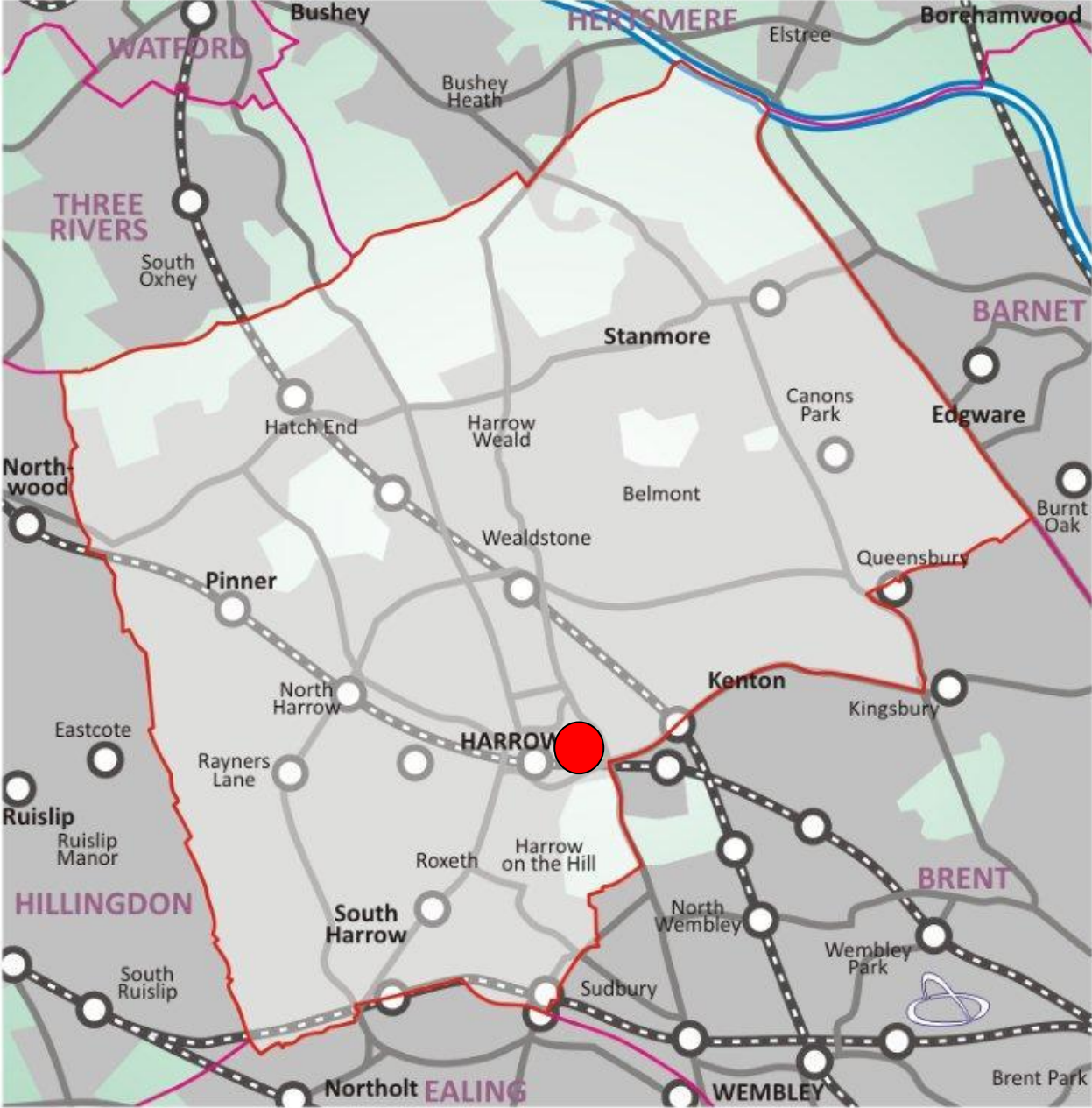
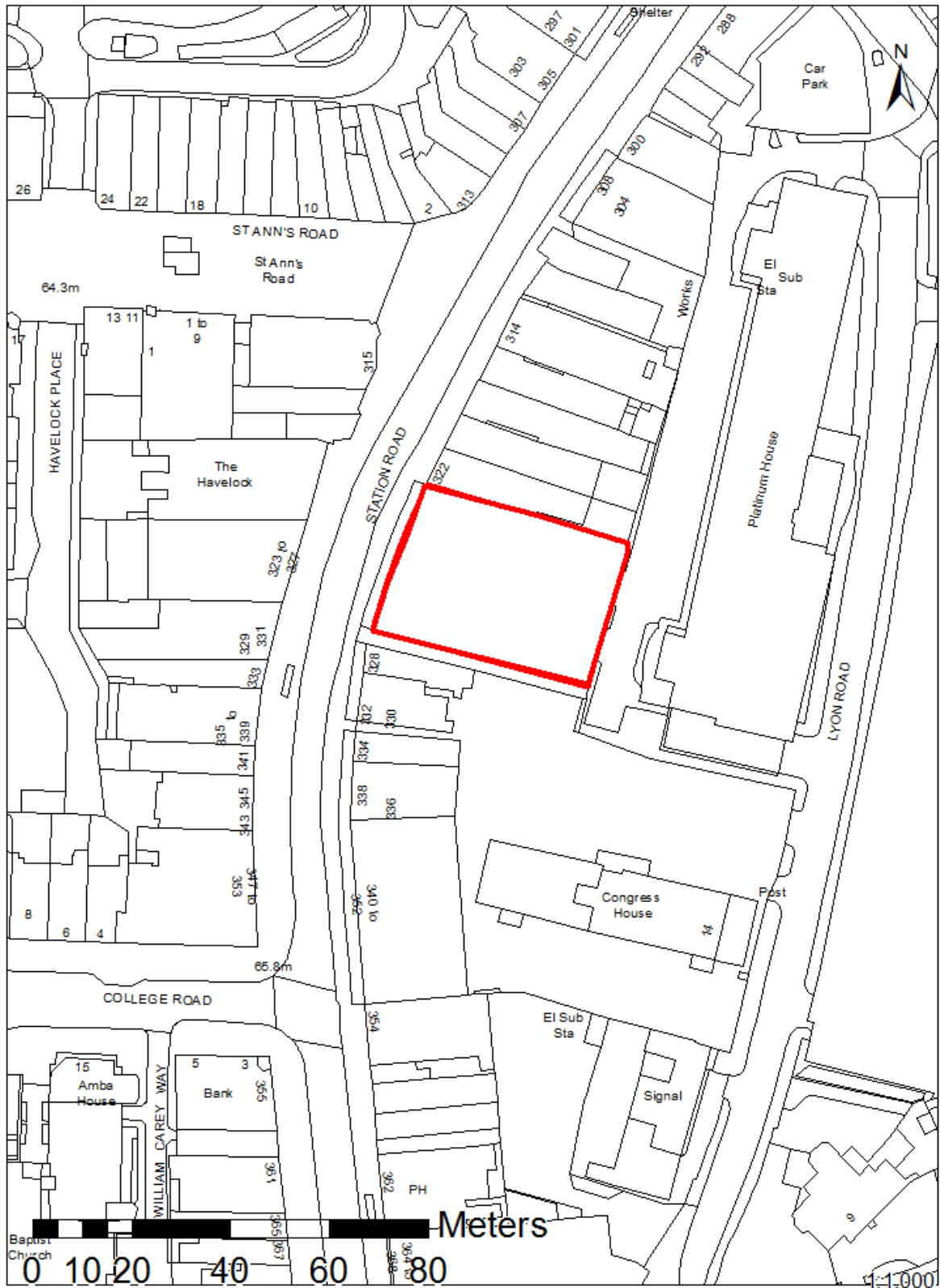


 = application site



Trinity House, 326 Station Road, Harrow	P/1342/18
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Trinity House, 326 Station Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th JULY 2018

Application Number: P/1342/18
Validate Date: 09/04/2018
Location: TRINITY HOUSE
326 STATION ROAD
HARROW
Ward: GREENHILL
Postcode: HA1 2DR
Applicant: PREMIER WEALDSTONE REGENERATION LTD
Agent: DANDI LIVING LTD
Case Officer: TENDAI MUTASA
Expiry Date: 04/06/2018 (EXTENDED)

PURPOSE OF REPORT/PROPOSAL

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

Change of use of offices and non-residential institution use on the 1st floor (Use class B1/D1) to twenty room house of multiple occupancy with shared kitchen facilities and lounge (HMO) (Sui Generis)

The Planning Committee is asked to:

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report)

or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

- i) Prior to Occupation of the Development notify all prospective owners, residents, occupiers or tenants of the Units of the Development that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
- ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
- iii) Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement

RECOMMENDATION B

That if, by 24th August 2018 or such extended period as may be agreed in writing by the Divisional Director of Planning, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to **REFUSE** planning permission for the appropriate reason.

The proposed development in conjunction with the cumulative impact of development within the Harrow on the Hill Town Centre, in the absence of a legal agreement for the restriction of resident parking permits would result in a detrimental impact on the capacity and safety of the Highway network, would fail to comply with the requirements of Policies DM42 and DM50 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway, Policy AAP 19 of the Harrow and Wealdstone Area Action Plan (2013) and the Supplementary Planning Document: Planning Obligations (2013).

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide 20 residential accommodation/rooms. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). 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.

The layout of the units would provide high quality living space within a sustainable town centre location and the development would not adversely impact the amenities of surrounding occupiers or highway safety and convenience.

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

INFORMATION

This application is reported to Planning Committee as the proposed development creates more than 6 residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	E12 Minor Dwellings
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£10,500.00
Local CIL requirement:	£33,000.00

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 – Plans and Elevations

Appendix 4 – Site Photographs

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Trinity House, 326 Station Road, Harrow, HA1 2DR
Applicant	Premier Wealdstone Regeneration Ltd
Ward	Greenhill
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	0
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	0
	Cycle Parking Ratio	-
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Metropolitan Lines and closer at Harrow Wealdstone
	Bus Routes	Several Town Centre Buses
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	Double Yellow Lines at the front
	Previous CPZ Consultation (if not in a CPZ)	-
	Other on-street controls	Double/ Single yellow lines
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	Refuse storage will be located at the rear of the site

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the eastern side of Station Road, to the south of the junction with St. Ann's Road. The site is within the Harrow Metropolitan Centre and the ground floor of the site is within the primary retail frontage of the town centre.
- 1.2 The site extends to the service road to Platinum House to the rear and the building has a footprint just over half the size of the site with car parking and storage facilities to the rear.
- 1.3 The building is three-storey in height with a plant store on the southern side of the building which has the effect of adding an additional storey to part of the building. The building also has a single storey projection across the rear.
- 1.4 The building has a slightly curved 'convex' front elevation following the curve in the highway and the ground floor has a canopy over part of the footpath.
- 1.5 The ground floor of the building is separated into five commercial units and the two upper floors have a lawful use for B1 and D1 uses. The upper floors are accessed via a communal entrance area at the southern end of the building.
- 1.6 A public access way abuts the southern boundary of the site and leads to Platinum House and Lyon Road to the east of the site.
- 1.7 Beyond the public access way, the neighbouring building, No.328 Station Road is a pitched roof two and three-storey building with commercial use on the ground floors and residential uses above.
- 1.8 The neighbouring building to the north, No.322 Station Road is a two-storey pitched roof building with the upper floor set back from the ground floor building lines. This property has a lawful use as Financial and Professional Services (Use Class A2).
- 1.9 The eastern side of the highway features a mix of different building types and heights, varying from two to three storeys in scale.
- 1.10 The western side of the highway has a more regular appearance and features building of three and four storeys in scale.

2.0 PROPOSAL

- 2.1 It is proposed to change the use of offices (Use class B1/D1) to twenty room house of multiple occupancy (HMO) (Sui Generis).

2.5 Each of the units would have external amenity space and each of the units would have dual aspects to the west and east.

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/4635/17	Creation of third floor to accommodate 7 self-contained studio flats	Granted at Committee but still pending S106 Agreement.
P/2854/12	Creation of new third floor to provide four self-contained flats; external alterations [resident permit restricted]	Granted 26/12/2012
P/5005/17/PRIOR	CONVERSION OF SECOND FLOOR OF THE BUILDING: OFFICES (CLASS B1A) TO 22 SELF-CONTAINED FLATS (CLASS C3) (PRIOR APPROVAL OF TRANSPORT & HIGHWAYS IMPACTS OF THE DEVELOPMENT, CONTAMINATION AND FLOODING RISKS ON THE SITE AND IMPACTS OF NOISE FROM COMMERCIAL PREMISES ON THE INTENDED OCCUPIERS OF THE DEVELOPMENT) [NOTE: AMENDED DESCRIPTION]	Granted
P/0730/09	CHANGE OF USE OF FIRST AND SECOND FLOORS FROM B1 USE TO FLEXIBLE B1 (BUSINESS) AND D1 (NON RESIDENTIAL INSTITUTIONS) USE	Granted: 03 July 2009
P/1091/12	CHANGE OF USE FROM RETAIL (CLASS A1) TO FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2)	Refused: 15 June 2012

3.2 Revisions to previous application

N/A

3.3 Revisions to this application

N/A

4 CONSULTATION

4.1 A total of 118 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 11th May 2018.

4.3 Adjoining Properties

Number of letters Sent	118
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.4 1 objection was received

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

Details of Representation	Summary of Comments	Officer Comments
Freeholder consultation	Freeholder has not received consultation under certificate B. Also the plans are not clear which floor the application relates to.	This was communicated with the applicant who said they had done this and were happy to do it again The submitted plans are clear in that the application relates to the first floor and a new reception area at ground floor.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Waste Officer
LBH Highways Officer
Metropolitan Police Secure by Design

4.8 Internal Consultation and External Consultations

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

Consultee	Summary of Comments	Officer Comments
LBH Waste Management	No comments received	N/A
Highways	No objections however, a s106 for permit restriction is required.	Due to the location within an area of excellent public transport with a PTAL rating of 6a it is considered that a car free development would be acceptable.
Metropolitan Police Secure by Design	Secure by Design principles have not been incorporated in the scheme	This is noted and will be secured by condition

5 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], the Draft London Plan (2017) 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 The Draft new London Plan was published on 29th November 2017. The current 2016 London Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions. It gains more weights as it moves through the process to adoption and the weight given to it is a matter for the decision maker. The Draft London Plan consultation takes place between 1 December 2017 and 2 March 2018, prior to Examination in Public in Autumn 2018 and that at this stage carries limited weight.

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.

5.6 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

Principle of Development
Regeneration
Design, Character and Appearance of the Area
Refuse and Servicing
Residential Amenity
Internal Layout
Impact on neighbouring properties
Traffic, Safety and Parking
Accessibility
Sustainability

6.2 Principle of Development

6.2.1 The National Planning Policy Framework sets out a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three tenets of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements continues to advocate that new development should firstly be directed towards previously developed land, recognising that “sustainable development” should make use of these resources first. The adopted Harrow Core Strategy 2012 sets out the spatial vision for the borough and along with the London Plan, identifies the Harrow and Wealdstone area and the corridor between these areas as an Intensification Area which should be the focus for regeneration, providing a significant portion of new development in the borough, including almost half of all new homes over the plan period. The Harrow and Wealdstone area has been identified as an Intensification Area in recognition of the ability of this area to

deliver the highest levels of “sustainable development” in terms of the available infrastructure and contribution that pooled resources can make to infrastructure in this area. The application site is located within the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and The London Plan (2016). The detailed area plan is set out in the adopted Harrow and Wealdstone Area Action Plan (AAP) (2013) and therefore any redevelopment and changes of use proposed within this area will be considered against the policies contained within the AAP alongside the adopted Development Management Policies Local Plan (DMP) (2013).

6.2.2 The application site has lawful uses on the ground floor of A1 and A2 uses with B1 and D1 lawful uses on the upper floors. The proposal to provide additional residential accommodation would be compatible with these lawful uses and would also represent an appropriate town centre use on the upper floors of the building. The development would take place on previously developed land which, subject to appropriate impacts on the character and appearance of the area which are considered further below, is also supported by adopted policy, providing more effective and efficient use of land.

6.2.3 Policy DM30 of the DMP (2013) provides requirements for the proposals that result in the creation of properties into houses of multiple occupation. Specifically, it requires that a) there is good accessibility to local amenities and public transport; b) they accord with Accessible Homes Standards and provide satisfactory living conditions for the intended occupiers; and c) there will be no adverse impact on the amenity of the occupiers of neighbouring properties of the character of the area. The proposed development would provide a driver for future investment in the town centre and would accord with the strategic aims of the Core Strategy in enhancing the vibrancy of the area and contribute towards the housing targets for the borough identified within the development plan.

6.2.4 It is noted that the loss of the flexible B1 /D1 uses on the first floor were already accepted by the Council under planning permission P/2467/13 which granted permission to C3 use. Further, recent planning permissions P/4635/17 and prior approval P/5005/17/PRIOR were granted for the creation of an additional floor to accommodate a total of 29 flats and as such it is considered that the principle of extending the building and provision of flats is already established and there has been no major policy change. On this basis, the proposal to develop this site is considered to be acceptable in principle. Accordingly, it is considered that the proposed development would accord with the strategic spatial strategy for the borough outlined in the Core Strategy in providing additional housing in the borough within a highly sustainable location and encouraging investment in the Harrow and Wealdstone Intensification Area [HWIA] and Harrow town centre, in accordance with policies 3.4 and 3.8 of The London Plan 2016, policies CS1.A and CS2.C of the Harrow Core Strategy 2012, policy DM1 of the Development Management Policies Local Plan (2013), and policy AAP1 of the emerging Harrow and Wealdstone Area Action Plan Development Plan Document [AAP].

6.3 Regeneration

- 6.3.1 The proposed development of the site would provide investment in the Harrow Metropolitan Centre and would contribute towards the identified development plan housing delivery targets.
- 6.3.2 The layout of the units would provide high quality living space within a sustainable town centre location and the development would not adversely affect the amenities of surrounding occupiers or highway safety and convenience.

6.4 Design, Character and Appearance 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 the 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 Policy DM1 of the DMP gives advice that "all development 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."
- 6.4.4 The site is located within Harrow Metropolitan Centre and within the primary retail shopping frontage of the town centre. The surrounding area has a strong urban character, without any significant coherence or commonality of design along the eastern side of Station Road, with the exception of the two-storey buildings further to the south of the application site. Buildings such as the Natwest Bank building, a Grade II Listed Building to the north-west of the site, and Platinum House and Signal House to the east of the site provide significant landmark buildings in the immediate area and the differences in form and design of these buildings is indicative of the variances in the built form in the locality. In close proximity to the site, these buildings nonetheless serve to contextualise the development site. The building on the application site itself also appears as a landmark building, given its scale in the context of the neighbouring two to three-storey scale buildings on the eastern side of Station Road and its close proximity to the eastern end of St. Ann's Road.
- 6.4.5 The subject application seeks to retain the existing structure albeit with minor internal alterations to allow the functionality of residential units. These changes would involve changing the access arrangements and windows where appropriate. In this regard it is considered that the proposed minor external alterations are considered not to harm the appearance of the existing building and the surrounding residential area.

6.4.6 In light of this it is considered that due to the modest alterations the proposals would therefore achieve an appropriate standard of design and would thereby achieve the aspirations set out under policies 7.4B, and 7.6B of The London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies Local Plan (2013) which seek to achieve a high standard of design in all development proposals.

6.5 Public Realm

6.5.1 No extensions are proposed and it is considered that the change of use to the existing building would not have any adverse impacts upon the character of the area, the development will nonetheless derive its setting from a high quality public realm adjacent to the site and within Harrow town centre from which residential occupiers will benefit. The alleyway adjacent to the site will lead residents from the Town Center to the rear of the site. The upgrading of this public realm adjacent to and around the site will require significant investment of public resources and the Council have put in place projects for the improvement of the public realm in the town centre. It is noted that a financial contribution towards investment in the public realm has already been sought from a previous scheme.

6.6 Refuse and Servicing

6.6.1 Within the approved application it was proposed that a refuse storage area is located to the rear of the site adjacent to the car parking area. The refuse store was accessible externally by residents and had doors which remained locked at all times when not in use. Harrow Council's 'Code of Practice for the Storage and collection of Refuse and Materials for recycling in domestic properties', was consulted to determine the amount of space needed for the refuse room. Due to this, the size and layout of the proposed refuse storage shelter reflects the capacity required for this development and complies with Policy DM45 of the Development Management Plan policies. Within this application, no further details have been provided regarding the provision of waste storage or scale and appearance of the storage structure. The applicant has however submitted a Waste Management Plan combining other planning applications which are running concurrently with this application. It is considered that the site has sufficient space to accommodate bins storage therefore a condition of approval will require further details in this respect. This is to ensure that specific bin storage relating to this application is provided.

6.6.2 In conclusion, the proposed development would provide a good quality development on the site. The contemporary design of the building would add positively to the built form, setting out a high quality contemporary design that other developments in the town centre will set as a standard. It is considered that the development proposal does not detract from the design within the recently approved applications and would accord with policies 7.4.B and 7.6.B of the London Plan 2016, policy CS1.B of The Harrow Core Strategy 2012 and policy DM1 of the Development Management Policies Local Plan 2013.

7.0 Residential Amenity

Residential Amenity of Future Occupiers

- 7.1.1 Policy 7.6B, subsection D, of The London Plan (2016) 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.
- 7.1.2 Policy DM1 of the DMP seeks to ensure that “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 the development, will be resisted”.
- 7.1.3 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people’s needs.
- 7.1.4 The impact on neighbour amenity was accepted under the previously approved applications and as such it is considered that this application would not be significantly different from the approved. No new extensions are proposed.
- 7.1.5 The proposal features the formation of a 20 room HMO. In line with London Plan Minimum Space Standards, which is a minimum of 8sqm for a single person bedroom and a minimum of 12sqm for a two person bedroom, the proposal features 20 x one person rooms. This results in a potential of 20 occupiers within 20 rooms. As a result, the proposed development increase residential activity on the site, expressed through comings and goings taking into account the existing flats within the host building. Given the mixed character of the surrounding area, the location of the site within the town centre and the scale of the proposal, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. A noise report has been submitted with this application and the Environmental Health Team have been consulted but have not commented to the scheme. The noise report details how noise impacts will be minimised and as such it is considered that the measures are acceptable.
- 7.1.6 Due to the conversion of the application property and neighbouring properties to residential units under Prior Approval, it is considered that some degree of mutual overlooking currently exists between the properties. It is not considered that the addition residential units would result in an undue harm to the privacy of the adjoining occupiers over and above the current situation.
- 7.1.7 As such, it is considered that the proposed development would not adversely affect the amenities of any of the neighbouring occupiers, thereby according with policy 7.6.B of The London Plan 2016 and policy DM1 of the DMP.

7.2 Layout and Future Occupiers

- 7.2.1 Given that the development is HMO accommodation rather than self-contained private units, regards has been given to the standards provided within the London Plan Supplementary Planning Guidance, which requires the minimum area of a single bedroom to be 7.5sq.m, while a double or twin room should include a minimum area of 11.5sqm. In addition to this the Standards for Licensable Houses in Multiple Occupation requires that a single person unit (bedsit room) with kitchen facilities includes a minimum area of 13sqm. The site is located in a town centre location and the surrounding land uses would not adversely affect the amenities of the future occupiers of the units. All of the proposed residential units would be dual-aspect and would provide good levels of outlook from all of the habitable rooms
- 7.2.2 The proposal includes 4 shared kitchen areas and a shared lounge, measuring 62.60m². Each of the proposed units would meet and exceed the minimum space standards set out in the London Plan and Harrow's adopted SPD: Residential Design Guide 2010. The room sizes vary from a minimum floor space of 10.70sqm to 17sqm. The proposal does not include any outdoor amenity space. However, it is considered that this would be acceptable given the fact that the majority of flats in this Town Centre location do not have access to private amenity space. Notwithstanding this, the application site is within walking distance of recreation grounds (Located off Roxborough Road and Lowlands Road).
- 7.2.3 Given the above, it is considered that the development would have no significant adverse implications for host and neighbouring residential amenities, and would accord with policies 7.4B and 7.6B of The London Plan (2016), policies DM1 and DM30 of the DMP and the Council's adopted Supplementary Planning Document 'Residential Design Guide (2010)' in that respect.

7.3 Traffic, Safety and Parking

- 7.3.4 The development does not propose any car parking spaces within the site for use by the proposed residential units. It is considered that a car free development in this location is acceptable due to the Town Centre location. The Highway Authority have commented on the application and in recognition of the high PTAL level of the site of 6a, it is considered that a car free development will be acceptable. In order to encourage more sustainable modes of travel, a condition is attached requiring secure cycle spaces to be provided on site. In addition, and although unlikely, in order to ensure no adverse impact on the controlled parking areas in the locality, a S106 agreement and condition is attached to ensure no residents are eligible for on-street parking permits unless registered disabled.
- 7.3.5 Subject to a S106 agreement, it is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

8.0 Accessibility

- 8.1.1 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.
- 8.1.2 Policy CS1.K of the Harrow Core Strategy requires all new dwellings to comply with the requirements of Lifetime Homes. Supplementary Planning Document Accessible Homes 2010 (SPD) outlines the necessary criteria for a 'Lifetime Home'.
- 8.1.3 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.
- 8.1.4 No details have been submitted with this application to address the requirements of the above. However, it is considered that due to the scale of the proposed house in multiple occupation it will be unreasonable to expect the proposals to be accessible to all. This is a change of use application and as such it is not possible for it to be accessible to all.
- 8.1.7 Accordingly, it is considered that the proposed accommodation would be satisfactory and as such would comply with policy 3.5 of The London Plan (2016), standard 5.4.1 of the Housing SPG (2016).

9.0 CONCLUSION AND REASONS FOR APPROVAL

- 9.1 It is considered that the proposal would contribute to a strategically important part of the housing stock within the Borough and would make a positive contribution to the town centre environment, consistent with the regeneration aspirations of the opportunity area. The development would provide a good quality of accommodation for the occupiers of the property, whilst not unduly impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and is recommended for approval.
- 9.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.
- 9.3 The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: Design and Access Statement dated March 2018, Operation Management Plan dated March 2018; Environmental Impact Statement, Travel Plan, Waste Management Plan, Flood Risk Assessment, Noise Report; (802/001, 802 102, 802 103, 802 104, 802 104, 802 105, 801 103, 802/002, 802/003, 8002 004; 802 005; 802 006; 802/009, 802/008, 802/007, 803/105, (All Rev A)

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

3. Refuse storage

The refuse bins shall be stored at all times in the designated refuse storage area, as shown on the approved drawing plans.

REASON: To and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

4. Communal Facilities for Television Reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. 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 relevant phase 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: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

5. Building appearance

Notwithstanding the approved plans, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the building shall not be installed unless the details are submitted to and approved in writing before the commencement of the relevant works. The works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that plant or equipment that may be required on the exterior of the building preserves the highest standards of architecture and materials

6. Secure by design

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.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2012)

The London Plan 2016

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
3.9 Mixed and balanced communities
5.3 Sustainable Design and Construction
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture

The Draft London Plan (2017):

Policy D1 London's form and characteristics
Policy D2 Delivering Good Design
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards

Policy D5 Accessible Housing
Policy H2 Small Sites
Policy H12 Housing Size Mix
Policy SI13 Sustainable Drainage
Policy T3 Transport Capacity, Connectivity and Safeguarding
Policy T4 Assessing and mitigating Transport Impacts
Policy T5 Cycling
Policy T6 Car Parking
Policy 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
DM 9 - Managing Flood Risk Policy
DM 10 – On Site Water Management and Surface Water Attenuation
Policy DM 11 – Protection and Enhancement of River Corridors and Watercourses
Policy DM 12 – Sustainable Design and Layout
Policy DM 24 – Housing Mix
Policy DM 27 – Amenity Space Policy
Policy DM 30 – Large House in Multiple Occupation
Policy DM 42 – Parking Standards
Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Harrow and Wealdstone Area Action Plan (2013)

Policies AAP1, AAP4, AAP7, and AAP 19

Relevant Supplementary Documents

Supplementary Planning Document: Sustainable Building Design (2010)
Supplementary Planning Document: Garden Land Development (2013)
The London Plan Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings
Harrow Council HMO Standards (2016)

2. 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.

3. 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

4. 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.

5. London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £10,500.00 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 £10,500.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 300sqm

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

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

6. Harrow Council CIL Charges

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: £33,000.00

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 contribution for this development is £33,000.00

7. Site notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

8. Street 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



APPENDIX 3: PLANS AND ELEVATIONS

Existing site plan

PROJECT DESCRIPTION
TRINITY HOUSE, HARROW
LOCAL AUTHORITY
London Borough of Harrow

PHASE OF PROJECT
Date: May 2017
STATUS:
P L A N N I N G

PROJECT TITLE
TRINITY HOUSE
PROJECT ADDRESS
324-326 STATION RD HARROW HA1 2DR

DRAWING TITLE
SITE PLAN AS EXISTING
DRAWINGS SCALE
1:500 @ A3
DRAWINGS NUMBER
802 / 001

A



SITE PLAN AS EXISTING

SCALE:
0 5.0 10.0 20.0

Proposed site plan

PROJECT DESCRIPTION
TRINITY HOUSE, HARROW
LOCAL AUTHORITY
London Borough of Harrow

PHASE OF PROJECT
Date: Sep 2017
STATUS:
P L A N N I N G

PROJECT TITLE
TRINITY HOUSE
PROJECT ADDRESS
324-326 STATION RD HARROW HA1 2DR

DRAWING TITLE
GROUND FLOOR AS PROPOSED
DRAWINGS SCALE
1:500 @ A3
DRAWINGS NUMBER
803 / 103

A

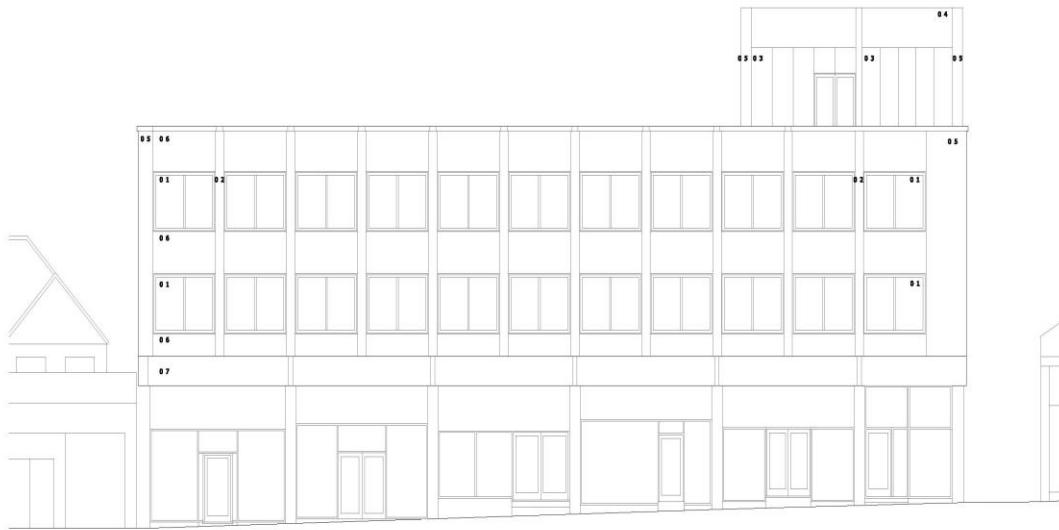


PROPOSED GROUND FLOOR PLAN
GIA GR FLOOR= 4246.71/43246.75.

SCALE:
0 5.0 10.0 20.0

Front Elevation Existing Plans

FRONT ELEVATION AS EXISTING

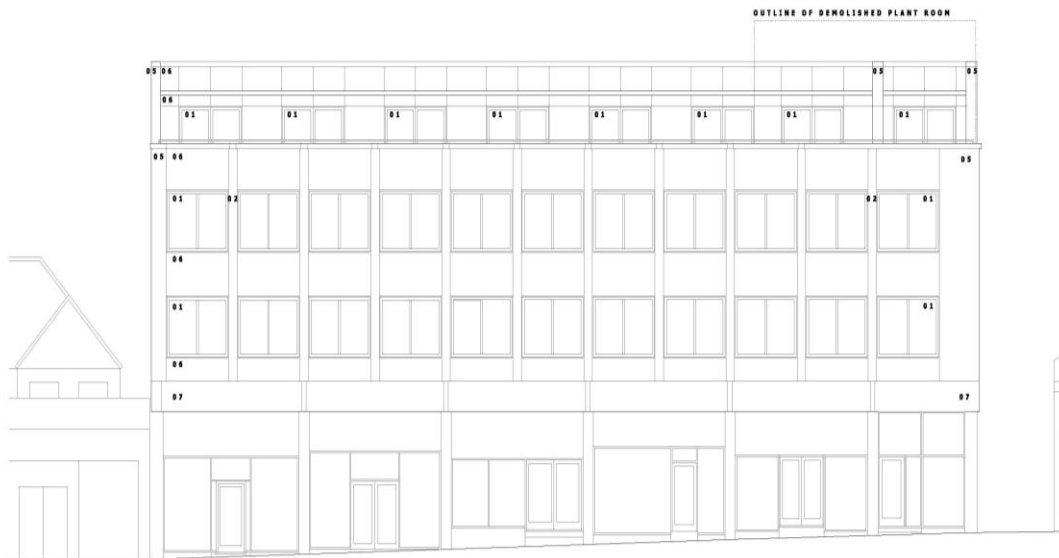


- 01 POWDER COATED METAL WINDOWS (DARK GREY)
- 02 STEEL STRUCTURE (DARK GREY)
- 03 TRANSLUCENT GLASS WALL PANEL
- 04 LEAD FLASHING
- 05 BUFF BRICK
- 06 GLAZED COLOUR PANEL (BROWN BRONZE)
- 07 RENDER CANOPY (BROWN)

SCALE:
0 1.0 2.0 3.0

Proposed Elevation

FRONT ELEVATION AS EXISTING

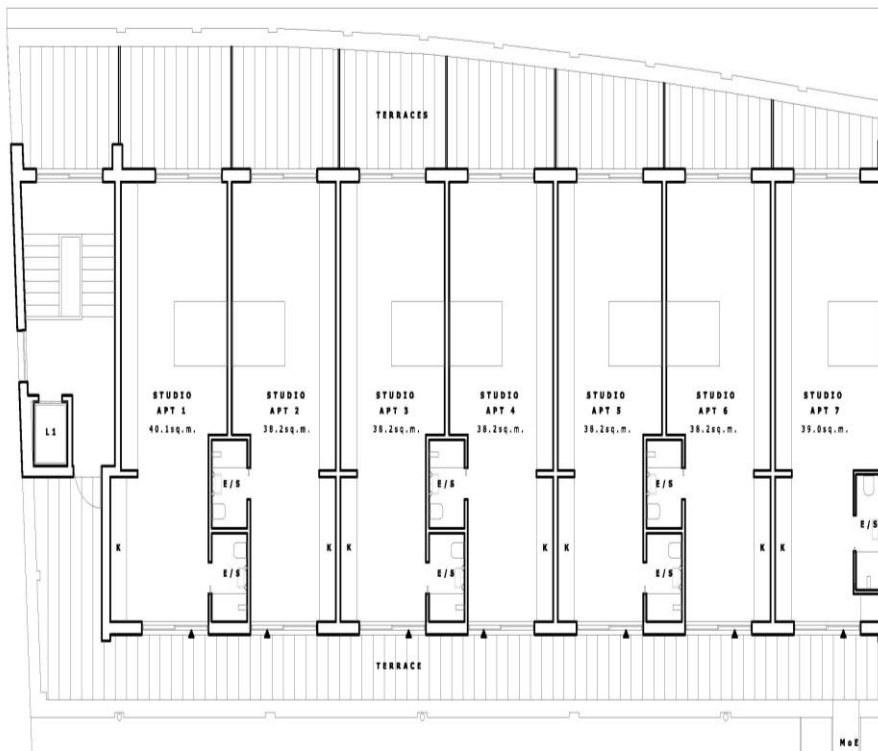


SCALE:
0 1.0 2.0 3.0

Existing Plan

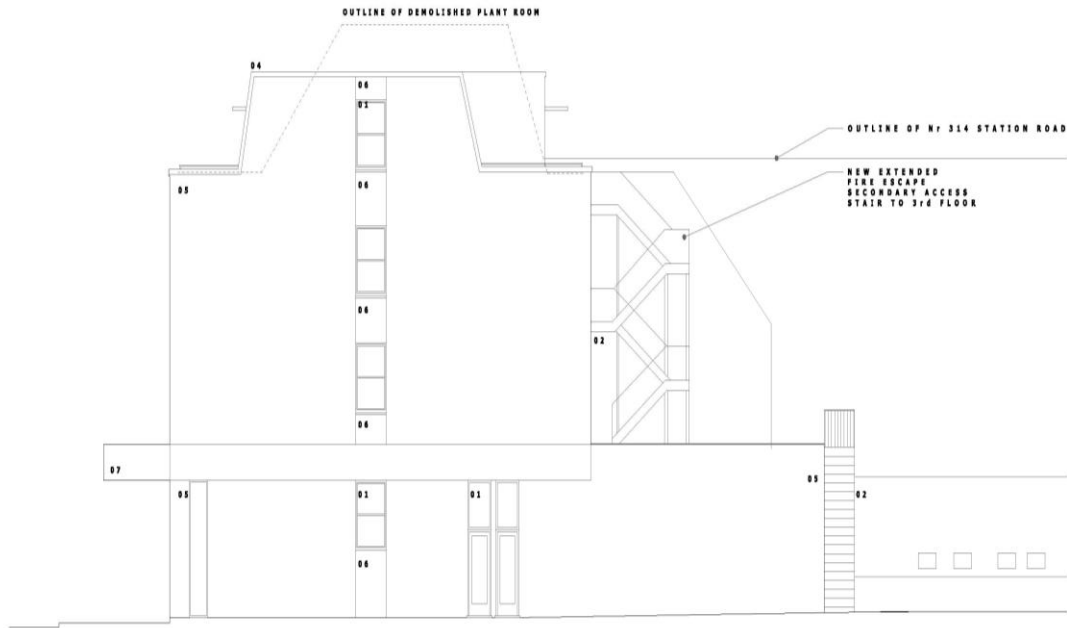


Proposed plan



Side elevation

SIDE ELEVATION AS PROPOSED



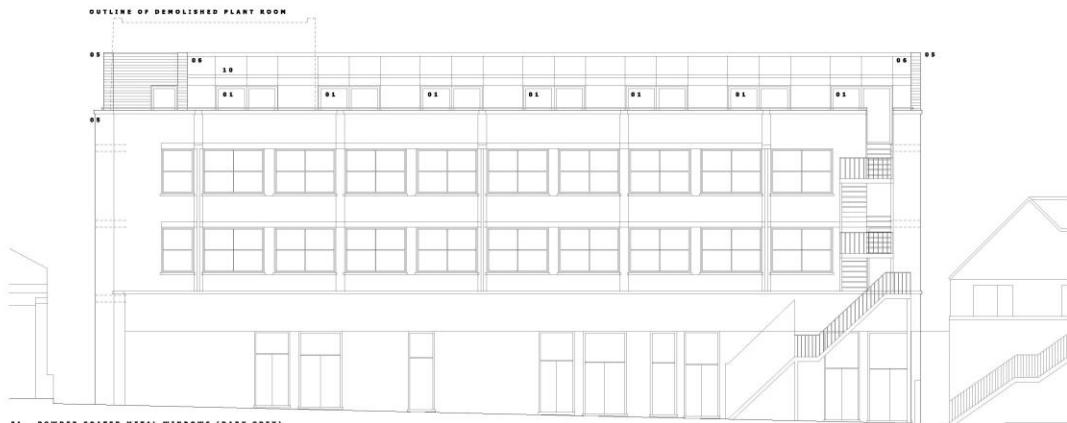
Rear Elevation

PROJECT DESCRIPTION
TRINITY HOUSE, HARROW
LOCAL AUTHORITY
London Borough of Harrow

PHASE OF PROJECT
Date: May 2017
PROJECT TITLE
TRINITY HOUSE
STATUS:
P L A N N I N G
PROJECT ADDRESS
324-326 STATION RD HARROW HA1 2DR

DRAWING TITLE
REAR ELEVATION
AS PROPOSED
DRAWINGS SCALE
1:100 @ A3
DRAWINGS NUMBER
003/009
REV
A

FRONT ELEVATION AS EXISTING



- 01 POWDER COATED METAL WINDOWS (DARK GREY)
- 02 PAINTED METAL STAIR (BLACK)
- 03 TRANSLUCENT GLASS WALL PANEL
- 04 LEAD FLASHING
- 05 BUFF BRICK
- 06 GLAZED COLOUR PANEL (BROWN BRONZE)
- 07 KENNER CANOPY (BROWN)
- 08 PAINTED METAL COP (BROWN)
- 09 POWDERCOATED METAL PANEL (DARK GREY)
- 10 BRASS SOLEIL TO TOP FLOOR IN PPC STEEL

SCALE:
0 1.0 2.0 3.0

APPENDIX 4: Site Photographs
Front Elevation



Rear Elevation





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