) outlines the necessary criteria for a 'Lifetime Home'. While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require homes to meet Building regulation M4(2) - 'accessible and adaptable dwellings'. A Condition would be attached to ensure that the proposed development meets regulation M4(2) of the Building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.6 Traffic and Parking

- 6.6.1 The London Plan (2016) policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. Core Strategy Policy CS 1 R and policy DM 42 of the Development Management DPD, also seeks to provide a managed response to car use and traffic growth associated with new development.
- 6.6.2 Table 6.2 of the London Plan (2016) states that dwellings in this location should have no more than one space per unit. The proposal would result in the loss of twelve garages which are primarily used as storage for Aqua Roofing which currently occupies the office in unit 1 but would relocate should permission be granted. The proposal would provide two parking spaces and one garage space which would result in a ratio of 1 space per dwelling which is considered acceptable.
- 6.6.3 The Council's Highway officers were consulted on the proposal and raise no objection to the proposal, subject to a Construction Logistics Plan to ensure construction activities such as deliveries do not cause a detrimental impact upon the highway network. A condition has been placed requesting that development shall not take place until full details are received. This condition is considered a necessity in order to mitigate the impacts of the construction phase on neighbouring amenity.

6.6.4 Policy 6.9 and table 6.3 of The London Plan require the provision of two secure cycle spaces per two bedrooms dwelling. A total of 6 cycle parking spaces have been proposed in a cycle store for each dwellinghouse which would meet the London Plan requirements in the aforementioned policy.

6.7 Development and Flood Risk

6.7.1 The site lies in a critical drainage area. However the proposal would not result in a significant increase in the development footprint. The proposal is considered satisfactory and in accordance with the objectives of policy DM 10 of the DMP and the guidance contained in the NPPF in this regard. The Drainage Authority have raised no objection to the proposal subject to conditions which have been recommended.

6.8 Sustainability

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

6.8.2 Policy DM 12 outlines *that “The design and layout of development proposals should:*

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

6.8.3 A sustainability statement has been submitted within the planning statement which demonstrates environmental benefits of the new dwellings proposed.

6.9 Archeological Priority Area

6.9.1 The site is located inside an archaeological priority area (Medieval Pinner). Historic England have been notified and raise no objections subject to a condition to ensure that a written scheme of investigation is submitted to and agreed in writing prior to the development which is recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

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

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 544 7; 544 8; 544 9; 544 10; 544 11; 544 12; 544 13; 544 14; 544 15; 544 16; 23715A-1; 23715A-2-1; 23715A-2-2; 23715A-2-3; 23715A-3; Transport Statement; Design and Access Statement; Heritage Statement

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

3 Materials

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

- the building;
- the ground surfacing;
- the boundary treatment.

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

REASON: To safeguard the appearance of the locality. To ensure that the materials are agreed in time to be incorporated into the development.

4 Permitted Development Restrictions

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

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

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

5 Surface Water Drainage and Attenuation

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

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

6 Foul Water Drainage

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

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

7 Levels

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

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

8 Car Parking Spaces

The car parking spaces hereby approved as shown on drawing number 544 10 shall be retained in perpetuity for use as purpose built car parking spaces unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development achieves provisions for car parking in accordance with Policy DM42 of the Development Management Policies Local Plan (2013).

9 Construction Logistics Plan

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

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

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

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

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

10 Hard and Soft Landscaping

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

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

11 Planting

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

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

12 Permeable Hard surfacing

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

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

13 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.

14 Site Hoardings

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

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

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

15 Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to an approved by the local planning authority in writing. For land that is included with the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objections, and

- A: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B: The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material, this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To protect the archaeological priority area in accordance with Policy DM7 of the Harrow Development Management Local Plan (2013).

16 Flues & Pipework

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

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

17 Window and Door Reveals

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

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

18 Storage Space

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

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

19 Rooflights

Notwithstanding the details on the approved plans, the development hereby permitted shall not commence beyond damp proof course until revised plans are submitted in writing for approval to the local planning authority, indicating that the rooflights in the rear roofslope of Unit 3 are obscure glazed. The development shall be completed in accordance with the approved details and thereafter 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).

Informatives

Policies

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016)

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

Draft London Plan (2017)

- H1 Increasing Housing supply
- H12 Housing Size Mix
- D1 London's form and characteristics
- D2 Delivering good design
- D10 Safety, security and resilience to emergency
- HC1 Heritage conservation and growth
- SI12 Minimising greenhouse gas emissions
- SI13 Sustainable Drainage
- T5 Cycling
- T6.1 Residential Parking

Harrow Core Strategy (2012)

- Core Policy CS 1 Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM7 Managing Heritage Assets
- Policy DM 9 Managing Flood Risk
- Policy DM10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- Policy DM 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)
Supplementary Planning Document Accessible Homes (2010)
Mayor Of London, Housing Supplementary Planning Guidance (November 2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 Compliance with planning conditions

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

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

3 Pre-application engagement

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

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

4 INFORM 61

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £10,700 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).
Your proposal is subject to a CIL Liability Notice indicating a levy of £10,700 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 308 sqm
You are advised to visit the planning portal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/ci>
[!](#)

5 INFORM 62

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)
Hot Food Takeaways (Use Class A5) - £100 per sqm
All other uses - Nil.

The Harrow CIL Liability for this development is: £33,880

6 Party Wall Act

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

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

7 Protection of Highway

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

8 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:
0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday.

9 Sustainable Urban Drainage System (SUDS)

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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

The applicant can contact Harrow Drainage Section for further information.

10 Street Naming and Numbering

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

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

APPENDIX 2 – SITE PLAN



1: 1/100	Overall site plan
2: 1/200	Overall site plan
3: 1/500	Overall site plan
4: 1/1000	Overall site plan
5: 1/2000	Overall site plan
6: 1/5000	Overall site plan
7: 1/10000	Overall site plan
8: 1/20000	Overall site plan
9: 1/50000	Overall site plan
10: 1/100000	Overall site plan

THE OLD BAKERY
 GRANGE COURTS
 PINNERS
 MIDDLESEX
 PROPOSED SITE PLAN

1: 1/100	544	10	c
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APPENDIX 3 – SITE PHOTOGRAPHS





APPENDIX 4: PLANS AND ELEVATIONS



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION



GROUND FLOOR PLAN



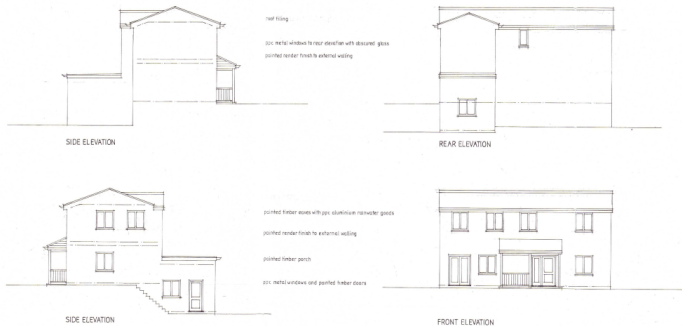
FIRST FLOOR PLAN



ROOF PLAN



ORCHARD ASSOCIATES PLANNING HARROGATE ON THE HILL PROCESSED		020 8423 4866	
MR A. HESLIAN			
THE OLD BAKERY GRANGE GARDENS PINNER MIDDLESEX		EXISTING UNIT 1	
1:100	544	7	
Aug 2017			
544-0730-0001			

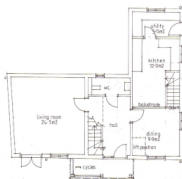


SIDE ELEVATION

REAR ELEVATION

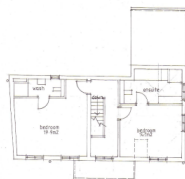
SIDE ELEVATION

FRONT ELEVATION

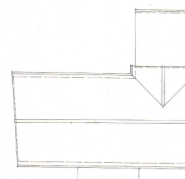


GROUND FLOOR PLAN

UNIT GROSS INTERNAL AREA 130.74sq



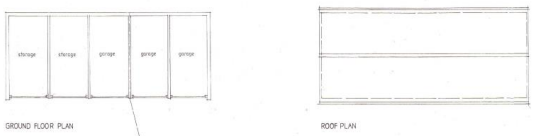
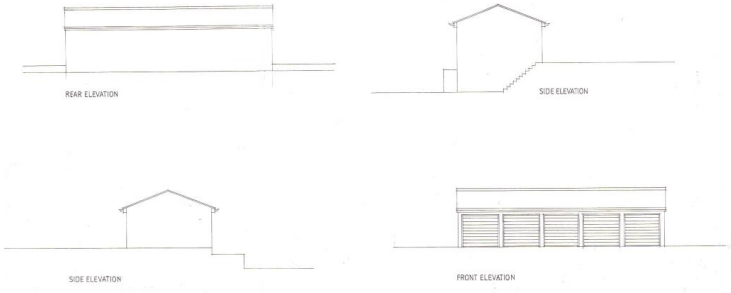
FIRST FLOOR PLAN



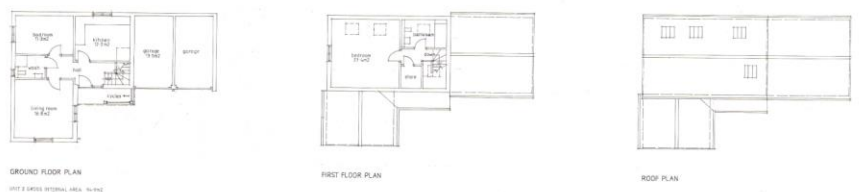
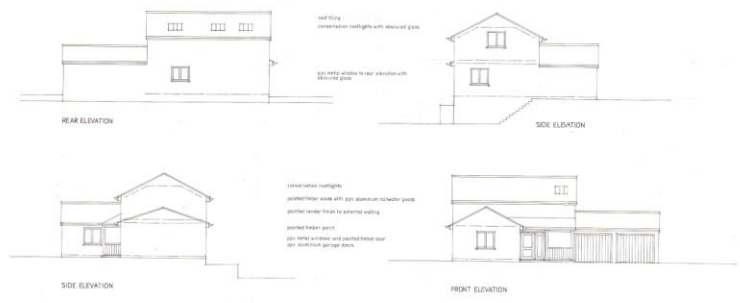
ROOF PLAN



A 14 2017 Revised for planning			
ORCHARD ASSOCIATES PLANNING HARROGATE ON THE HILL PROCESSED		020 8423 4866	
MR A. HESLIAN			
THE OLD BAKERY GRANGE GARDENS PINNER MIDDLESEX		PROPOSED UNIT 1	
1:100	544	11	A
Aug 2017			
544-0730-0001			



DRUMWELL ASSOCIATES 27 FINE STREET WATFORD, MIDDLESEX WAT1 3JH TEL: 01923 4864			
CLIENT: MR A. HESLAIN			
THE OLD BAKERY GRANGE GARDENS PINNER, MIDDLESEX			
PROPOSED UNIT 2		EXISTING UNIT 2	
SCALE: 1:50	544	8	A



DRUMWELL ASSOCIATES 27 FINE STREET WATFORD, MIDDLESEX WAT1 3JH TEL: 01923 4864			
CLIENT: MR A. HESLAIN			
THE OLD BAKERY GRANGE GARDENS PINNER, MIDDLESEX			
PROPOSED UNIT 2		EXISTING UNIT 2	
SCALE: 1:50	544	12	A

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