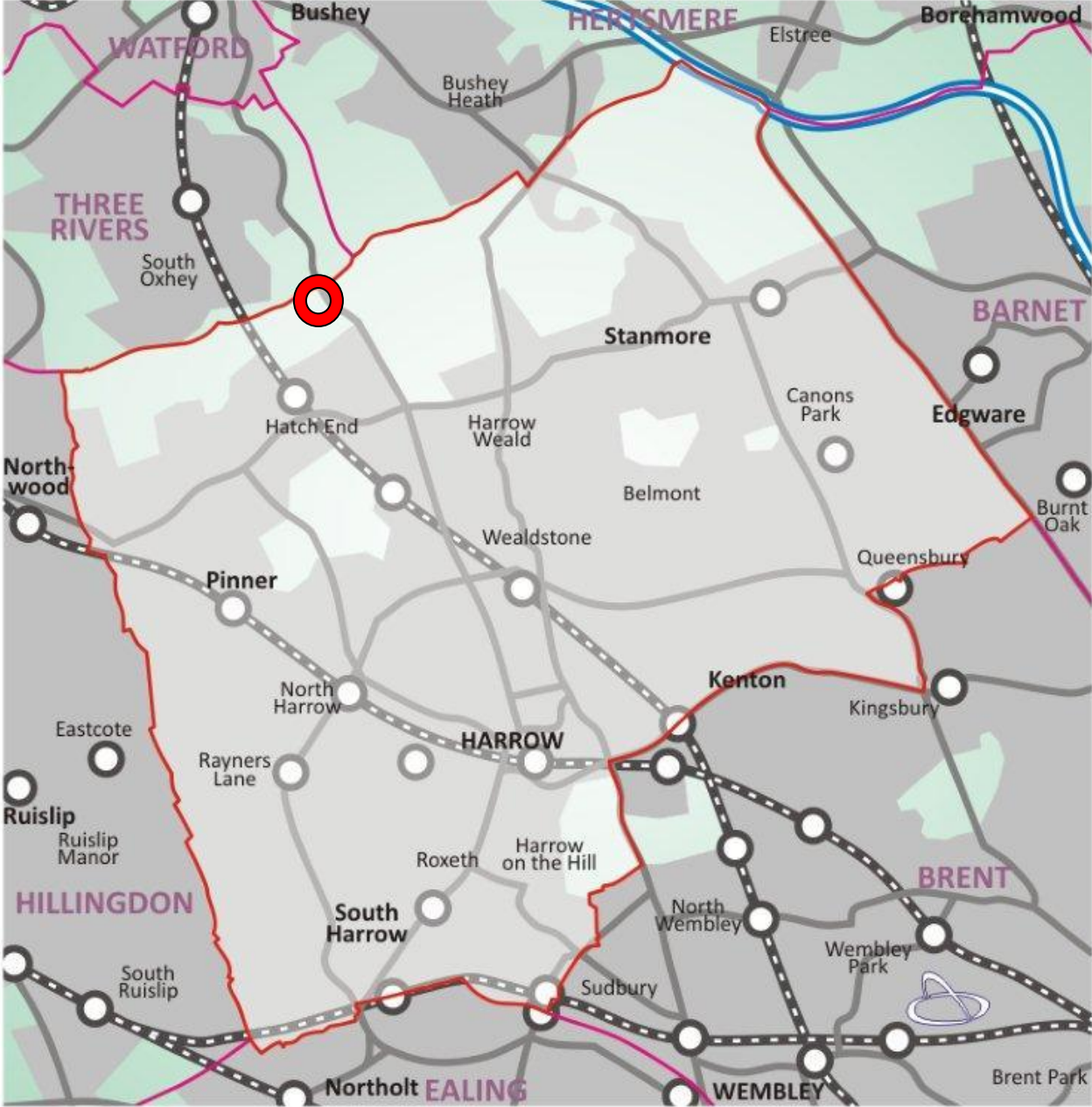
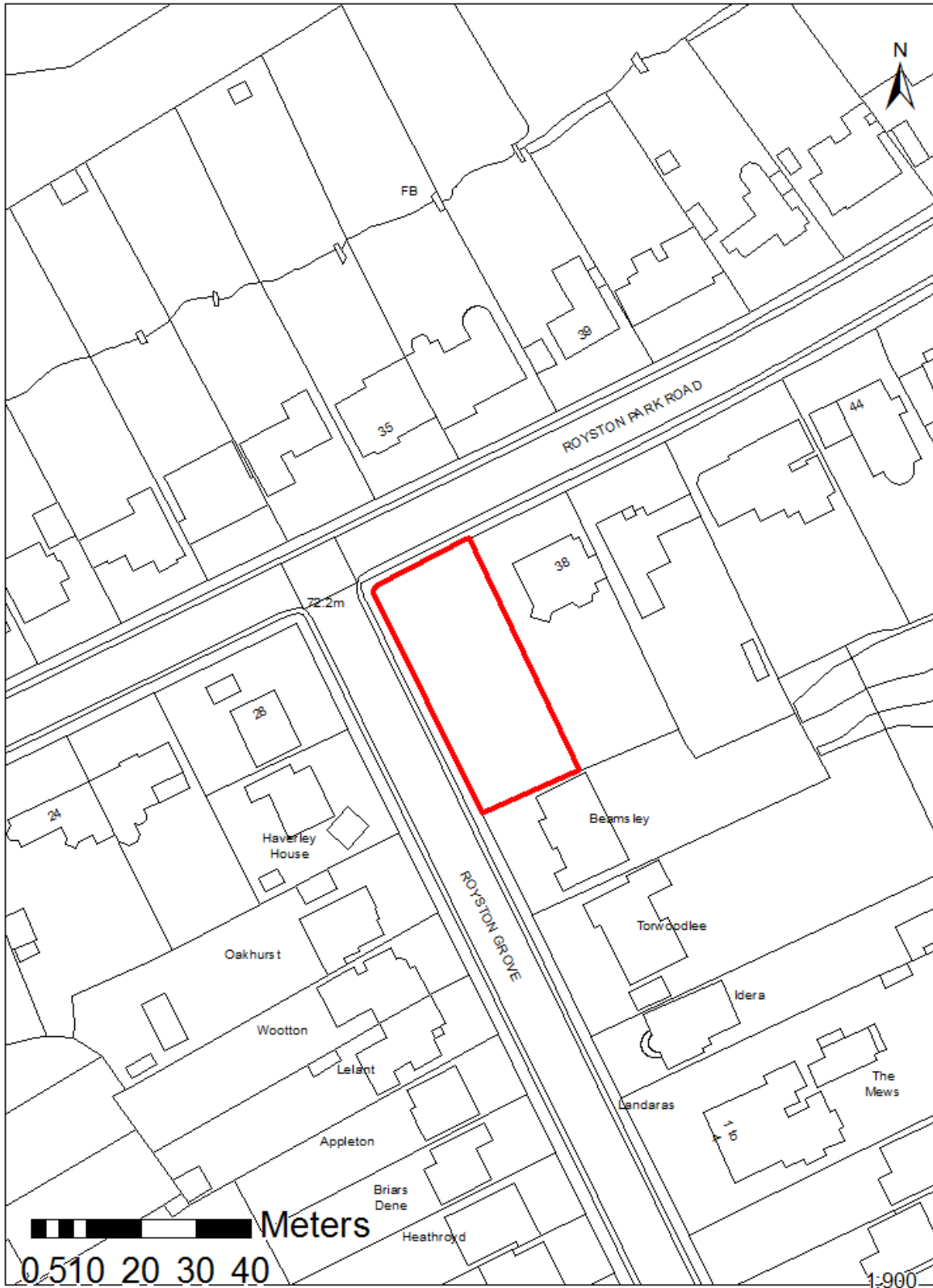


 = application site



'Glencara', Royston Grove	P/1110/18
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Glencara, Royston Grove



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th July 2018

Application Number: P/1110/18
Validate Date: 11/04/2018
Location: 'GLENCARA', ROYSTON GROVE, HATCH END
Ward: HATCH END
Postcode: HA5 4HF
Applicant: MR PRITESH LAD
Agent: PWP ARCHITECTS
Case Officer: GRAHAM MANSFIELD
Expiry Date: 30TH MAY 2018 (EXTENDED EXPIRY: 27TH JULY 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 a three storey building comprising three flats; Parking, Bin and Cycle stores.

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to replace the existing bungalow on site with a three storey building containing three flats. The proposed residential units would contribute the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee as the proposed development creates more than two residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£15,855.00
Local CIL requirement:	£49,830.00

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	'Glencara', Royston Grove, Hatch End, HA5 4HF
Applicant	Mr Pritesh Lad
Ward	Hatch End
Local Plan allocation	N/A
Conservation Area	No
Scheduled Ancient Monument	Yes – Grims Ditch to the rear of the application site
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	Yes – Numerous around the site
Other	Critical Drainage Area

Housing		
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	3 (100%)
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Condition attached

Transportation		
Car parking	No. Existing Car Parking spaces	Detached garage and hard standing to front of dwelling
	No. Proposed Car Parking spaces	3
	Proposed Parking Ratio	1:1
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	6
	Cycle Parking Ratio	1:2
Public Transport	PTAL Rating	0
	Closest Rail Station / Distance (m)	Hatch End station approximately 1,235m to the south.
	Bus Routes	Bus stop located approximately 1,047m to the south (Uxbridge Road), serviced by: H12, H14 and R17
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the corner of Royston Grove and Royston Park Road.
- 1.2 The site is currently occupied by a detached bungalow which has been in state of dereliction for a number of years.
- 1.3 A detached garage is situated to the north east of the dwellinghouse and is accessed via vehicle crossover from Royston Park Road.
- 1.4 The surrounding area is predominately residential and is characterised by large detached dwellings on generous plots with varied designs and styles.
- 1.5 The property has four trees subject to a TPO: two in the front garden and two in the rear, and a group of trees in the rear garden which are also covered by a TPO
- 1.6 There are two mature healthy street trees immediately outside the site, one on Royston Park Road and one on Royston Grove
- 1.7 The rear garden of the application site adjoins 'Beamsley' (located on Royston Grove) at a right angle.
- 1.8 The application site is located in area with low transport links and as such has a PTAL rating of 0.
- 1.9 There are no on-street parking controls in force within the immediate area.
- 1.10 The site is located in a critical drainage area of Harrow and within Flood Zone 1, as defined on the Environment agency Flood Map.
- 1.11 To the rear of the application site is Grims Ditch, which is a Scheduled Ancient Monument. There are no further constraints in relation to the application site.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing bungalow and erect a three-storey building which would accommodate three flats.
- 2.2 The proposed building would create frontages with Royston Grove and Royston Park Road. The building would be 20.0m in depth adjacent to the common boundary and 8.3m in width, with a number of stepped features along the frontage with Royston Grove.
- 2.3 The building would include a front elevation that would generally align with the established front building line of properties along Royston Park Road. The building would sit slightly forward of the adjoining property at 'Beamsley'

(Royston Grove) and would have a separation distance from this property of 20.0m.

- 2.4 The proposed three-storey building would have a pitched roof with gable ended features and a glazed atrium which would accommodate the communal staircase. The proposed building would have a maximum height of approximately 10.8m.
- 2.5 The proposed building adopts a simple contemporary design rationale, finished in a combination of brick, render and timber framing.
- 2.6 Cycle and bin storage would be provided at the rear together with a soft landscaped area, which would provide shared amenity space.
- 2.7 Car parking for the proposed development would be located on the forecourt (3 spaces). The front parking area would be accessed via an existing crossover on Royston Park Road.

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
HAR/12130	Layout and Building Plot (Beamsley & Glencara, Royston Grove).	Granted:30/07/1956
HAR/12130/A	Erect Bungalow and Detached Garage	Granted: 10/05/1957
P/781/05/CFU	Redevelopment: Two-storey block with rooms in the roof to provide three flats, 1 integral garage and conservatory; detached double garage with access	Granted: 11/10/2005
P/1956/07/CFU	Demolition of two houses (Glencara and 38 Royston Park Road) and construction of 13 flats with underground parking Reasons for Refusal: <i>1. The proposed development would, by reason of excessive site coverage by building, hard-surfaced areas and underground parking with associated disturbance and general activity, be an over-intensive use, and</i>	Refused: 19/09/2007

	<p><i>amount to an overdevelopment of the site to the detriment of neighbouring residents and the character of the area, contrary to policies D4, D5, EP25 of the Harrow Unitary Development Plan 2004, policies 4B.1, 4B.4 of The London Plan 2004, and Supplementary Planning Guidance Designing New Development (March 2003).</i></p> <p><i>2. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties which comprise mainly two storey detached houses and single storey bungalows in single family occupation, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area, contrary to policies D4, D5 of the Harrow Unitary Development Plan 2004, policies 4B.1, 4B.4 of The London Plan 2004, and Supplementary Planning Guidance Designing New Development (March 2003).</i></p> <p><i>3. The proposed development, by way of poor internal layout and inadequate room size, would fail to meet requirements of Lifetime Homes Standards and Wheelchair Homes Standards, contrary to policy H18 of the Harrow Unitary Development Plan 2004 and the Council's Supplementary Planning Document on Accessible Homes.</i></p> <p><i>4. The proposed development, by reason of unacceptable loss of trees of significant amenity value, would be detrimental to the character and appearance of the proposed scheme and wider</i></p>	
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	<p><i>street scene, contrary to policies D4, D9, D10 of the Harrow Unitary Development Plan 2004, policies 4B.1, 4B.4 of The London Plan 2004, and Supplementary Planning Guidance Designing New Development (March 2003).</i></p> <p><i>5. The proposed development, by way of poor design and layout, would fail to meet the key principles of Secured By Design and Safer Places and would create opportunities for crime contrary to policy D4 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance: Designing New Development, March 2003.</i></p> <p><i>6. The proposed development, by reason of failing to demonstrate how the building will incorporate renewable energy and energy conservation and efficiency measures, would result in an inefficient and unacceptable development contrary to policies 4A.7, 4A.8, & 4A.9 of The London Plan 2004.</i></p> <p><i>7. The proposed development, by reason of the positioning of a habitable room window on the 1st floor east elevation, would result in unacceptable overlooking of the neighbouring property at number 40 Royston Park Road to the detriment of neighbouring amenity and would prejudice future development of this site contrary to policy D5 of the Harrow Unitary Development Plan 2004.</i></p>	
P/1591/10	<p>Outline application for layout and scale: Three dwellinghouses; demolition of existing dwellinghouse</p> <p>Reasons for Refusal:</p> <p><i>1. The proposed residential development, by reason of the detached house in the rear</i></p>	<p>Refused: 23/09/2010</p>

	<p><i>garden, would take place on previously undeveloped land, as defined by Annex B of Planning Policy Statement 3 (2010), contrary to saved policy EP20 of the Harrow Unitary Development Plan (2004).</i></p> <p><i>2. The proposal would represent an overdevelopment of the site that would fail to respect the context and local pattern of development, to the detriment of the character and appearance of the area, contrary to policies 3A.3, 4B.1 and 4B.8 of the London Plan (2008) and saved policy D4 of the Harrow Unitary Development Plan (2004).</i></p> <p><i>3. The proposal would result in the loss of street and other trees of significant amenity value, to the detriment of the character and appearance of the area, contrary to saved policies D4, D9 and D10 of the Harrow Unitary Development Plan (2004).</i></p> <p><i>4. The proposal, by reason of the inappropriate provision of private amenity space to the proposed detached dwellinghouse shown as house 3 on drawing number GOP/2A, would be detrimental to the residential amenities of the future occupiers of that dwellinghouse, contrary to saved policy D5 of the Harrow Unitary Development Plan (2004).</i></p>	
P/4415/15	Redevelopment for a two storey detached dwellinghouse with habitable roofspace; rooflights in front side and rear roofslopes parking vehicular access boundary fence and bin / cycle storage.	Granted: 04/12/2015

4.0 CONSULTATION

4.1 A total of 8 letters were sent to neighbouring residents regarding this application on the first round of consultation. The scheme was amended during the course of the application to omit the rear parking area and alter the fenestration on the proposed building. Consultation letters were resent to neighbours and those who had previously raised objections on 23rd May 2018. A further ten objections were received as a result.

4.2 The overall public consultation period expired on 13th June 2018.

4.3 Adjoining Properties

Number of letters Sent	8
Number of Responses Received	48
Number in Support	0
Number of Objections	48

4.4 Objections are summarised in the table below:

Summary of Comments	Officer Comments
<p>Objects to the application due to:</p> <p>Principle of the Development</p> <ul style="list-style-type: none">Proposed flats would set a precedent for the area.Council restricts flats to the lower end of The AvenueProposal will lead to other similar developmentsProposal is in conflict with policy CS1.A as site is not suitable location for flats given the low ptal rating.	<p>Issues relating to the principles of the development are assessed within section 6.2 of this report.</p>
<p><u>Design, Massing, Scale and Height</u></p> <ul style="list-style-type: none">Proposed building is out of characterBuilding is architecturally not in keeping with the areaConcerns with scale and bulkDevelopment footprint exceeds existing buildingsProposal does not respect	<p>Issues relating to bulk, scale and architecture are assessed within section 6.4 of this report.</p>

<p>building lines</p> <ul style="list-style-type: none"> • Flats are not in keeping with the area • Overdevelopment of the plot, which is only suitable for a single family dwelling Out of scale with plot and other dwellings. • Appearance of building is unlike any other buildings in the area. • Application for two houses in 2010 was refused for bulk and this application is much larger. 	
<p><u>Amenity Impacts (Neighbours)</u></p> <ul style="list-style-type: none"> • Proposal breaches 45 degree code • Glazed stairwell and landing provides opportunity for overlooking • Proposal would intensify the area which are predominately single family dwellinghouses • Overlooking into neighbouring properties 	<p>Issues relating to the impact on neighbouring properties are addressed in section 6.7 of the report</p>
<p><u>Amenity Impacts (Future Occupiers)</u></p> <ul style="list-style-type: none"> • No fire lobby • No private gardens/privacy impacts • Introductions of balconies at rear would lead to overlooking. 	<p>Issues relating to the quality of the accommodation are addressed in section 6.5 of the report.</p> <p>A fire lobby is shown on the proposed plans. However, matters such as this are dealt with under Building Regulations.</p>
<p><u>Traffic and Highway Impacts</u></p> <ul style="list-style-type: none"> • Second vehicle access would have safety implications • Parking spaces proposed are inadequate • Proposed vehicle crossing would destroy green verge • Vehicular access is against Councils policy • Parking overspill onto road • Site has a low PTAL and high density development should be directed towards locations with better transport accessibility • Traffic generation as result of the 	<p>Issues relating to parking and highway safety are covered in section 6.8 of the report</p>

<p>proposal</p> <ul style="list-style-type: none"> • Property has no integral garage • Parking pressure due to the requirement of parking for the proposed flats 	
<p>Scheduled Ancient Monument</p> <ul style="list-style-type: none"> • Proposal encroaches onto historic monument • Grims Ditch is not reflected correctly on submitted plans • Reference to letter submitted by Historic England in relation to Grims Ditch. 	<p>Issues relating to archaeology are addressed within section 6.10 of this report.</p>
<p>Trees</p> <ul style="list-style-type: none"> • Reference to a storm damaged tree. • Loss of TPO tree • No supporting information in relation to trees • In accuracies in the TPO plans presented. • Reference to the loss of a tree within the area of the scheduled ancient monument. 	<p>Issues relating to trees are addressed in section 6.11 of this report</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • Application should be conditioned to restrict use of flats • Conditions should be attached to restrict the use of flats for retirement only • Restricting building to family use is unenforceable • Restrictive covenants exist on site • Inconsistencies in design and access statement. • No site notice posted • Comments re: applicants company and intentions • Impact on house prices • Maintenance issues for proposed flats • Application for two houses in 2010 was refused for bulk and this application is much larger. • Repeated applications at the site • Impacts of the existing state of 'Glencara' • Current property is an eyesore 	<p>This type of condition would not be enforceable.</p> <p>This is a legal matter rather than a planning issue.</p> <p>This issue is noted.</p> <p>The Council notified adjoining and opposite properties in accordance with its statutory obligations.</p> <p>These are not material planning considerations.</p>

	<p>There is not a restriction on the amount of planning applications submitted.</p> <p>This is noted. However, there is no record of enforcement action in regards to the state of the property.</p>
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4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
LBH Policy	<p>Planning Policy would not object to a residential use in a residential area. The use, albeit at a higher intensity than that of the existing site and surroundings, would remain consistent with the prevailing pattern of development insofar as use. Whilst it is agreed that growth would be directed to the Harrow & Wealdstone Intensification Area (Now Opportunity Area), this does not preclude appropriate development across the rest of the Borough. As noted above, the principle of the development is considered acceptable, and if all other material considerations are considered acceptable, then permission ought</p>	Noted.

	<p>to be granted.</p> <p>There is no objection to the principle of the development.</p>	
LBH Drainage	No objections subject to standard conditions relating to surface water and waste water.	Noted; condition attached.
LBH Highways	<p>We have no objection to this proposal.</p> <p>A construction method statement (to include the demolition phase) should be secured by pre-commencement condition.</p>	Noted; condition attached in relation to construction method statement.
LBH Tree Officer	<p>The arb report and details of protection etc dates from 2015 and from what I can tell the proposals re the driveway and other hardstanding areas, appear to differ from then compared to the latest plans.</p> <p>The latest plans look to show larger driveway / HS plus additional pedestrian access / HS areas at the rear. I can't see these shown in the 2015 tree report</p> <p>The footprint of the building is unchanged but if plans relating to the driveway location, size, and other hardstanding, have changed, then these need to be considered via an up to date impact assessment & survey.</p> <p>There is x 1 TPO tree proposed for removal –</p>	Noted. Conditions attached.

	<p>the Cypress – this should not have a significant impact on the streetscene and is of relatively low amenity value & quality.</p> <p>Comments on amended arboriculture report dated 21st June 2018: One low quality Cypress (T1 in report) is to be removed, this will not impact on the overall tree cover and street scene and should also actually give more space for the adjacent street tree. Another Cypress was windblown and has been previously removed. All other existing trees are to be retained.</p> <p>The proposed details relating to tree protection are acceptable and provided they are implemented exactly as recommended the existing retained trees should not be adversely impacted by the development. The development will require close monitoring and arboricultural supervision at key stages / phases and inspections carried out and reported back to the LA where appropriate.</p>	
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<p>Historic England</p>	<p>I welcome the removal of the car parking spaces which addresses my concerns regarding the setting of the Grim's Ditch Scheduled Monument. This also negates the requirement for Scheduled Monument Consent.</p> <p>I would point out, however, that the position of the Scheduled Monument polygon on the architects drawing does not appear accurate, as reflected in the screenshot of the scheduling map taken from our website (see attached). I raise this as you seemed to indicate in our telephone conversation that the polygon, as it appeared on your systems, may not match what is shown on our maps. This may be something you would wish to investigate further to avoid future issues.</p> <p>Please note that the advice of my colleague Laura O'Gorman still stands in respect of archaeological monitoring on groundworks associated with this development, due to the proximity of the</p>	<p>Noted</p>
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	<p>prehistoric earthwork.</p> <p>Response Dated 21st June 2018:</p> <p>I have, along with my colleagues in the Development Management team, Greater London Archaeological Advisory Service (GLAAS) and the Listing Group reviewed the information provided by Mr Deed along with the original scheduling file for the Grim's Ditch. It does indeed appear that the polygon as shown on our own GIS systems is partially incorrect in its alignment, particularly in respect to the above property. It is not possible to ascertain the precise extent of this, although it is not believed to be more than a few meters.</p> <p>The advice we have given previously was based on our current understanding of the location of the Grim's Ditch (including its archaeological remains) and of the statutory constraint area as it presently stands. We do not intend to prejudice the planning case on the basis of the new evidence, particularly as it has not been fully assessed, but would</p>	
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	<p>urge the local authority to judge the application in line with the policies as set out in the NPPF, the London Plan and the boroughs own core strategy guidelines in respect of nationally important heritage assets. As per our submitted advice no development should take place until a Written Scheme of Investigation (WSI) for archaeological works has been submitted to and approved by the planning authority in writing (as advised by GLAAS).</p>	
<p>Greater London Archaeology Advisory Service (GLAAS).</p>	<p>Summary: The planning application lies in an area of archaeological interest. The application site is located partially on a section of the Grim's Ditch – a prehistoric boundary ditch – which has been designated as a scheduled monument. The scheduled area extends into the southern part of the site.</p> <p>Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to</p>	<p>Noted- Condition attached.</p>

	archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding.	
Hatch End Association	<p>Summary: Lack of trust in the applicant and intentions of the applicant to develop the site.</p> <p>Royston Park Road has no flats, which are traditionally only allowed on the southern end of The Avenue. As the site is not close to public transport facilities, the proposal does not match Harrow Council policy on higher density developments.</p> <p>The previous application for a single house included a garage within the building structure; this application has no integral garage for 4 parking spaces for three flats. This is insufficient to meet today's lifestyle requirements and will lead to on street parking at a busy junction. Residents concerns re: previous dropped curb and access on Royston Grove not taken into account under</p>	The response from the Hatch End Association is noted and the main concerns are dealt with in the body of the report.

	<p>approved application in 2015.</p> <p>Introduction of flats will change the character of the road which is single family dwellinghouses set in large gardens.</p> <p>Precedent will be set for degradation of community through higher density and parking displacement on street.</p> <p>Planning application for two houses was refused in 2010 on grounds of bulk. This proposal is larger, and now there is living space at first and second floors overlooking neighbouring gardens.</p> <p>The glazed atrium presents itself as multi-occupancy rather than flats.</p> <p>Original covenants of houses in Royston Park Road are for a single residential dwelling on each plot to be used as a private residence.</p> <p>The bulk of the apartment block is excessive for the plot and of greater scale than other buildings in the road. Glazed entrance and tower reflects flats rather than a residential house. The building does not match the building line of either Royston Park Road or Royston Grove. It also blocks the 45 degree</p>	
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	<p>vision line from neighbouring 38 Royston Park Road. The loss tree cover and TPO tree are of a concern.</p>	
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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 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 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
Character of the Area
Residential Amenity for Future Occupiers
Residential Amenity (Neighbouring Residents)
Traffic and Parking
Drainage
Archaeology
Trees

6.2 Principle of Development

- 6.2.1 Objections have been received in relation to the proposal for flats on Royston Park Road. It has been highlighted that the Council has only allowed flatted developments on the lower end of The Avenue. However, each site is assessed on its own merits. It is also noted that the site is not within a conservation area and therefore there is no restriction on either converting existing properties into flats or redeveloping such properties.
- 6.2.2 The principle of residential development (Class C3) has already been established at the site due to the existing residential dwelling. The proposed development to replace the existing detached bungalow with a detached building incorporating three self-contained flats. It is also noted that permission was granted under planning reference P/4415/15 for a building of similar scale.
- 6.2.3 The Council's policy team have been consulted as part of the proposal and note that the use, albeit at a higher intensity than that of the existing site and surroundings, would remain consistent with the prevailing pattern of development insofar as its proposed residential use. Whilst it is agreed that growth should be directed to the Harrow & Wealdstone Intensification Area (Now Opportunity Area), this does not preclude appropriate development across the rest of the Borough. As noted above, the principle of the development is considered acceptable, and if all other material considerations are considered acceptable, then permission ought to be granted.
- 6.2.4 Accordingly, the proposed scheme for providing residential accommodation in the form of flats is considered to contribute to the overall housing need of the borough and be in conformity with the Government's objectives of planning for growth and presumption towards sustainable development as outlined within the NPPF. The proposal at the site is considered acceptable in principle, subject to compliance with the relevant development plan policies and supplementary planning guidance that seeks to provide high quality residential development.

6.3 Regeneration

- 6.3.1 The proposed development intends to replace a family dwellinghouse with a flatted development. The proposed redevelopment allows the site to be used in a more efficient way that would generate additional housing stock within the Borough. In this respect, the proposed development would meet the overarching principles of regeneration into the area.
- 6.3.2 In addition to the above, the site has been in a state of dereliction for a number of years. The proposal would see a regeneration of the site which would benefit the general visual amenity of the surrounding area.

6.4 Character of the Area

- 6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.
- 6.4.2 Core Policy CS1.B specifies 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.
- 6.4.3 Objections have been received in relation to the impact on the character of the area as a result of the proposed development. While it is noted that the majority of houses on Royston Park Road are of Victorian and Edwardian origins there are a number of infill properties which differ in character, including that of the existing property on site 'Glencara'.
- 6.4.4 Royston Grove itself is more mixed with houses in a variety forms and styles. In this context, it is considered that the proposed development would not be out of character as there is no common pattern of prevailing development. In addition it is noted that the external appearance of the proposal would be similar to that approved dwellinghouse under granted planning permission P/4414/15.
- 6.4.5 Scale and Siting and Layout
- 6.4.6 Objections have been received in relation to the building line, scale and architecture of the proposed development. The development would essentially be three storeys, with a maximum height of 10.8m. However, the external appearance of the second floor would appear as habitable roof space, this is consistent with many other houses within the streetscene, such as 29 and 31 Royston Park Road. Furthermore, the height of the proposal is consistent with surrounding properties on Royston Park Road and as such, relates appropriately to the character of the surrounding locality.

- 6.4.7 In terms of the siting and footprint of the building, the proposed development adopts an 'T' shape, to reflect the corner location of the site and to ensure appropriate frontages to both Royston Park Road and Royston Grove.
- 6.4.8 As demonstrated on the proposal plans, the proposed development would sit slightly forward of the existing building line owing to the inclusion of square bay windows. Notwithstanding this, the proposed building generally aligns with the established front building lines on this side of Royston Park Road.
- 6.4.9 In terms of the relationship with Beamsley on Royston Grove, the proposal sits forward of this building by approximately 2.9m. However, given the separation provided between this neighbouring property of approximately 20m, the forward projection would not be visually dominant within the street scene.
- 6.4.10 In terms of the layout of the site, the proposal is consistent with the surrounding properties in the area which include large forecourts and front parking areas. The siting of the building allows for a generous communal amenity area at the rear of the site.
- 6.4.11 Overall, the appropriate siting, scale and massing of the proposed development ensures that the building sits comfortably within the streetscene and generally maintains the existing relationship between the application site and adjacent properties. In this respect, the proposal complies with the intent of London Plan Policies 7.4 and 7.6 and Policy DM1 of the DMP.

Architecture

- 6.4.12 The proposed building would be of a similar style to that approved under planning reference P/4415/15. The proposed building, in terms of architecture, takes cues from the local vernacular with the use of gabled roofs. However, there would be contemporary elements such as the glazed tower which would serve the stairwell and the floor to ceiling windows located in the gable ends.
- 6.4.13 The proposed building would echo many features of a recently built property at the former 'Horning Reach' site at 2b Royston Park Road. Notwithstanding this, the architecture within the immediate area is mixed. This is most notable on Royston Grove which features many different styles of dwellinghouse from the Edwardian era, the 1930's, 1950's and 1980/90's.
- 6.4.14 In terms of materiality, the proposal seeks to use a combination of brick, render and timber detailing. Whilst the application of these materials appears to lack rationale in some areas, on balance, the materials are considered to break up the bulk and massing of the facades.
- 6.4.15 Considering the established character of the surrounding locality, it is considered that the design and architecture for the proposed building would be acceptable for this corner location. Notwithstanding the above, a condition has been attached requiring the submission of sample details of all building materials for the proposed development.

Landscaping

- 6.4.16 The proposal seeks to retain the majority of the trees on site, except for a Leyland Cypress adjacent to the highway with Royston Grove, and this is covered in the tree section of the report.
- 6.4.17 The proposal seeks to retain the existing vehicular access point from Royston Park Road. The proposal would also involve reconfiguration of the frontage to enable the existing hardstanding area to be extended to allow for off street parking. This would be considered acceptable subject to a condition of approval for the ground surface material.
- 6.4.18 Overall, the proposed site plan demonstrates that there would be sufficient greening around the building. Accordingly, the proposed development offers the opportunity to provide meaningful landscaping across the site. A condition of approval is attached requiring the submission of hard and soft landscape details.

6.5 Residential Amenity for Future Occupiers

- 6.5.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.
- 6.5.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detailed internal arrangements of the proposed flats and houses the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.
- 6.5.3 The proposed development would provide the following accommodation:

Flat	Type	Area (sq m)
1	2 bedroom, 4 persons	163
2	2 bedroom, 4 persons	163
3	2 bedroom, 4 persons	127

- 6.5.4 The proposed flats would be generous in size and in all instances exceed the required GIA for the respective occupancy levels. Furthermore, all units demonstrate a level of dedicated storage space for future occupiers, which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

- 6.5.6 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed sections indicate that the proposal would achieve a floor to ceiling height of 2.8m on the ground and first floor and 2.5m for 75% of the GIA on the second floor. The proposed layouts are functional and would provide a satisfactory level of accommodation for future occupiers.
- 6.5.7 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 *Achieving a High Standard of Development* which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout. It is noted that the proposed floor plans generally provide vertical stacking that is considered to be satisfactory.
- 6.5.8 It is considered that the proposed flats would have an acceptable amount of daylight and outlook with windows either facing towards the highways of Royston Grove and Royston Park Road or to the rear communal garden area. Each flat would be afforded dual aspects.
- 6.5.9 Whilst the proposal plans do not demonstrate any landscape planting to the ground floor windows or amenity areas, it is considered that a screening to these areas could be agreed through a suitably worded condition.
- 6.6 Accessibility and Secure By Design
- 6.6.1 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.
- 6.6.2 Specifically, policy 3.8.c of the London Plan (2016) requires 'ninety per cent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'. Criterion d requires 'ten per cent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 6.6.3 Whilst the applicant has not specifically confirmed compliance with the requirements of Part M, the proposal plans and design demonstrate that level access would be provided to the property. A lift would then provide access to the upper floors. Furthermore, each flat would be of a good size and functional layout.
- 6.6.4 Noting the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with Building Regulations M4 (3).

6.6.5 The proposed development generally demonstrates compliance with Secure by Design; Designing out Crime principles. Whilst specific design details relating to SBD have not been provided, it is considered that these details can be secured by way of condition. Specifically, a planning condition would require the proposal to achieve Secured by Design certification (silver or gold) from the MET Police, prior to the occupation of the development. Accordingly, subject to this condition and further conditions relating to maintenance and landscaping the proposed development is considered to provide a safe and secure environment for future occupiers and members of the public, in accordance with Policy 7.3 of The London Plan.

Amenity Space

6.6.7 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.

6.6.8 Objections have been received in relation to the lack of the separate amenity space for each of the three flats. Whilst these concerns are noted, the proposed floor plans indicate that the rear garden space would be approximately 220sqm and would serve as a communal amenity space. For a development of this size i.e. 3 self-contained flats, the proposed layout and nature of the amenity space is deemed acceptable.

6.6.9 The proposed open space to the rear of the building would offer an acceptable amount of amenity afforded to future occupiers of the development. The SPG calls for adequate natural surveillance, wheelchair access and management of such areas. The proposed communal amenity space would be overlooked by the blocks that they serve. It is normal for the management of residents' communal areas in new development to be taken on by a private management company. A condition would be attached requiring the submission and approval of a maintenance and management plan for this area.

6.7 Residential Amenity (Neighbouring Residents)

6.7.1 London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate.

6.7.2 Given the corner location of the application site and the siting of the proposed building towards the frontage with Royston Park Road and Royston Grove, the proposed development would have the greatest impact on the occupiers of no. 38 Royston Park Road to the north east.

6.7.3 The proposed development would project beyond the rear elevation of no. 38 Royston Park Road by approximately 9.0m. However, there would be a separation distance between the side flank walls of 7.0m.

- 6.7.4 Objections state that the proposed development would breach a 45 degree splay from the adjacent first floor rear window at no. 38. While this small breach is noted, the window in question appears to serve a dual aspect room. Such a small breach would not result in any demonstrable harm. Furthermore, the footprint of the proposed building is consistent with what was approved under planning application P/4415/15. Under this application the proposed building was deemed to be acceptable in terms of residential amenity impacts.
- 6.7.5 Whilst the proposal includes 6 flank wall windows facing the common boundary with no. 38, these windows would be small and serve bathrooms and are proposed to be obscurely glazed. In this context no undue impacts in terms of overlooking would occur. Furthermore, given the relationship between the properties, the rear facing windows of the proposed development would only provide oblique views to the rear garden of 38 Royston Park Road. This degree of mutual overlooking is not uncommon in suburban residential environments.
- 6.7.6 Objections have been received in relation to impacts on the property to the rear at 'Beamsley'. However, as previously stated, the rear elevation of the proposed development would be located approximately 20.0m from 'Beamsley' and at a right angle.
- 6.7.7 Given the site circumstances, and the lack of habitable windows on the facing side flank of 'Beamsley' it is considered that no undue impacts in terms of daylight, outlook or overshadowing would occur to the occupants of this property.
- 6.7.8 In terms of privacy, the rear windows on the proposed development would be 20.0m from the side flank of 'Beamsley'. Due to the distances and orientation between 'Glencara' and 'Beamsley' it is considered that no undue impacts in terms of overlooking or perceived overlooking would occur.
- 6.7.10 For the reasons outlined above, it is considered that the proposed development would comply with policy 3.5.C of The London Plan 2016, policy CS1.K of The Harrow Core Strategy 2012 and policy DM1 of the Harrow Development Management Policies Local Plan 2013 in failing to ensure high quality design for the development.
- 6.8 Traffic, Parking and Servicing
- 6.8.1 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access. A number of objections have been received which state that the parking provision is not sufficient and that parking will overspill into the adjacent roads.
- 6.8.2 The proposal was amended during the course of the application which saw the removal of the parking and vehicular access off the highway of Royston Grove. Notwithstanding, the omission of this element the Council's Vehicular Crossing officer had no objection to the additional crossing, subject to a separate application to the Highways Authority.

- 6.8.3 The proposal seeks to provide 3 parking spaces, resulting in a parking ratio of 1:1. The spaces would be located to the front of the property. Whilst it is noted that the draft London Plan (2017) calls for a lower provision of car parking, given the low PTAL rating for the area, the provision of parking is satisfactory in this instance.
- 6.8.4 In addition to the above, secure and readily accessible cycle parking is provided, at one space per room, in line with the The London Plan (2016) requirements. This has been provided on site in the rear garden and is therefore considered acceptable.
- 6.8.5 As noted the proposed parking would be in line with London Plan (2016) standards. As such, the Council's Highways officers have no objection to the scheme in terms of both parking and highway safety. In relation to the residents concerns regarding parking overspill, a development of this size is not expected to generate undue impacts in terms of on street parking. It is noted that the Royston Park Estate is not covered by a controlled parking zone and that the surrounding roads are not known for high amounts of parking pressure.
- 6.8.6 Waste storage has been provided to the rear of the building and would be accessed via the side of the proposed building. The proposed location of the bin store does not comply with the Council's Refuse Code of Practice which encourages bin placement to be within 10.0m of the point of pick up. In this respect, the bins must be transferred to the kerbside on collection days, or the bin store must be relocated to within 10.0m of the point of pick up. A condition requiring a revised refuse strategy in compliance with the Refuse Code of Practice is recommended.
- 6.8.7 In addition to the above, given the physical site constraints and the location of the site within a predominately residential area, a construction method and management plan would need to be secured via planning condition to help minimise disruption to the local area.
- 6.9 Drainage
- 6.9.1 The site is located within a critical drainage area. In this respect, neither a Flood Risk Assessment or Drainage Strategy is required as part of the application.
- 6.9.2 Notwithstanding this, as the site is located within a critical drainage area, Policy DM10 of the DMP requires the provision of sustainable drainage measures to control the rate and volume of surface water run-off. The Council's Drainage officers have not objected to the application, but have recommended conditions to deal with on-site drainage and water attenuation.
- 6.9.3 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.
- 6.10 Archaeology

- 6.10.1 The rear of the 'Glencara' site contains a scheduled ancient monument in the form of Grims Ditch. An objection has stated that the true line of the scheduled ancient monument is not reflected in the plans submitted with the application. This is also reflected in the consultation response from Historic England who raised concern with the potential impact of the rear parking on Grims Ditch.
- 6.10.2 The application has been amended since the original submission and has now omitted the parking and hardsurfacing to the rear of the site. Historic England have confirmed that they are satisfied with the revised plan and that Scheduled Monument Consent (SMC) would no longer be required. Any amendment to the Council's policy maps to ensure the 'true' line of the scheduled ancient monument would fall outside the remit of this planning application.
- 6.10.3 Notwithstanding the above a condition has been recommended by Greater London Archaeology Advisory Service (GLAAS). The condition would be a pre-commencement condition and would require further investigation of the ground conditions to ensure no items of historic significance are impacted by the proposed development.
- 6.10.4 Subject to this condition it is considered that the proposal would comply with DM7 of the Harrow DMP in terms of impacts on heritage assets.
- 6.11 Trees
- 6.11.1 The application site includes a number of protected trees along the site's frontage with both Royston Grove and Royston Park Road. In addition there is another group of protected trees adjacent to the common boundary with 38 Royston Park Road.
- 6.11.2 It is noted that a number of objections have been received in relation to the impact on those protected trees. Reference has been made to a removal of a tree. However the original Tree Preservation Order made under No. 890 dated 14th September 2007 would suggest that all protected trees made under this order are still currently on site.
- 6.11.2 The applicant seeks to rely on the previous tree report submitted as part of planning permission P/4415/15. The Council's Tree officer has not objected to this course of action due to the fact the footprint of the proposed would be generally consistent with that approved under P/4415/15. However, an amended report had been requested during the course of the application to take into account the proposed hardstanding which would be required as part of the proposal.
- 6.11.3 The proposed site plan and accompanying tree report indicates that the one Leyland Cypress (subject to a TPO) to the south east of the site, adjacent to Royston Grove would be removed as part of the development. The Council's Tree officer has not objected to the removal of the cypress tree due to the fact that the tree in question is of relatively low amenity and quality.

- 6.11.3 The Tree Report concludes that the proposed development can be completed without having any undue impact on the retained trees. These trees would be protected during the construction phase.
- 6.11.4 The Council's Tree Protection Officer has confirmed that the tree protection measures outlined are generally acceptable. Notwithstanding this, details of supervision/ monitoring of the outlined activities would need to be secured. In this respect, a standard condition relating to the protection of the TPO trees is required. A further condition regarding site levels and the 'no dig' zone are also required.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would contribute to the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016) and would regenerate a dilapidated site. Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.1.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

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

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

2. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design & Access Statement; 1400 Rev A; 1302 Rev A; 1100; Heritage Statement; 1200 Rev C; 1202 Rev B; 1301 Rev B; 1201 Rev B; 1300 Rev B; 1800 Rev A; Arboricultural Impact Assessment by SJ Stephens Associates at Glencara, Royston Grove, Pinner, HA5 4HF Survey Date: 5th October 2015; Report Date: 20th June 2018.

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

3. Materials

Notwithstanding the details shown on the approved drawings, 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 made available to view on site, and approved in writing by, the local planning authority:

- a. facing materials for the building;
- b. windows/ doors;
- c. boundary fencing;
- d. ground surfacing;
- e. hard landscape materials and,
- f. proposed materials for refuse/cycle storage areas

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

4. 'No Dig' Construction

No development shall take place, including any works of demolition, until the following details have been submitted to, and approved in writing by, the local planning authority:

Details of the working methods to be employed and a detailed drawing for the installation of the drive and path within the Root Protection Areas of retained

trees or on land adjacent to the site, in accordance with the principles of 'No-Dig' construction. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction of the development does not unduly impact on the protected trees. To ensure that measures are agreed and in place to avoid any impact to the group of protected trees during the demolition and construction phases of development, this is a PRE-COMMENCEMENT condition.

5. Tree Protection

No development shall take place, including any works of demolition, until details of arboricultural supervision and site monitoring by an appointed arboricultural consultant, including details of reporting of inspection and supervision, has been submitted to, and approved in writing by, the local planning authority. Following the approval of such details, a pre-commencement meeting shall be organised between the appointed arboricultural consultant, site manager and the Local Planning Authority to ensure that the tree protection measures have been installed in accordance with the approved details. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction of the development does not unduly impact on the protected trees. To ensure that measures are agreed and in place to avoid any impact to the group of protected trees during the demolition and construction phases of development, this is a PRE-COMMENCEMENT condition.

6. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method and Logistics Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works
- vi. details in relation to safeguarding the adjacent properties during demolition and construction phases.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers and to ensure that the transport network impact of demolition and construction work associated with the development is managed and that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and

construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

7. Levels

No site works or development shall commence until details of levels of the proposed buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the level of the site, have been submitted to and agreed in writing by the Local Planning Authority. Details of any proposed ground level changes within the RPA (Root Protection Area) of any retained tree or on land adjacent to the site should be included. The development shall be carried out in accordance with the details so agreed.

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. To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

8. Revised Refuse Strategy

Notwithstanding the details shown on the approved plans, the development hereby approved shall not progress beyond damp proof course until a Refuse Management Plan has been submitted to, and approved in writing by the local planning authority showing the relocation of the refuse storage area within 10.0m of the collection pick-up point. Alternatively, an additional kerbside storage area should be identified for the transfer of bins on collection days, in accordance with the Council's Refuse Code of Practice

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure adequate provision for refuse bins to serve the development and to safeguard the appearance and character of the surrounding area.

9. 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.

10. Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include details of all boundary treatments on the land and appropriate screening to ground floor windows and amenity space, where required. Details of the boundary treatments, shall be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans; schedules of plants, noting species, plant sizes and proposed numbers / densities; written specification of planting and cultivation works to be undertaken; and, a landscape implementation programme.

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

11. Planting Schedules

All planting, seeding or turfing comprised in the approved details of landscaping plans 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.

12. Landscape Management and Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the landscaped areas, including the communal amenity space, within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years for all landscape areas, and details of irrigation arrangements and planters, has first been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow.

13. Secure by Design Accreditation

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

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

14. 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.

15. 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.

16. Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within 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 objectives, 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.

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON: To ensure that any artefacts of archaeological interests on the site are not prejudiced by the proposed development. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory form of development and as enforcement action after time may be unfeasible

17. Part M Dwellings

All residential units in this development, as detailed in the submitted and approved drawings, shall be built to Building Regulation Standard M4 (2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards.

REASON: To ensure provision of 'Wheelchair and Accessible and adaptable' housing.

18. Television Reception Equipment

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

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

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2012)

The London Plan (2016):

3.1; 3.3; 3.4; 3.5; 3.8; 3.9; 5.13; 6.3; 6.9; 6.10; 6.12; 6.13; 7.1; 7.2; 7.3; 7.4; 7.5; 7.6.

Draft London Plan (2017):

GG4; D1; D2; D3; D4; D5; H1; H2; G7; SI13; T3; T5; T6.1.

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1; DM2; DM10; DM12; DM22; DM24; DM27; DM42; DM45.

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2. Pre-application engagement

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. Mayoral CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £19,232.50 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 £19,232.50 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 549.5m²

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

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

4. Harrow CIL

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: £60,445.00

5. 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.

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 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

7. Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

8. Liability For Damage to 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.

1. APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

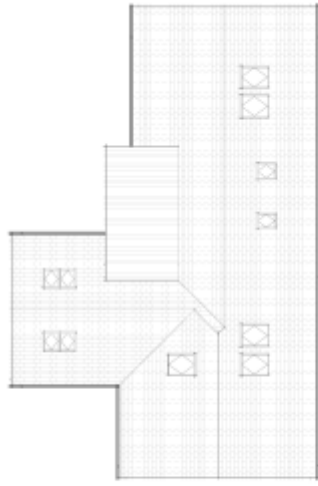






APPENDIX 4: PLANS AND ELEVATIONS





ROOF PLAN



SECOND-FLOOR PLAN

	<p style="font-size: 8px;"> DWG: 21/18/01 DRAWN BY: C. JONES CHECKED BY: M. JONES DATE: 05/07/18 PROJECT: GLENCFARIA 5497 1201 B </p>	<p style="font-size: 8px;"> 21/18/01 GLENCFARIA ROYSTON GROVE, PINNELL HANAP 5497 1201 B </p>
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FIRST FLOOR PLAN



GROUND-FLOOR PLAN

	<p style="font-size: 8px;"> DWG: 21/18/01 DRAWN BY: C. JONES CHECKED BY: M. JONES DATE: 05/07/18 PROJECT: GLENCFARIA 5497 1201 B </p>	<p style="font-size: 8px;"> 21/18/01 GLENCFARIA ROYSTON GROVE, PINNELL HANAP 5497 1201 B </p>
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VIEW FROM ROYSTON GROVE



VIEW FROM CORNER OF ROYSTON GROVE | ROYSTON PARK ROAD

0m 10m 20m 1:1000 <small>NOT TO SCALE - DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. DIMENSIONS MAY VARY SLIGHTLY DUE TO THE SCALE OF THE DRAWING.</small>		OTHER CONSTRUCTION GLENCARA ROYSTON PARK ROAD, ROYSTON WILTSHIRE SN6 8JH TEL: 01299 5497 1800 WWW.DMPARCHITECTS.CO.UK	
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