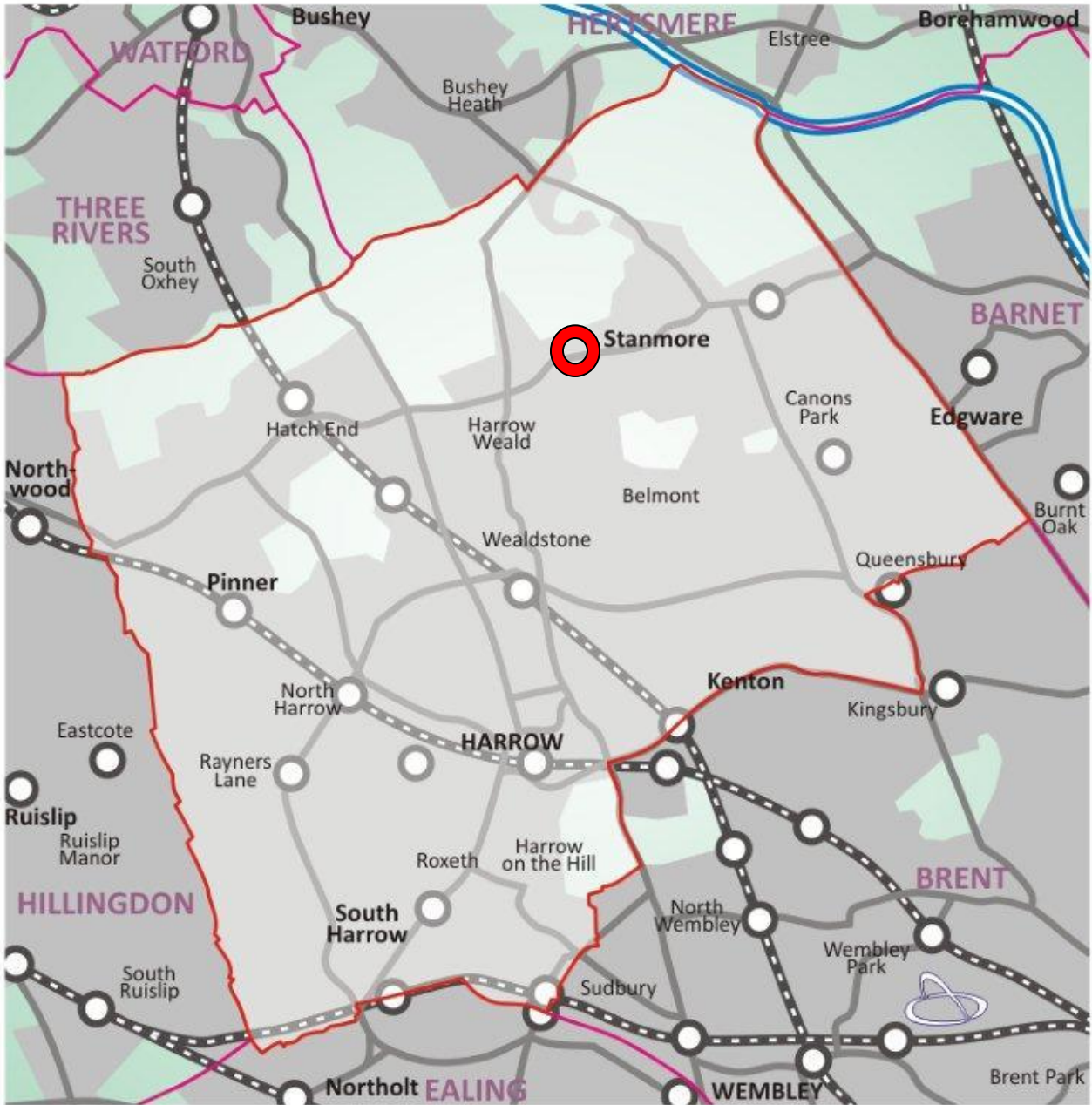
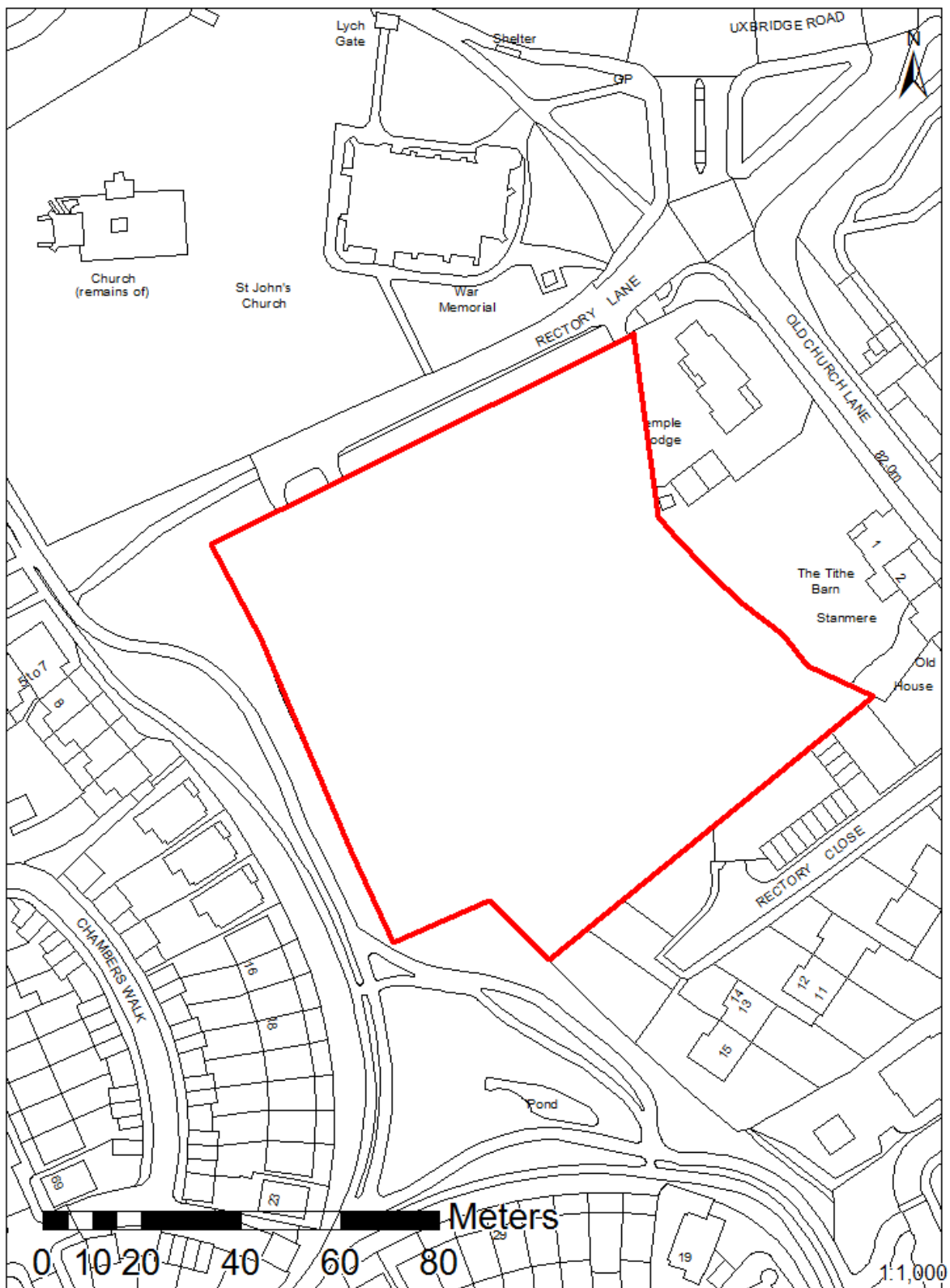


 = application site



Wolstenholme, Rectory Lane, Stanmore, HA7 4AQ	P/5758/17
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Wolstenholme Rectory Lane HA7 4AQ



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th September 2018

Application Number: P/5758/17
Validate Date: 19TH JANUARY 2018
Location: WOLSTENHOLME, RECTORY LANE, STANMORE,
HA& 4AQ
Ward: STANMORE PARK
Postcode: HA7 4AQ
Applicant: HARROW CHURCHES HOUSING ASSOCIATION
Agent: STUDIOAITKEN
Case Officer: NICOLA RANKIN
Expiry Date: 22ND MARCH 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 2 x 3 storey buildings (one with a lower ground level) comprising of 59 Extra care home flats (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces (demolition of existing buildings)

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, expiry of the advertisement for departure of development plan and authority being delegated to the Interim Chief Planning Officer 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:

Affordable Housing

- Provision of 100% affordable housing to be retained in perpetuity (social rented)
- Harrow Churches Housing Association shall enter into a nominations agreement with the Council in order to ensure that suitable applicants from the Council's own waiting list can benefit from these proposals.
- 10% of affordable homes to be constructed as wheelchair homes.

Occupation Restrictions

- All persons aged 65 and over (with the exception of the wheelchair accessible flats)
- Potential residents must undergo and pass a professional care assessment carried out by an appropriately qualified professional.
- All residents within the development must sign up to a minimum of four hours care per week.

Transport and Highways

- A revised Travel Plan to be submitted to the Council prior to the first occupation of the building. The survey must be compliant with TfL's ATTrBuTE assessment criteria. Surveys should have a response rate of at least 90%, otherwise the survey may need to be conducted again at the developer's expense.
- A travel plan bond of £10,000 will be required to secure the implementation of all measures specified in the revised TP. In addition a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site.
- Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.

Employment and Training

- The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan. The developer to implement the agreed Plan.
- The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.

Sustainability

- A financial contribution of £68, 538 towards carbon offsetting measures.

Legal Costs, Administration and Monitoring

- A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation (equivalent to 5% of the overall financial contribution) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 14th January 2019, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2018), policies 3.11, 3.13, 5.2, 6.3, 6.9 and 6.10 of The London Plan (2016), Core Strategy (2012) policy CS1 and policies DM 1, DM 12, DM 42, DM 43 and DM 50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

REASON FOR THE RECOMMENDATIONS

The existing Wolstenholme site is no longer adaptable or able to meet current demands for Extra Care housing. The provision of replacement Extra Care housing on this site would accord with the site allocations DPD. The overall combined comprehensive redevelopment of the Rectory and Wolstenholme sites would assist in the delivery of 100% affordable Extra Care housing for which there is a demonstrable need. The Council's Conservation officer has identified less than substantial harm to the Old Church Lane Conservation Area and heritage assets, largely as a result of the scale of the building on the Rectory site and this is fully acknowledged. However, although some harm is identified to the surrounding designated heritage assets and the Council's spatial growth strategy, the applicants have robustly demonstrated that the development would not be financially viable if the number of residential units on the Rectory Site were reduced. Furthermore, the application is supported by a sequential analysis which demonstrates no other suitable sites could be identified over a two year period within the borough. The scheme is inextricably linked to the existing community within the existing Wolstenholme building which could be maintained and enhanced providing important social benefits. Having regard to these factors and in the context of only one other affordable extra care housing scheme in the London Borough of Harrow, when viewed against the background of considerable identified growing demand for this housing type, the proposal is considered to provide a significant public benefit in the form of 100% Extra Care affordable housing which would outweigh the less than substantial harm to the designated heritage assets and the Council's Spatial strategy. The development is within a sustainable location and the design reflects and responds to the conservation area sensitivities. Additionally, it has been found that there would be no detrimental impacts on the amenity of surrounding neighbouring occupiers or any adverse highways impacts arising from the development. The development would result in landscape and ecological enhancements and would contribute towards the strategic objectives of reducing carbon reductions in the borough.

INFORMATION

This application is reported to Planning Committee as it is a Major Development and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Major Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	3857 x 35 = £134,995
Local CIL requirement:	3857 x 110 = £424,270

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan (2016) 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.

Environmental Impact Assessment

The proposals comprising the current planning application have been the subject of a screening opinion in accordance with the Town and Country (Environmental Impact Assessment) Regulations 2017. Officer's consideration of the Environmental Effects of the development was that in this case an Environmental Statement was not required as the development does not constitute EIA development.

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

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Wolstenholme, Rectory Lane, Stanmore, HA& 4AQ
Applicant	Ms Nicola Hartley
Ward	Stanmore Park
Local Plan allocation	H13
Conservation Area	Adjacent to Old Church Lane Conservation Area
Listed Building	N/A
Setting of Listed Building	Opposite St John the Evangelist & Old Stanmore Church both Grade II* listed
Building of Local Interest	Boundary wall to east locally listed
Tree Preservation Order	Individual TPOs. Trees protected by reason of their siting in the conservation area.
Other	Adjacent Designated Open Space Adjacent to a Green Chain Protected Views Restricted Corridor: Country Park at Wood Farm Protected Views Setting Corridor: Country Park at Wood Farm

Housing		
Density	Proposed Density hr/ha	
	Proposed Density u/ph	66
	PTAL	2
	London Plan Density Range	50 -90 units for a suburban site
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	55
	2 bed (no. / %)	4
	3 bed (no. / %)	
	4 bed (no. / %)	
	Overall % of Affordable Housing	100%
	Social Rent (no. / %)	100%
	Intermediate (no. / %)	
	Private (no. / %)	
	Commuted Sum	
	Comply with London Housing SPG?	
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes	

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Sheltered Care Home and Dwellinghouse
	Existing Use Class(es) sqm	Class C2 and Class C3
Proposed Use(s)	Proposed Use / Operator	Extra Care Housing Accommodation / Harrow Churches Housing Association
	Proposed Use Class(es) sqm	Class C3
Employment	Existing number of jobs	3 full time and 5 part time
	Proposed number of jobs	5 full time and 10 part time

Transportation		
Car parking	No. Existing Car Parking spaces	16
	No. Proposed Car Parking spaces	16 (6 disabled and 10 parking bays)
	Proposed Parking Ratio	0.27
Cycle Parking	No. Existing Cycle Parking spaces	
	No. Proposed Cycle Parking spaces	4
	Cycle Parking Ratio	0.06
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Stanmore London underground Station approximately 1150 metres away. (jubilee line services)
	Bus Routes	Routes 142, 324, 340 and H12 within 500 metres of the site.

Parking Controls	Controlled Parking Zone?	No. However, the site is within close proximity to CPZ B with parking restrictions enforced Monday to Friday 3-4pm
	CPZ Hours	n/a
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	Single and double yellow lines on some of the roads immediately around the site
Parking Stress	Area/streets of parking stress survey	Cherechefelle Mews Church Road Elm Park Green Lane Lady Ashford Avenue Old Church Lane Pynnacles Close Rectory Close Rectory Lane Tudor Wells Close Uxbridge Road William Drive
	Dates/times of parking stress survey	12 th July 2017 between the hours of 0700 to 1000 and 1500 to 1900
	Summary of results of survey	AM Peak period (0700 to 1000) average parking stress of 69% with parking opportunities for 21 vehicles PM peak period (1500 to 1900) average parking stress of 66% with parking opportunity for 23 spaces
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	On Street from Rectory Lane

Sustainability / Energy	
BREEAM Rating	n/a
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	PV Panels

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site relates to an irregular shaped plot of land which measures 0.884 ha in area, located on the south side of Rectory Lane , a short 'cul de sac' that connects with the main Uxbridge Road to the north. The site comprises both the Wolstenholme (0.25 ha) and the Rectory Sites (0.634 ha).
- 1.2 Wolstenholme is an existing sheltered housing scheme providing a total of 31 flats, comprising 20 studio flats, 10 x 1b flats and 1 x 2 b flats. It comprises a three storey converted and extended Edwardian House with a substantial two storey rear wing of linear form that was added in the 1970s.
- 1.3 The Rectory is a 1960s two storey family house set in extensive grounds, formerly used as accommodation for clergy associated with the local Anglican parish church of St John.
- 1.4 The Rectory site lies within the Old Church Lane Conservation Area, whilst Wolstenholme lies immediately adjacent to the Conservation Areas western boundary. St Johns and Old Stanmore Church on the other side of Rectory Lane to the north are Grade II* listed buildings. The Conservation Area is characterised by large and loosely arranged buildings set within or alongside spacious grounds, contrasted by fine grain, richly detailed 'ribbon' development that flanks part of Old Church Lane.
- 1.5 Old Church Lane lies to the east of the application site where there are several Grade II listed structures including Church House Cottage and the converted Tithe barn (originally dating from the 15C). Both the wall fronting Old Church Lane running from the north-west corner of Tithe Barn and along Rectory Lane and the wall to Bernays Gardens to the north east of the application site are also Grade II listed.
- 1.6 Beyond the southern boundary of the site is Rectory Close which contains newer residential development (1958). Beyond the western boundary of the application site is a relatively dense suburban housing estate on the site of a former RAF site. The western boundary and part of the sites southern and northern boundaries abuts designated open space.
- 1.7 The existing Wolstenhome site is allocated in the Councils Site Allocations DPD (2013) to provide replacement sheltered housing (H13).
- 1.8 Both Wolstenholme and the Rectory Site have vehicular and pedestrian access off Rectory lane, which is a short 'dead end' road for vehicles but an important pedestrian route connecting the residential neighbourhood to the east (around Lady Aylesford Avenue) of Old Church Lane and Stanmore Town Centre beyond. There is currently no physical connection between the two distinct parts of the sites and both parts are independently accessed from Rectory Road, for both pedestrians and vehicles.

- 1.9 Part of the application site towards the North West lies within the protected view corridor between Stanmore Country Park and Harrow on the Hill. The entire application site lies within the wider protected views setting corridor for this view.
- 1.10 There is dense mature tree cover both within the site and to the boundaries of the site. The application site has a pronounced slope from north to south, with a significant level change of up to 2 metres.
- 1.11 St Johns Church yard is designated as a Site of Local Importance for Nature Conservation.
- 1.12 The site is located in a predominantly residential area close to Stanmore town centre which is approximately 134 metres to the north east. Stanmore underground station is approximately 10 to 15 minutes' walk away.

2.0 PROPOSAL

- 2.1 The proposal is for redevelopment of the site, comprising 2 x 3 storey buildings (one with lower ground level) accommodating 59 (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces. The existing Wolstenholme buildings and rectory building would be demolished.
- 2.2 The proposed Wolstenholme building on the western part of the site would be 3 storeys with a lower ground floor. The building would be orientated north south and would span a maximum distance of 75 metres. The building would have a pitched gable roof design with a red clay tile finish. The external wall would be comprised of red facing brick work and powder coated aluminium windows, doors and balconies.
- 2.3 The proposed building on the Rectory part of the site would be two and a half storeys. The building would be orientated north south and would span a maximum distance of 50 metres. The third floor of this building would be partially contained within the roof form. The external finishes of this building would be the same as proposed for Wolstenholme.
- 2.4 57 flats are proposed for extra care social rent for older people as well as 2 x 1 bed general needs wheelchair flats which is also designated for social rented accommodation.
- 2.5 The site has been designed as a unified entity although in a manner whereby it can be built out in a phased programme and would be read as two separate buildings with shared landscape and streetscape. It is proposed that the initial phase of development would take place within the Rectory part of the site in order to decant the existing residents of adjacent existing Wolstenholme complex into the new building, and then redevelop the Wolstenholme part of the site.
- 2.6 The proposed buildings would be connected by a single storey glazed pedestrian walkway to enable the sharing of facilities, enhance the potential for social

interaction between all residents and for the functional ease and efficiency of care workers and other staff. The proposed single storey link building would be approximately 33 metres in depth.

2.7 The proposal would include a range on ancillary spaces including office, laundry and care facilities together with a large centrally positioned communal sitting room.

2.8 The proposed accommodation would be configured as follows:

Wolstenholme Configuration 33 flats plus ancillary space	
Lower Ground	6 extra care flats comprising 5 x 1b and 1 x 2b
Ground Floor	7 extra care flats comprising 5 x 1 b and 1 x 2b; 1 x 1 b wheelchair accessible general needs flat for social rent; refuse, cycle and electric buggy stores, guest room, meeting/activity room; laundry
First Floor	10 extra care flats comprising 9 x 1b and 1 x 2b
Second Floor	10 extra care flats comprising 9 x 1b and 1 x 2b
Rectory Configuration 26 flats plus ancillary spaces configured as follows:	
Ground Floor	6 extra care flats comprising 5 x 1b and 1 x 1b wheelchair accessible general needs flat for social rent; communal sitting room, 2 offices, plant room, 2 communal WCs
First Floor	10 x 1b extra care flats
Second Floor	10 x 1b extra care flats

- 2.9 There are 16 car parking spaces proposed including 6 wheelchair accessible spaces. 10 of the parking space are accessed via the western entrance into the site in the same location as the existing Wolstenholme building. A further 6 spaces are accessed via the eastern entrance into the site, the existing entrance to the current Rectory building.
- 2.10 A cycle store room is proposed which is accessed directly from the external space and which will securely accommodate storage for 4 bicycles.
- 2.11 A further larger internal room will provide storage for 18 electric buggies. This is accessed via the communal entrance area within the western building (formerly Wolstenholme) on the site.
- 2.12 Refuse facilities are proposed to be located to the ground floor adjacent to the new Wolstenholme building.
- 2.13 A small electricity sub station, required to power the development, would be located within the entrance/parking area to the Rectory part of the site as well as a small plant building located deeper into the site.
- 2.14 The following revisions and additional information has been received by the Local Planning Authority following the original submission of the planning application:
- Amendment to the height of the proposed building on the Rectory site so that the third storey would be partially contained within the roof form
 - Amendments to the roof and eaves treatment to reduce the scale of the building and introduce elements with a direct reference to the surrounding historic buildings.
 - Amendments in the application of external materials to reduce the perceived height and scale of the building
 - Relocation of
 - two raised terraces and one flight of garden steps to ensure that the root protection areas of the nearby trees are avoided.
 - As agreed at a meeting on the application site held on 18th April, attended by LBH Tree and Landscape officers, amendments to the Landscaping design to remove paths and seating from within the root protection areas of mature and veteran trees.
 - Update of tree planting and removal proposals.
 - Additional information supporting the housing need.
 - Supporting viability information
 - Additional biodiversity surveys and reports
 - Site sequential analysis

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for the Wolstenholme site.

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

Ref no.	Description	Status and date of decision
HAR/14249	Erection of Rectory and Garage	Granted 16 th July 1958

4.0 **CONSULTATION**

4.1 A Site Notice was erected on 15th February 2018 expiring on 9th March 2018.

4.2 Press Notice was advertised in the Harrow Times on the 25th January 2018 expiring on 16th February 2018.

4.3 The application was advertised for the following reasons:

- Major application.
- Character of Conservation Area
- Setting of a Listed Building
- Departure from Development Plan (Please note the advertisement for departure will expire on 4th October)

4.4 A total of 152 consultation letters were sent to neighbouring properties regarding this application.

4.5 The overall public consultation period expired on 8th March 2018.

4.6 Adjoining Properties

Number of letters Sent	152
Number of Responses Received	10
Number in Support	2
Number of Objections (including petition from the residents of Rectory Close with 6 signatures)	7
Number of other Representations (neither objecting or supporting)	1

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

Summary of Comments	Officer Comments
<p><u>Residential Amenity</u></p> <ul style="list-style-type: none"> • The proposed development would be much taller and closer to our properties and with the additional floor it would have an adverse effect on privacy and the ambience of the neighbourhood which is very quiet and private. • The balconies on the east side of the building would result in overlooking and loss of privacy. 	<p>This is discussed in section 6.4.1 to 6.4.11.</p>
<p><u>Construction Process</u></p> <ul style="list-style-type: none"> • The dirt and dust would pollute the air and therefore affect our everyday lives. We would like to be assured that the appropriate action would be taken to keep this to absolute minimum. • We would like assurances that the days and times of the building work would be reasonably restricted in order to ease the disruption of the considerable noise that would affect us. • We would like to see hoardings erected on the southern boundary of the site to prevent unwanted viewing of our properties and in order to maintain our security, safety and privacy. 	<p>Noted. A condition is attached requiring details of construction management and site hoardings. An informative is attached reminding the application of the Considerate Code of Conduct for construction which outlines acceptable working hours for contractors to adhere to.</p>
<p><u>Supporting Comments:</u></p> <ul style="list-style-type: none"> • Having viewed the plans and considered the planning application, my PCC is supportive of the proposed scheme. • I wholeheartedly support it as it will provide accommodation for the elderly and for those who need sheltered housing. • It will be very convenient for shops and transport for those not able to walk too far. 	<p>Noted.</p>

4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

LBH Highways
LBH Planning Policy
LBH Conservation Officer
LBH Tree Officer
LBH Social Services (Head of Care Management)
LBH Enabling Project Officer
LBH Drainage

4.10 External Consultation

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

Consultee	Summary of Comments	Officer Comments
Arboricultural Officer	No objections.	Noted. Issues regarding trees are considered under paragraph 6.3.27 to 6.3.31.
LBH Landscape Architect	The revisions made on the HCHA, Rectory Lane, Stanmore, Landscape General Arrangement Plan, HCH-REC_HTA-L_DR_0900 rev E are as discussed and agreed on site and are acceptable.	Noted. Landscape issues regarding trees are considered under paragraph 6.3.27 to 6.3.31.
LBH Highways	No objections, subject to securing a Travel Plan and a car park management plan as a condition of the planning consent.	Noted. Refer to sections 6.5.1 to 6.5.17 of the report.
LBH Travel Plan Officer	<p>Wolstenholme Travel Plan Comments</p> <p>6.21 The TPC should be familiar with the application process for free travel and offer assistance to those residents wanting to apply</p> <p>6.21 – Offer pedometers and other incentives for residents to encourage walking</p> <p>6.21 – Offer advice on safe walking routes</p> <p>6.21 – Please also consider promotion of active travel to coincide with national campaigns such as National Walking Month (May) or National Bike Week (June).</p> <p>6.22 – Travel Plan residents should be made aware of the Travel Plan objectives and targets prior to occupation</p> <p>7.1 – Final targets will be agreed with Harrow Council following the baseline survey, to be completed in 6 months or at 75% occupied, whichever comes first. Surveys should have a response rate of at least 90%. Targets will be reviewed with the LB Harrow at years 3 and 5.</p> <p>7.4 – Progress reports against the action plan should be submitted to Harrow Council in year 2 and 4.</p> <p>Action Plan – Travel Plan Co-ordinator should notify the Travel Planners at Harrow</p>	Noted. Please refer to paragraph 6.5.16. Planning obligations are recommended to secure a final TP, monitoring fee and TP bond outlined above.

	<p>Council of their employment by emailing travelplanning@harrow.gov.uk with a planning reference number. Staff changes to this position should also be communicated to the Council.</p> <p>Please consider on site facilities such as lockers and showers for staff wishing to cycle</p> <p>Production of Travel Information Leaflets – should be given to residents prior to and not upon occupation</p> <p>Monitoring</p> <p>A final Travel Plan should be submitted after the completion of baseline surveys</p> <p>Targets should be agreed after surveys have been completed</p> <p>A monitoring fee of £5,000 should be paid to the council</p> <p>Interim targets must be set and agreed as part of the travel plan for years 1, 3 and 5. Should the targets not be met by years 3 and 5, financial sanctions will be imposed by LB Harrow of £10,000.</p> <p>Should the travel plan not fulfil it's agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.</p> <p>The survey must be compliant with TfL's ATTrBuTE assessment criteria. Surveys should have a response rate of at least 90%, otherwise the survey may need to be conducted again at the developer's expense</p>	
LBH Drainage	<p>In line with our Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used, the following details are required:</p> <ul style="list-style-type: none"> • The applicant should submit drainage details in line with our standard requirements attached. • The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk 	<p>Noted. Please refer to paragraph 6.5.18.</p> <p>Conditions are recommended to be secured for detailed drainage proposals.</p>

	<p>or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.</p> <ul style="list-style-type: none"> • Proposed Hardstanding: The use of non-permeable surfacing impacts upon the ability of the environment to absorb surface water, and the hardsurfacing of the front gardens and forecourts lead to localised surface water flooding. Hence our requirement for use of permeable paving for all hardstanding. The applicant should submit full construction details of permeable paving with their maintenance plan. <p>The requested details can be conditioned.</p>	
LBH Conservation Officer	<p>The special characteristics of the conservation area which encompasses the above listed buildings are listed by the CAAMS as including: open spaces, listed buildings, Old World, picturesque qualities and greenery. Despite being so near Stanmore town centre and the busy main roads, there is a semi-rural, village character to the area. There is a small scale and fine grain of historic buildings with the exception of the large scale churches.</p> <p>The CAAMS summarises special interest as it states this: ‘relates to its unusual mix of very old buildings and 1930s development in an "Old-World" style which successfully attempts to mimic the historic buildings around it. These buildings are complemented by the surrounding open spaces and greenery. Whilst there has been some more recent development and the area is close to the hustle and bustle of Stanmore town centre, it still retains its picturesque charm, making this area quite different in character to the rest of Stanmore’.</p> <p>Rectory Lane with its dense tunnel of greenery, creates the feeling of a country lane that complements the setting of the two grade II* churches opposite.</p> <p>The low density of development and the</p>	Conservation issues raised are considered under the following sections of the report 6.1.1 to 6.1.38 and 6.3.1 to 6.3.31.

	<p>openness of this part of the conservation area is important as it contributes to this Old World, village character of the area that complements the setting of the listed buildings.</p> <p>Importantly the green spaces and ecology section of the Old Church Lane Conservation Area Appraisal and Management Strategy states: ‘Open spaces and garden greenery within the CA are important since large houses in substantial grounds were part of the early character of the area’. And that ‘open spaces and garden greenery are also important as they provide valuable trees and tree cover’. The map in this section shows the Rectory site as an important open space.</p> <p>The tree screen between the two sites is labelled as a good tree or groups of trees and vegetation by the CAAMS map.</p> <p>Harm There would still be harm to the significance of the Old Church Lane conservation area and the setting of the listed and locally listed buildings in the conservation area which the LPA identify as significant yet ‘less than substantial’ under the terms of NPPF paragraph 134 of the NPPF. This is due to: 1) The proposed scale of the new property on the Rectory and Wolstenholme sites in relation to the existing and the other houses that make up the conservation area in terms of height and depth particularly. Currently the Rectory is the scale of a small single family dwelling house which links in with all other houses in the conservation area which are of small to medium scale. Buildings do not exceed two stories in the conservation area. This is a key part of the village character of the conservation area. Scale, bulk and mass from the Rectory Close and Old Church Lane would be much greater than existing and very dominant. There are concerns about how views from Rectory Close</p>	
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	<p>and Old Church Lane would be impacted as shown by photoviewpoint 2. It should be noted that appeal decisions have held that tree screening cannot be taken as a permanent feature much as we would like it to be permanent as it might die back for whatever reason. Suggested justification refers to the amount of open space that would remain in the garden. Whilst this is important, it is the scale of the proposed building in relation to the existing which is the concern. The scale of the new building on the Rectory site would make a particularly strong impact combined with the set forward of the proposed new building on this site. As the applicant's heritage statement notes the proposal will be visible within the grounds of the grade II* listed churches.</p> <p>2) All houses in the conservation area currently relate solely to their site. This proposal would introduce an out of keeping link with the neighbouring property, outside of the conservation area. This would disrupt the established plan form of the area. Whilst there would be glass to the walls of the link it would not be transparent and lightweight given the proposed layout of this link.</p> <p>3) The change of use for the Rectory site would ensure the replacement building does not integrate well with the existing character of the conservation area as that of single family dwelling houses, given the increase in the intensity of development this would bring in principle. The proposal would introduce an intensity of development as per flats. Currently the conservation area is made up of houses in its entirety with the exception of the churches and the residential care home. The CAAMS specifically states that to ensure that the character of the conservation area and its setting is both preserved and enhanced, all new development should 'Usually avoid change of use to flats and other institutional uses'. The proposed high density of the uses of the site too</p>	
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	<p>would be out of keeping with the land uses of the area which currently maintain the tranquil and picturesque qualities of the CA.</p> <p>4) The loss of the Edwardian dwelling adjacent the conservation area which given its traditional character and appearance notwithstanding alterations makes a positive contribution to the setting of the conservation area.</p> <p>5) Loss of open green space with the introduction of extensive parking of 16 spaces would undermine the soft, green character of this part of the conservation area present in views to and from the listed buildings.</p> <p>The Old Church Lane Conservation Area is a sensitive historic site and redevelopment of the Rectory site close to its historic heart to provide 26 new flats in a three storey housing, with associated facilities, a link to a new neighbouring building and hardsurfacing for parking to the front, and would cause harm to the important open, and densely green character in this part of the conservation area and its distinctive Old-World style, village character disrupting views in and around, and from surrounding listed buildings and monuments (including the grade II* St Johns Church, the grade II* Old Stanmore Church and grade II listed Tithe Barn, Stanmore House, Old Church House and war memorial). This is due to the large scale of the development (floorplan and height), out of keeping three storey design and the overall level of proposed hardsurfacing. The physically connected redevelopment of the Wolstenholme site immediately adjacent the conservation area to build 33 new Lifetime homes with hardsurfacing for parking in front would cause similar harm albeit to a lesser extent given its location just outside of the conservation area. Also, the loss of a traditional Edwardian house which contributes positively to the setting of the conservation area, given this is an indicator of the historic development of the area, would be harmful. Harm needs to be</p>	
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	<p>weighed against the public benefits and requires 'clear and convincing justification' in accordance with the NPPF paragraphs 132 and 134, yet currently the harm outweighs the benefits and clear and convincing justification has not been provided.</p> <p>Additional Comments (received on 11th September 2018) :</p> <p>I agree that there would be a <i>significant</i> benefit in terms of affordable housing provision and I have seen that sequential testing has shown other sites would not be suitable.</p> <p>However:</p> <ol style="list-style-type: none">1) the introduction of such a large bulky new block of flats in the conservation area is out of keeping with the character of the area and the setting of the grade II* listed church and other grade II listed buildings there.2) Paragraph 193 of the new NPPF goes further than before as it states: 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight [emphasis added] should be given to the asset's conservation... This is irrespective of whether any potential harm amounts to substantial harm...or less than substantial harm to its significance'. This great weight I would say is a higher bar to overcome than affordable housing provision.3) Also, currently there is not clear and convincing justification that is required for the harm (paragraph 194 and 196 of the NPPF) since it has not been demonstrated that a similar level of accommodation could not be provided without such a bulky building in the conservation area. Different options for the design of this part of the building have not been provided e.g. a lower ground floor rather than a third floor above ground. We have consistently requested the 3 storey part in the conservation area to be 2 stories or, at a push, 2 stories with accommodation in the roof.	
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<p>LBH Biodiversity Officer</p>	<p>In addition to the original Phase 1 Habitat survey, we now have information in relation to surveys proposed in earlier reports which were not undertaken in support of the application or to reinforce evaluations undertaken at sub-optimal times.</p> <p>Botanical survey. Fine. Ideally, species should be assessed not in relation to their general status in England but what their status is in Harrow/London. Some consultants manage to achieve this and the sooner the rest achieve this the better.</p> <p>eDNA GCN survey of offsite ponds at the end of the season but OK. Parts of the HIS Assessment can't reasonably conducted at the time of year at which the assessment was undertaken.</p> <p>It is suggested that there are no reptiles on site according to a brief, intensive survey. June is an OK but not ideal survey period and June this year was decidedly on the hot and dry side. I would suggest that whilst the findings indicates that slow worms are certainly not abundant there is not evidence to give confidence that they are entirely absent. Should the development proceed, a watching brief should be maintained such that if slow worms (or other herptiles) are encountered there will be a method statement for contractors to follow. Given the areas of green space immediately adjoining the area, including the originally overlooked SINC on the other side of Rectory Lane, the statement concerning connectivity for reptile dispersal is not one that I could wholly support. Any one referring to aerial imagery can see that the development site is at the heart of several connected green space areas of varied nature.</p> <p>Although the cover letter indicates that full data have obtained from GiGL and the London Bat Group this information isn't referenced in each of the individual reports (Has an updated badger report been provided?), it's not clear whether this was just for protected species within 2 km of the site only(as the reptile report appears to</p>	<p>Noted. Biodiversity issues are considered under sections 6.6.1 to 6.6.3. The suggested conditions outlined by the biodiversity officer are attached in order to secure the necessary biodiversity benefits.</p>
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	<p>suggest) or for all species.</p> <p>What we are still lacking is a <u>quantified</u> assessment of the ecological impacts and of the proposed mitigation and enhancement measures. There are very definitely losses which are recognised but these have not been measured. Similarly, there are statements that carrying out some woodland management and unspecified plantings will enhance the woodland area. In each case, as with other impacts and measures in response we need to know by how much. It is known that 15 trees will be lost, but there is no evaluation of their value. There are council-owned green-spaces in the immediate vicinity and one option would be to enter in to an agreement for replacement plantings of trees of suitable size, species and numbers to be planted here. There will be an overall loss of vegetated, soft-surfaces without any green roofs being proposed and this impact will need to be compensated.</p> <p>The extent of tree pruning that will be required in order to accommodate the development or even for the benefit of 'sheltering mammals' should have been fully identified in advance. If the extent of required pruning puts the health of a tree at risk this should be compensated for. It should also be pointed out that other with pathogens (which can gain access via pruning wounds, trees with dead limbs and hollows are perfectly viable and support a much greater range of species than those which are overly managed. If such work will be required then the impact should be assessed and an equivalent tree biomass provided in compensation. What is proposed in the enhancement strategy is not an enhancement but a further impact on site biodiversity.</p> <p>The main issue with the enhancement strategy, is that e.g. beyond numbers of bat/bird boxes it is lacking in quantification. Whilst there is identification of suitable basic meadow mix to suit clay soils and suggestions as to how it should be managed there's no map indicating its location, extent, likely shading from trees,</p>	
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	<p>shrubs or buildings. The document indicates that the meadow will be 'to the south of the new buildings but the illustrative landscape plan refers only to 'buffer planting' which is much more widely spread than what is suggested in the BES..</p> <p>If the topography of the woodland area is already 'naturally undulating' and no change is proposed then it seems reasonable to assume that there are already some areas that are wetter than others. It is suggested that this be evaluated in early spring so that proposals can be made with regard to additional plantings.</p> <p>I note the statement that 'the development layout has been designed to protect key ecological receptors and minimise impacts on biodiversity'. We should certainly work with the developer to achieve those goals, regardless of the selected layout and to ensure that the development will deliver at least the 10% net gain that would have been required if the applicant had provided a detailed assessment of the developments' impacts and their enhancement proposals.</p> <p>We will need to secure what is proposed through the biodiversity enhancement strategy through condition. The original DFC report also proposed shelters for pollinators and these should be incorporated.</p> <p>The site clearly forms part of at least one badger clan's foraging area. The loss of 'amenity' grassland in this respect is of concern. Whilst the proposed areas of ornamentals may add value for pollinators by day and night there will presumably be a net loss of badger foraging that has not been assessed. At the very least retaining or improving access across the site to other areas for badgers should be encouraged.</p> <p>In particular, there will need to be a <u>detailed plan</u> for the enhancements and for the ongoing management and monitoring and how this will be delivered and funded 'into perpetuity' in accordance with the BES commitments. The strategy provides some information in this respect but is far from providing a detailed, costed plan in which</p>	
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	<p>the planning authority can place confidence.</p> <p>Suggested conditions</p> <p>As proposed in the BES, with amendments as follows:</p> <ul style="list-style-type: none"> • Bats – <ul style="list-style-type: none"> a. Bat boxes and bat loft to be installed, with <u>4</u> (not 2) Habitat boxes b. Any external lighting arrangements to be designed to avoid disturbance to bats roosting/breeding sites and to foraging over the ornamental, grassland and woodland margin areas • Birds - Bird boxes on buildings with the addition of 3 Schwegler 1SP sparrow terraces to be incorporated into the new buildings at a height above 3 metres • Badgers and hedgehogs – Add to and maintain access between the development site and surrounding areas • Invertebrates – <ul style="list-style-type: none"> a. 4 suitable invertebrate shelters to be provided within the ornamentals area and/incorporated into the walls of the new buildings (on the S aspect), with cavities to suit a wide range of hole users b. 4 loggeries or log piles to be created as piles. Plans to encompassing topping up with logs and shreadings • Wildflower meadow areas – These to be properly quantified and explained. Detailed management protocols to provide for variation, e.g. to retain some uncut areas to overwinter invertebrates • A detailed plan in relation to the above, including details extent, and placement, plus financial arrangement in connection with 6, to be provided to the local planning authority's satisfaction prior to commencement of any development • A detailed plan in relation to the ongoing management, monitoring and reporting of onsite biodiversity features, including details of how this will be funded to secure the promised management in perpetuity to be provided to the local 	
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	<p>planning authority's satisfaction prior to commencement of any development</p> <p>Reasons</p> <p>In order to secure the protection and enhancement of biodiversity in accordance with local (DM20 & DM21) and national policies, to ensure that the development will deliver net gain for biodiversity and to give certainty in relation to what the applicant proposes.</p> <p>Advisory</p> <p>Net gain is becoming increasingly important and the applicant and their advisors should be aware that in future developers will be expected to quantify their assessments.</p>	
<p>LBH Enabling Officer</p>	<p>I support the Harrow churches proposal to increase the provision of Extra Care units in Harrow. The proposal contributes to the Councils priorities for vulnerable people, the new vision for adult social care and Affordable Housing targets.</p> <p>Increasing the supply of Extra Care housing for older people is a key part of delivering this vision and consequently is a high priority to progress. The aim is to meet the housing, care and support needs of older people as an alternative to domiciliary care and residential care which are not the most appropriate or cost effective approaches to meet needs and maintain health and wellbeing. This is particularly important in the context of an aging population, achieving good outcomes, increasing demand for services and budget challenges in local government.</p> <p>There is very limited supply provision for affordable extra care schemes in Harrow and currently only a small pipeline. If the supply is delivered and is compared to the potential demand there is still a significant shortfall of around 200 units. Achieving this target will be challenging and there will need to be flexibility in relation to the size of extra care provision maximising opportunities whilst balancing the size with levels of care.</p>	<p>Noted. This is discussed under paragraphs 6.1.26 to 6.1.37.</p>

	<p>The draft New London Plan significantly increases the 10 year target for net housing completions in Harrow 2019/20 – 2028/29, setting it at 13, 920. This equates (on a 40% basis) to 557 affordable units delivered per year.</p> <p>This scheme delivers 100% of the proposed units as affordable housing, the net figure of which will contribute meaningfully towards the challenging annual affordable housing target referred to above. In addition the scheme provides accessible housing of a high quality and inclusive design which meets the Mayors aspirations.</p> <p>The draft New London Plan also contains an annual indicative benchmark for Harrow 2017-2019 for provision of specialist older persons housing, including extra care accommodation, to inform local level assessments of specialist housing need in the context of the total potential demand across London of over 4000 units. Harrow's indicative benchmark is 165 units per annum, to which this scheme will contribute.</p> <p>For the reasons given above, Housing and Adults support the proposals.</p>	
Stanmore Society	No comments received.	Noted.
Historic England	No comments received.	Noted.
Conservation Area Advisory Committee	<p>Doesn't seem like there is enough space for parking. Parking would all be at the front.</p> <p>The proposal is a three storey building but is described as two storey.</p> <p>Currently it cannot be seen because of tree cover and the lower height of the buildings.</p> <p>This proposal should be two storey. Two storey would be more in keeping with the character of the area. There is a danger that this would be very prominent. This would look very institutional. The trees at the front are as important as those at the back. This</p>	Noted. The issues are considered under the following sections: 6.1.1 to 6.1.38, 6.3.1 to 6.3.31 and 6.5.1 to 6.5.17.

	<p>would become a much more open space. There would be pressure for trees to come out later. Three storey would impact on the setting of the church. You want a leafy pastoral feel.</p> <p>The site plan implies the link between the two main buildings is an open structure but it is enclosed. There would be no way to see through this – it would be a solid structure.</p> <p>The buildings would need to be very carefully detailed e.g. concealed gutters and details for windows. It could look crisp and contemporary but could also look very poor as there are no details provided. There is no way to interpret it.</p> <p>There would be cars everywhere. The lack of on site parking is likely to result in unacceptable overspill parking in the local area detracting from the CA. the projected number of parking spaces would be inadequate even if only the residents were taken into consideration, let alone staff and visitors.</p>	
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5.0 **POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 ‘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.’
- 5.3 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.
- 5.4 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].

5.5 The Draft new London Plan was published on 29th November 2017. Given, that the draft Plan is still at early stages of the formal process it holds very limited weight in the determination of planning applications. Although this weight will increase as the Draft London Plan progresses to examination in public stage and beyond, applications would continue to be determined in accordance with the 2016 London Plan. It is anticipated that the Examination in Public will commence early 2019.

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.

5.7 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

- Principle of the Development
- Affordable Housing and Housing Mix
- Character and Appearance and Impact on Heritage Assets
- Residential Amenity and Accessibility
- Traffic, Parking and Drainage
- Biodiversity
- Energy and Sustainability

6.1 Principle of Development

6.1.1 The NPPF sets out policies and principles that local planning authorities should take into account, when both preparing local plans, and determining planning applications. The policies within the NPPF are a material consideration that should be given significant weight.

6.1.2 At the heart of the NPPF is the presumption in favour of sustainable development. Under paragraph 7 it sets out three dimensions to sustainable development: economic, social and environmental. It goes on to state under paragraph 8 that these roles should not be taken in isolation as they are mutually dependant and thus to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life

6.1.3 In terms of decision making purposes, the presumption in favour of sustainable development means "approving development proposals that accord with an up to date development plan without delay or where there are no relevant development plan policies, or the policies are out of date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (Paragraph 11)

Delivery of Site Allocation and Garden Land Development

- 6.1.4 Turning to the detail of the sites allocation, the western half of the site comprising the existing Wolstenholme building is included as site H13 in Harrow's Site Allocations Local Plan document. The allocation is identified as suitable for the delivery of replacement sheltered housing to modern standards of comfort and accessibility. The site allocation does not identify a suitable capacity for the number of homes.
- 6.1.5 The subject proposal is for comprehensive residential re-development for Extra Care housing.
- 6.1.6 The methodology for calculating the potential residential capacity of sites is explained at Appendix B of the Site Allocations Local Plan document; the appendix notes that housing capacity figure attributed to each site is indicative not prescriptive and that the actual number of dwellings that may be achieved on each site may be determined by many considerations, including design & layout, the size & type of homes to be provided and scheme viability.
- 6.1.7 The proposal is for 33 homes within the allocated site. Within the strategic policy context, the absence of a housing capacity figure included in the site allocation and taking into account the approach to the design and layout of the scheme, the provision of 33 homes on the allocated site is not inappropriate. The form of the development is similar to the existing Wolstenholme building and would respect the surrounding residential pattern of development in terms of scale and massing.
- 6.1.8 However, the application site also includes the Rectory site to the east which falls outside of the site allocation. The proposed two and a half storey building and single storey pedestrian linking block would be sited on the residential garden area of the existing dwellinghouse. (The Rectory).
- 6.1.9 Core Policy CS 1 A outlines that growth in Harrow will be managed in accordance with the spatial strategy (2012). The Harrow and Wealdstone Opportunity Area will be the focus for a significant proportion of new development, including almost half of all new homes over the plan period. Growth throughout the rest of the Borough will be directed to town centres and previously developed sites.
- 6.1.10 The Councils Core strategy seeks to resist development on garden land. The reasoned justification in paragraph 4.5 states that *'Residential gardens are an integral part of suburban character and are an important component of the quality of life enjoyed by many outer London residents. Collectively, the Borough's gardens provide natural drainage, in some areas are part of the functional flood plain, and are recognised as an important local habitat in Harrow's Biodiversity Action Plan (2008). Private residential gardens are excluded from the Government's definition of previously developed land. In view of their local*

importance and the propensity for such sites to lead to unmanaged incremental growth, the spatial strategy directs the Borough's development needs to be met on previously developed sites and therefore the Council will resist development on garden land'.

- 6.1.11 The Council, in developing the Core Strategy and the Local Development Framework [LDF] for the borough considered that the spatial strategy should direct residential and other development to the Harrow & Wealdstone Intensification Area, town centres and, in suburban areas, to strategic previously developed sites. In this way, the growth of the borough would develop in a coherent, efficient and effective manner, ensuring that pooled resources secured through planning gain on development sites contributed more efficiently to infrastructural and economic growth and that the impact on the environment arising from development was minimised. Proposals for garden land development are generally submitted in an ad-hoc way, without regard to spatial strategy and garden land development undermines the efficient and effective development of land in accordance with the objectives of the Core Strategy.
- 6.1.12 In order to provide developers with clear guidance in terms of implementing this policy, the Council has adopted the Garden land SPD (2013) for the purposes of implementing this policy. Given the scale and footprint of the proposed 3 storey building on the Rectory site, together with the proposed single storey glazed walkway, this would constitute garden land development for the purposes of the SPD.
- 6.1.13 As outlined in the Garden Land SPD (2013), any development footprint which does not comply with the SPD needs to be robustly justified and would constitute a departure from the development plan. In order to justify such a departure, compelling reasons would need to be robustly demonstrated (i.e. supported by evidence) and those reasons should relate to planning matters of wider public interest that are unique to the proposal.

Impacts on Heritage Assets

- 6.1.14 In addition to the Garden land impacts discussed above, a second issue related to the principle of development on the non allocated part of the development site relates to the impacts on the surrounding designated heritage assets.
- 6.1.15 Paragraph 190 of the NPPF states that: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'.
- 6.1.16 "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or

from development within its setting), would require clear and convincing justification” (NPPF paragraph 193/194)

- 6.1.17 “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use” (NPPF Paragraph 196).
- 6.1.18 As noted in the response from the Council’s conservation officer, the Old Church Lane Conservation Area is a sensitive historic site and redevelopment of the Rectory site close to its historic heart to provide 26 new flats in a three storey housing, with associated facilities, a link to a new neighbouring building and hardsurfacing for parking to the front would cause harm to the important open, and densely green character in this part of the conservation area and its distinctive Old-World style, village character. The Conservation officer goes onto say that this part of the development would disrupt views in and around, and from surrounding listed buildings and monuments (including the grade II* St Johns Church, the grade II* Old Stanmore Church and grade II listed Tithe Barn, Stanmore House, Old Church House and war memorial). This is concluded due to the large scale of the development (floorplan and height) and the out of keeping three storey design and the overall level of proposed hardsurfacing. The Conservation officer also finds that the physically connected redevelopment of the Wolstenholme site immediately adjacent the conservation area to build 33 new Lifetime homes with hardsurfacing for parking in front would cause similar harm albeit to a lesser extent given its location just outside of the conservation area. Furthermore, the loss of a traditional Edwardian house which contributes positively to the setting of the conservation area, given this is an indicator of the historic development of the area, is also considered to be harmful.
- 6.1.19 In summary, the Council’s conservation officer concludes that there would be harm to the significance of the Old Church Lane conservation area and the setting of the listed and locally listed buildings in the conservation area which the Local Planning Authority identify as significant yet ‘less than substantial’ under the terms of NPPF paragraph 196 of the NPPF. It is outlined that the proposal should be mitigated further and there would need to be clear and convincing justification for any harm as well as public benefits to outweigh that harm.
- 6.1.20 It is therefore for the decision maker to weigh the perceived harm against the designated heritage assets and the impacts of Garden Land Development, in conjunction with all other material planning considerations, against any public benefits of the scheme.
- 6.1.21 In light of the concerns raised by officers in respect of Garden Land Development and impacts on heritage assets, the potential for a reduction in scale and massing of the development has been explored with the applicant in detail during the course of the application. The applicant has provided robust supporting information in the form of a site sequential analysis, housing needs assessment and details of the financial viability of the scheme. Additionally, the applicant has also sought to mitigate the impacts of the development, through design alterations across the development as well as a reduction in height to the building

on the Rectory site and partial reduction to the height of the Wolstenholme building.

- 6.1.22 In terms of the additional financial appraisal submitted with the application, this has been based on the latest estimated build costs, running costs and service charges, development costs and the long term cost of borrowing the financial capital. Any significant reduction in scale of the Rectory building to a two storey building would likely require the removal of 10 flats from the proposal. However, the information clearly evidences that a reduction of only 3 flats would result in an overall deficit that would effectively render the scheme unviable as there would not be sufficient rental income to cover the borrowing costs. The applicant has outlined that as they are already subsidising the cost of the Rectory site land, they are unable to subsidise the scheme any further without putting their organisation at financial risk. Officers are satisfied that the applicants have robustly demonstrated that the optimum number of units that needs to be built to ensure the scheme remains financially viable is a minimum of 59.
- 6.1.23 During the application process the applicants have made changes to the height and design of the building as discussed above. However, in addition to the financial viability information, the applicants have provided justification to demonstrate that a reduction in building height on the Rectory site would not be achievable. The evidence submitted shows that this would result in unsatisfactory standard of living accommodation for the future users. The height reduction would result in problems concerning head room and circulation and would likely result in the need for a series of large 'cut outs' or dormers to create sufficient outdoor amenity areas and overall a number of design changes would be required which would prove difficult to accommodate the development in a form that would be sympathetic to the conservation area.
- 6.1.24 In officer's opinion, the current proposals with lowered buildings height and architectural changes, have had the effect of modestly reducing the presence of the building in the streetscape as well as better echoing the architecture of the historic buildings on Old Church Lane. The application is supported by a number of verified views which demonstrates that the proposed development would have limited visibility from any vantage points from within the public realm and is therefore not considered to result in any unacceptable visual harm.

Sequential Analysis

- 6.1.25 A site sequential assessment has been undertaken by the applicant which considers other sites that were available in the borough between September 2015 to September 2017. The study considers 8 sites that were available during the timeframe. The study shows that as a result of site constraints, no other available alternative sites were appropriate to be developed for the type and scale of development within the required timeline. Officers also acknowledge that the specific phased nature of the development in terms of decanting residents to enable the development to be constructed would likely prove significantly difficult for the delivery of the scheme if this were on alternative site, far removed from the existing care home. Additionally the importance of the existing established older persons community, the church and its community to

the application site and the applicant is given due consideration in line with paragraphs 91 and 92 of the NPPF which seek to promote healthy and safe communities and ensure an integrated approach to considering the location of housing.

Housing Need including Care Facilities & Extra Care Accommodation

- 6.1.26 Paragraph 60 of the National Planning Policy Framework outlines that “ To determine the minimum number of homes needed, strategic policies should be informed by local housing needs assessment.....within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes (paragraph 61).
- 6.1.27 London Plan policy (2016) 3.16 outlines the need for additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population. It states that “*development proposals which provide high quality social infrastructure will be supported in light of local and strategic needs assessments...Facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport*”. Further to this, 3.17 ‘Health and Social Care Facilities states that “*proposals that provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport , cycling and walking*”.
- 6.1.28 Table A5.1 of The London Plan (2016) provides indicative strategic benchmarks to inform local targets and performance indicators for specialist housing for older people (including sheltered accommodation, extra care accommodation and nursing home care) between 2015 and 2025. The annual benchmark figure for Harrow is stated as 150 units. The draft New London Plan also contains an annual indicative benchmark for Harrow 2017-2019 for the provision of specialist older persons housing including extra care accommodation to inform local level assessments of housing need in the context of the total potential demand across London of 4, 000 units. The new figure for Harrow is set at 165 units per annum.
- 6.1.29 Policy H15 of the Draft London Plan makes clear that that sheltered accommodation and extra care accommodation is considered as being class C3. Such accommodation is designed to meet the needs and aspirations of older people (minimum age of 55 years and which provides 24 hour access to emergency support. Domiciliary care will be available to varying levels, either as part of the accommodation package or as part of additional services which can be purchased as required.
- 6.1.30 Local plan policy DM 29 states that “ *the Council will support proposals on previously developed land for sheltered housing, care homes and extra care housing (across all tenures) for older people and those who may be vulnerable, provided that the proposal is accessible by public transport with good access to local amenities including shops and local facilities*”.

- 6.1.31 The proposal would provide self-contained living accommodation with ancillary supporting facilities and is considered to fall under Class C3 in accordance with the definition set out under policy H15 of the Draft London plan (2017).
- 6.1.32 The applicant has sought to provide additional information for extra care housing need in the borough which has been supported by analysis undertaken by Harrow Council's Adults and Social Care Department. This information outlines that Harrow has an ageing population, with an estimated 15 per cent of people (38, 600) of people aged 65+ and it is estimated that this number is set to increase by 25 % over the next 12 years. Furthermore, dementia rates are projected to increase significantly over the next 12 years by an estimated 37% from 2500 to just less than 4000.
- 6.1.33 The methodology for needs undertaken by Harrow Council (Adults and Social Care) includes the review of population projections, as assessment of potential needs that would be suitable for extra care as currently provided in Harrow, and further assessment of higher need that would be met through an enhanced model of higher care. It is outlined that the projections indicate that there would be between 150 to 225 clients suitable for extra care provision by 2025. This number could rise to 367 placements required by 2025 based on an enhanced model of care to address the needs of those with more serious health issues, including dementia. The figures are based on those individual who would be eligible for adult social care services and in receipt of housing benefit.
- 6.1.34 The accompanying evidence shows that there is currently a very limited provision for affordable extra care schemes in Harrow and only a small pipeline of other potential schemes. Currently the only affordable Extra Care scheme in Harrow is Harrow Churches Housing Association Ewart House scheme which provides 47 flats. Even if the supply were to be delivered, there would still be a significant shortfall of around 200 units over the plan period.
- 6.1.35 Whilst there have been a number of other recent Extra Care Housing schemes approved in the borough, namely Jubilee House, Princess Alexandra and Bucanan Court, these are all for private provision, whereas the proposal would be 100% affordable, thereby satisfying a different housing need.
- 6.1.36 In light of the above evidence and outlined projected demand for the type of accommodation proposed, officers consider that the proposal would result in a significant contribution and public benefit to the need for older person housing and extra care accommodation.
- 6.1.37 An additional net gain of 26 Extra Care units and 2 general needs wheelchair accessible units would outweigh the loss of the single dwellinghouse on the Rectory Site. The proposal would also make a contribution to the 5,927 additional units required by the London Plan in LB Harrow from 2015 to 2025 and would therefore be in accordance with London Plan policy 3.3 and Local Plan policy CS1.

- 6.1.38 The existing flats at Wolstenholme are fundamentally unfit for purpose when considered against current day standards as acknowledged by the site allocations DPD. The proposed development will offer significant improvements over the existing accommodation in terms of accessibility and standards of care as discussed in more detail in the following appraisal.
- 6.1.39 The development is also in a highly sustainable location with excellent access to Stanmore Town Centre just a short walking distance away which offers a range of shops, services and transport facilities. The development would therefore also accord with the aspirations of lifetimes neighbourhoods and would be in compliance with policies DM 2 and DM 29 in this regard.

Conclusion

- 6.1.40 In summary whilst part of the development would be located on previously undeveloped garden land, contrary to the Council's spatial strategy for growth and would give rise to some harm to the conservation area, albeit less than substantial, it is considered that on balance, taking account of all the above considerations, the provision of 100% affordable housing for Extra Care accommodation would be a significant public benefit which would outweigh the harm identified. It is acknowledged that the introduction of the building on the Rectory site would introduce a significantly greater density of development than currently exists as well as the introduction of hardsurfacing and loss of green space. However, in officer's opinion the applicants have robustly demonstrated that a further reduction in height and consequential loss of units would not be financially viable and the scheme would not likely be delivered. This is further supported by the site sequential analysis which found no other appropriate alternative sites over a two year period within the borough. The existing Wolstenholme community with its links to the church are long established and the proposed location of development on the Rectory site would enhance and support the existing community. Overall the development would provide significant improvements in care services through the provision of 100% affordable Extra Care Homes and accessibility in a sustainable and appropriate location. For these reasons, officers consider that the principle of development is acceptable in this case.

6.2 Affordable Housing and Housing Mix

- 6.2.1 Core Policy CS1J of the Harrow Core Strategy (2012) seeks the maximum reasonable amount of affordable housing on all development sites, with a Borough-wide target of 40%. DM policy 24 states that proposals that secure an appropriate mix of housing on site and which contribute to the creation of mixed and inclusive communities will be supported. Core Policy CS1 I outlines the need for a mix of housing in terms of type, size and tenure across the borough and within neighbourhoods in order to promote housing choice, meet local needs and to maintain mixed and sustainable communities.
- 6.2.2 The existing Wolstenholme building contains 31 flats and there is a single family dwellinghouse on the Rectory site. The proposal will provide a total of 33 flats on the allocated Wolstenholme site and 26 on the Rectory site, with a net gain of 27

units overall, when taking into account the loss existing single dwellinghouse. This development will provide 26 Extra Care Flats and 2 general needs wheelchair accessible units. The units will be a mix of 1 and 2 bed flat (55 x 1b and 4x 2b) which are considered to be appropriate for the intended end user group. 100% of the units will be designated as social housing for rent which can be secured by section 106 agreement.

- 6.2.3 The applicants have outlined that they will be restricted to those who are over the age of 65 save for two general needs wheelchair flats. In this regard, officers consider that a section 106 obligation could be attached to the permission should approval be granted, restricting the age of residents to a minimum of 65 and to require a minimum package of care for residents. Those would effectively ensure that appropriate residents in need of care would reside within the development. Additionally, Harrow Churches HA is committed to entering into a nominations agreement with the Council in order to ensure that suitable applicants from the Council's own waiting list can benefit from these proposals. This can be secured through a section 106 agreement. The development will therefore assist in meeting housing need overall as well assisting with the Council's downsizing incentive where applicants currently live in Council owned accommodation which is too large for their needs.

6.3 Character and Appearance and Impact on Heritage Assets

Scale, Mass and Layout

- 6.3.1 As outlined in paragraphs 124 to 131 of the NPPF (2018), The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.3.2 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. Policy 7.6 of the London Plan (2016) outlines that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the widest quality materials and design it appropriate to its context. Buildings should have complimentary building materials, be of a proportion, composition, scale and orientation which enhances and defines the public realm.
- 6.2.1 The above design considerations are echoed in Draft London Plan (2017) Policy D1. This requires that development design should respond "to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types forms.
- 6.3.3 The existing Wolstenholme building is 2 to 3 storeys high with a 3 storey building to the front and a largely 3 storey building with largely 2 storey building with 3

storey elements to the south. The proposal would be a 3 storey building and would also include a lower ground floor. However, it would be predominantly viewed as a three storey building as a result of the substantial change in levels across the site with the northern part of the site being in excess of 2 metres higher than the southern part. The scheme proposes some excavation to the southern part of the building which would allow for the semi basement element containing 6 flats.

- 6.3.4 The proposed three storey building is considered to be appropriate in the surrounding context. The western boundary of the site abuts an area of designated open space which faces 2-3 storey terraced and detached housing of a similar height to the proposed new building. The adjacent neighbouring homes to the west are in excess of 20 metres from the edge of the new building and the separation would be very similar to the existing configuration. Although the building height would increase compared to the existing building, these neighbouring properties are further segregated by a row of established trees which are located on the adjacent designated public open space. Having regard to the similar proposed layout and height, level change and separation distances proposed, the scale and massing of the replacement Wolstenholme building is considered to be an acceptable response.
- 6.3.5 The proposed building to the east on the Rectory part of the site would be located on the same building line as the existing dwellinghouse. The Rectory site sits within the Old Church Lane Conservation Area. Directly opposite on the northern side of Rectory Lane sits the historic grade II* listed church and its associated grade II listed structures. This area is therefore particularly sensitive to any change.
- 6.3.6 Following initial concerns raised by the Council's conservation officer in relation to the height of the proposed building in this part of the site and its potential harm to the conservation area, the applicants have made amendments to the design of the proposal. The main ridge height of the building has been lowered by approximately 0.5 metres as well as other consequential changes to the architectural detailing.
- 6.3.7 The reduction in the height of the building makes it less visible from a number of vantage points along Rectory Lane. The height is similar to a number of neighbouring properties including those within the Conservation Area to the west and north of the site. The proposed development would also be obscured by screening from the residential neighbouring properties to the east including Temple Lodge at the corner of Rectory Lane and Old Church Lane and No's 1 -2 Old Church House. Additionally the site cannot be viewed from the residential properties to the south at 5 -16 Rectory Close. As such, it is considered that the impact of the development on the Old Church Lane Conservation Area and from anywhere within the public realm and surrounding neighbouring properties would be minimal.
- 6.3.8 Notwithstanding the above, it is acknowledged that the proposed development would undoubtedly make a marked change to this part of the Conservation Area

by reasons its increased scale and mass and siting and this is discussed in more detail below.

- 6.3.9 London Plan Policy 7.8 (Heritage Assets and Archaeology) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate, and that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. This view is echoed in draft policy HC1 of The London Plan (2017)
- 6.3.10 Local plan policy DM 7 identifies considerations in assessing the effects on heritage assets including proportion, scale, bulk and materials setting and “the preference to be afforded to proposals that both conserve and sustain heritage assets and their setting.”
- 6.3.11 The application site edges are an important characteristic of the site, representing a deep green feature which provides substantial screening to the application site. The trees on and adjacent to the site are one its most important characteristics that contribute significantly to the quality of the conservation area and the site itself. The tree cover that is a dominant characteristic of the Conservation Area and the application site would be largely retained would mean that the development would be largely screened from public vantage points.
- 6.3.12 The front elevation of Wolstenholme is more visible to the street but is still screened by some tree cover. However, in the majority of views along Rectory Lane and from within the grounds of St John’s church, there are limited glimpses of the site. There are some glimpses of the 1970s extension block to the rear of the site but this is also relatively well screened from within the site and from the adjacent public realm.
- 6.3.13 The application is accompanied by a local Views Assessment including from Old Church Lane and Rectory Close. The views assessment concludes the new development, even without tree cover, would not be visible when viewed from this part of Old Church Lane because the proposed buildings would be set too far back in the development site and are not of sufficient height to rise above the Old church Lane House. As such, the View Assessment satisfactorily demonstrates that there is no impact arising from the vantage point within the Conservation Area adjacent to the listed buildings.
- 6.3.14 The Heritage Assessment which accompanies the application demonstrates that the development will result in a neutral impact on the character and the quality of the Conservation Area and a neutral impact on the setting of the adjacent listed buildings. Officers consider that the proposed development would reflect and respond to the Conservation Areas characteristics and have been sympathetically designed. The footprint and siting of the Wolstenholme building would be broadly similar to the existing and this element of the development is considered to be acceptable.
- 6.3.15 The report outlines that while the development footprint on the Rectory site will increase and there would be some loss of garden land, this would be more in

keeping with the historical building footprint to site ratio found elsewhere in the Conservation Area.

- 6.3.16 Notwithstanding the above the Council's Conservation officer has raised several concerns (as detailed above) regarding the scale of building on the Rectory site, the proposed link, the change of use and intensity of use of the land as well as impacts on views from Rectory Church and Old Church Lane, noting that tree screening cannot be taken as a permanent feature.
- 6.3.17 However, it should also be noted that the siting of the trees within the Conservation area means they are protected and cannot be removed without permission. A significant portion of the Rectory site would still remain as open space (85.5%) and there would very limited tree loss and overall limited visibility. It is considered that some harm would arise from the development in views within the site and some of the qualities that contribute to the character of the Conservation Area would be lost as a result of development. However, as discussed elsewhere, the identified harm in officer's opinion is considered to be outweighed by the public benefits that would result from the development in terms of 100% affordable housing to meet an identified significant housing need. As such, the development is considered to be in conformity with paragraph 196 the NPPF in this respect. In order to mitigate any concerns around tree screening, a condition could be attached requiring that any trees that are damaged or die on the application site are replaced within a 10 year period. Additional controls could also be secured through tree protection and retention plans, should approval be granted.

Protected Views

- 6.3.18 Policy DM 3 of the Harrow Development Management Policies Local Plan (2013) addresses protected views within Harrow. Policy DM 3 requires that development proposals should form an attractive element in their own right and preserve or enhance the viewer's ability to recognise and appreciate the landmarks. The policy states that "development should not harm and, where possible, should make a positive contribution to the characteristics and composition of the protected views and their landmark elements." It also outlines that opportunities to create new local views and vistas should be exploited through the design and layout of new development.
- 6.3.19 A strategic view corridor clips the site at its north western edge, while the whole of the development site lies within the view corridors wider setting area. The application is supported by a verified views assessment.
- 6.3.20 The existing buildings are both two and three storeys high across the site and specifically within the Wolstenholme site where it clips the actual view corridor. The proposed buildings would be three storeys high, similar to the height of the existing Wolstenholme building. Given the new buildings reflect the height of the existing building in this location, there would be no impact arising on the primary view corridor.

- 6.3.21 With regard to the wider setting, the supporting verified view within the supporting documents demonstrate that the proposed development will not extend anywhere near the ambient protected height of the view corridor.
- 6.3.22 As the development would have no impact on the identified strategic view, the proposed development would accord with policy DM 3.

Design and Appearance

- 6.3.23 The design proposed the use of traditional materials used in a contemporary way. The roof form of the buildings has been amended during the application in order to provide additional mitigation on Conservation Area. It is considered that the proposed design has a similar language to that of other buildings within the Conservation Area, including the listed Old Church House and Tithe Barn.
- 6.3.24 The gable ends elevations present a slim façade to Rectory lane, minimising the buildings presence where it is in closest proximity to the Lane which is considered to be an appropriate design respect in relation to the sensitive St Johns Church site to the north.
- 6.3.25 The proposed simple palettes of traditional materials including red brick and clay roof tiles echoes the character of the surrounding building and is an appropriate response in the Conservation area context.
- 6.3.26 Given the importance of the quality of the architecture and finished appearance of the proposal in making the proposed development acceptable on this site, it is considered necessary to ensure that the development is carried out to the standard promised in the application and that, as required by Local Plan policy, it maintains its attractiveness over the lifetime of the development. As such, a planning condition is recommended for the submission all detailed external materials and finishes for the buildings in order to ensure their proposed high quality appearance can be realised. Subject to this, it is considered that the proposed contemporary architecture will make significant positive contribution to the wider urban environment.

Trees and Landscape

- 6.3.27 Paragraph 127 of the NPPF states that planning decisions should aim ensure that developments are visually attractive as a result of, inter alia, appropriate landscaping. London Plan Policy 7.5 Public Realm seeks landscape treatment, street furniture and infrastructure of the highest quality and calls for opportunities for greening to be maximised. Policy DM22 Trees and Landscaping requires landscaping that: is appropriate to the character of the area; is well laid out; achieves a visual setting for buildings; provides sufficient space for planting to grow; and supports biodiversity.
- 6.3.28 There are 77 individual trees on the totality of the site, 8 groupings of smaller trees and one woodland area. The application is supported by an Arboricultural report which classifies 7 of the 77 trees as being of high amenity value (Cat A), 26 trees and the woodland area of moderate value (Cat B), 41 trees and 7 groups are of low moderate quality (Cat C) and 3 trees are unsuitable for retention.

- 6.3.29 As discussed above, those trees on the part of the site located within the Conservation Area are all protected a result of the Conservation Status of the area. The proposal would retain all 7 of the category A trees. In order to accommodate the development one category B tree and 11 category C trees would need to be removed. The 3 category U trees would also be removed as they are in a poor quality state.
- 6.3.30 Overall, a total of 14 trees would be removed from the application site. It is considered that the impact of their removal would be minimal as the vast majority of trees across the site would be retained. It is proposed to plant 14 new trees of native species. Tree roots are proposed to be protected where paths and parking bays are positioned within tree root zones. Such areas will be hand dug and porous surfacing laid. The application is also accommodated by a planting plan which includes numerous plants and shrubs. The landscape design is considered to be high quality and forms a series of interconnected spaces, based on the sites existing characteristics and would provide an attractive setting for the buildings and the future occupiers.
- 6.3.31 Whilst the loss of trees is regrettable, it is considered that replacement planting together with the proposed high quality landscape proposals and other biodiversity enhancements will provide effective and reasonable mitigation and would therefore accord with the local plan. The Council Arboricultural Officer and Landscape Officer have confirmed that they are satisfied with the proposals, subject to securing final details on landscaping including implementation and replacement planting (if required) and suitable tree protection safeguards.

6.4 Residential Amenity and Accessibility

- 6.4.1 The NPPF requires sustainable development, and as part of this developments should aim to minimise adverse effects on the local environment, which includes neighbouring properties.
- 6.4.2 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.
- 6.4.3 London Plan Policy 3.5 Quality of Design and Housing Developments sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The policy also provides a commitment that the Mayor will issue guidance on implementation of the policy, and this commitment is fulfilled by the publication of the Mayor's Housing SPG (2016). The SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below
- 6.4.4 Policy DM1 of the Development Management Policies Local Plan (2013), which 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". The Council's Residential Design Guide supplementary planning document is also relevant.

- 6.4.5 The siting of the buildings is considered to provide an appropriate response to the neighbouring residential buildings. The Wolstenholme replacement building is very similar to the footprint of the existing building and has a linear form in a north south orientation and lies adjacent to the designated public open space beyond the western boundary and the houses located within the Stanmore Park site.
- 6.4.6 The closest distance between the new Wolstenholme building and the houses on chambers walk is 18.5 metres. However, there are no habitable windows proposed which face towards the green space or to the houses located in chambers walk but rather only windows to serve circulation and corridor space which leads to each of the flats
- 6.4.7 The proposed Rectory building would be located a minimum of some 33.5 metres from the rear elevations of the neighbouring homes of old church lane to the east and 59 metres from the houses on Rectory Close to the south. Officers consider that these distances are sufficient to ensure that there would be no loss of privacy or outlook for these neighbours.
- 6.4.8 The perimeters of the site contain dense and mature tree cover which will provide further protection to maintain quality of outlook and privacy for the surrounding neighbouring residential properties.
- 6.4.9 The Wolstenholme building will provide 24 single aspect flats either facing east or west and 9 dual or triple aspect flats. The Rectory flats will have 18 single aspect flats and 8 dual or triple aspect. All flats will therefore receive direct sunshine during some part of the day given their predominant east and west facing layouts. This is considered to be acceptable, particularly as the majority of the units are 1 bed units which is required for this type of housing. The application is accompanied by a daylight and sunlight assessment which demonstrates that all the proposed new homes will achieve compliance with the BRE standards.
- 6.4.10 Each unit will have their own private amenity space either in the form of patio garden or a balcony as well as access to shared outdoor amenity space. This includes a hard and soft landscaped courtyard and associated seating area and access to a woodland area in the southern part of the site.
- 6.4.11 All units would either adhere to or exceed the minimum space standards and the corridors and circulation space would be fully accessible for wheelchair users.

6.5 Traffic, Parking and Drainage

- 6.5.1 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use.

- 6.5.2 The London Plan Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility. It is noted that at supporting paragraph 6A.3A to the Parking Addendum sets out that there is scope for greater flexibility to the parking standards in different parts of London having regard to patterns of car ownership and use, levels of public transport accessibility, the need for integrated approaches to on-site and off-street parking, efficiency in land use and overall impact upon environment and the transport network.
- 6.5.3 The Development Management Policies DPD gives local interpretation of London Plan parking standards and detail requirements for sustainable Travel Plans. The document refers to the maximum London Plan standards for the parking standards of vehicles (including those with vehicle charging points) and cycle parking spaces. In addition, there would be “1 motorcycle/ scooter parking space per 20 car parking spaces subject to all developments with more than 10 car parking spaces having a minimum of 1 space”.
- 6.5.4 Rectory Lane is a short cul de sac which serves the application site and St John Church. There is some on street public parking available on Rectory Lane although parking is restricted between 3 to 4pm Monday to Friday. There is however free on street parking available during the weekend and evenings.
- 6.5.5 Currently there is available parking for upto 6 cars at the existing rectory site and 10 spaces on the Wolstenholme site. The site has a PTAL rating of 2 which is a “poor” accessibility rating as defined by TFL. Notwithstanding this, there is access to 4 bus routes with an hourly service within 500 metres walk of the site. Stanmore underground station is approximately a 15 minute walk away and Stanmore Town centre with its range of shops and services approximately a 10 minute walk away.
- 6.5.6 The proposal would result in a net increase in residential units of 27 from the existing 31 flats at Wolstenholme and single family dwellinghouse to 59 flats. The existing vehicular and pedestrian access points would be retained from Rectory Lane. The proposal would also retain and reinstate the singular pedestrian only access into the site which is located off Rectory Lane towards the middle of the site and would also reinstate the pedestrian only access from the additional vehicle access point into the Wolstenholme site.
- 6.5.7 Pedestrian access will be maintained through the ability to utilise the existing ingress and egress points.
- 6.5.8 The proposal would provide for 16 parking spaces in total which equates to a provision of approximately 30%. The applicants contend that this reflects the increasingly low car ownership rates of older people who are living in this type of social rented housing. 10% of the spaces will be wheelchair accessible parking

bays, given 6 of the 58 flats are wheelchair accessible flats. There will also be parking for 1 motorbike on the site.

- 6.5.9 Secure cycle parking would be provided for 4 cycles which would be available for staff and visitors.
- 6.5.10 A buggy store is also provided within the building for upto 18 electric buggies/scooters.
- 6.5.11 The refuse storage facilities are proposed to be located within 10 metres of the western most entrance off Rectory Lane which is the same as the existing configuration. Refuse collection will take place on street which is the same as happens currently.
- 6.5.12 The application is accompanied by a Travel Plan and Transport Statement which consider how alternative modes of transport, reducing car travel will be achieved. The transport statement details a parking survey which outlines there are a total of 67 unrestricted kerbside parking opportunities in proximity to the site in addition to 11 only permit holder parking spaces, 41 single yellow line opportunities and 7 pay and display opportunities.
- 6.5.13 The roads surrounding the development have been examined as part of a peak arrival and departure survey to assess whether they would be able to accommodate the anticipated increase in staff carer and visitor parking resulting from the proposed development. The results show that there would be sufficient capacity during AM and PM periods on typical weekdays in the survey area.
- 6.5.14 A Travel mode survey was undertaken as part of the Transport Assessment based on the existing Wolstenholme complex. This shows that 100% of scheme managers drive to the site while only 37.5% of the carers drive to site and the remaining 62.5% catch the bus. 100% of family and friends that visited the site travelled by car. It was found that there could be upto 4 families visiting the site at any one time. It was also found that car ownership levels of existing tenants are relatively low.
- 6.5.15 The TA considers that although the development could generate the need for 28 car parking spaces, there is sufficient capacity to provide kerb side parking for family friends and carers. Scheme managers and residents own parking needs are expected to generate upto 18 car parking spaces. However, in order to not unduly compromise the quality of the surrounding environment, including root protection tree zones, only 16 are proposed. Nevertheless, this minor shortfall would be offset by the provision of 18 electric buggy storage facilities as well as the close proximity of Stanmore Town Centre and access to public transport
- 6.5.16 The Highways Authority has not objected to the application subject to a robust Travel Plan being in place. The Council's Travel Plan Coordinator (TPC) has reviewed the submitted Travel Plan and the objectives and targets contained within. The TPC has recommended a number of changes to the Travel Plan and has recommended that the monitoring of this to be secured through a section 106 obligation. In addition to this, a recommendation has been made to impose

financial penalties should the targets agreed in the travel plan not be met within the monitoring period. In order to ensure robust monitoring and effective mitigation of associated transport impacts arising from the development, it is recommended that a final version of the Travel Plan with set monitoring periods and associated travel plan bond should be secured by section 106 obligations.

- 6.5.17 Subject to the above mentioned conditions and on-going monitoring of the travel plan which can be secured by a section 106 agreement, for the reasons outlined above the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of policy 6.3 of The London Plan, core policy CS 1 R of the Harrow Core Strategy, and policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

Drainage

- 6.5.18 The NPPF (2018) outlines the need to manage flood risk from all sources. Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 states that “proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to flooding and the design and layout of proposals must contribute to flood risk management and reduction” Further to this, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that “proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”.
- 6.5.19 The site lies in flood zone 1 and therefore has a low risk of fluvial flooding. Nevertheless, the site is over 1 hectare and is therefore accompanied by a Flood Risk Assessment.
- 6.5.20 The applicant has not submitted detailed drainage proposals with the application. Nevertheless, the Council’s drainage engineers have raised no objection, subject to the imposition of conditions, relating to surface water attenuation and storage works and details of disposal of sewage.
- 6.5.21 Subject to the above conditions, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy

6.6 Biodiversity

- 6.6.1 Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that “*The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or*

appropriate mitigation sought". Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment.

- 6.6.2 The application has been accompanied by a phase 1 habitat survey, bat survey, great crested newt survey as well as an invasive species survey. The studies make a number of recommendations and outlines that if the proposed development adheres to the recommendations that the proposed development will provide an opportunity to maintain or improve the ecological value of the site for a range of species. The details have been reviewed by the Council biodiversity officer who considers that some additional quantification on biodiversity value and management including funding arrangements is required to ensure that the biodiversity enhancement value of the site can successfully be secured in perpetuity. Should planning permission be granted, appropriate planning conditions can be secured to address these issues.
- 6.6.3 Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would not be significantly harmed and the development would thereby comply with policies 7.21 and 7.19 of The London plan (2016) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013).

6.7 Energy and Sustainability

- 6.7.1 The National Planning Policy Framework seeks to promote low carbon and renewable energy, including decentralised energy. This includes requiring local planning authorities to have a positive strategy to delivery low carbon and renewable energy infrastructure and for these matters to be considered as part of any planning application.
- 6.7.2 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires new development to minimise carbon emissions in accordance with the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions; with residential development is expected to be zero carbon. 40% reduction required relative to the 2010 Building Regulations for both residential and non-residential development (this is equivalent to a 35% reduction over the more recent 2013 Building Regulations) is required to be achieved on site. The policy outlines that the remaining regulated carbon dioxide emissions, to 100%, are to be offset through a cash in lieu contribution to be ring fenced to secure the delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E)
- 6.7.3 The National Planning Policy Framework seeks to achieve sustainable development. London Plan Policy 5.3 requires that development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. It outlines broad considerations that developments should address, including minimising carbon emissions, avoiding overheating, making the efficient use of resources, minimising pollution and the generation of waste, avoiding the impacts from natural hazards, ensuring developments are comfortable and secure, using

sustainable materials and promoting and protecting biodiversity and green infrastructure.

- 6.7.4 Policy 5.7 (Renewable Energy) requires new development to provide a reduction in expected carbon emissions through on-site renewable energy, where feasible. The supporting text to the policy indicates there is a presumption that the reduction achieved through on-site renewable energy will be at least 20%.
- 6.7.5 Harrow Local Plan policy largely cross-refers to the London Plan requirements with respect to carbon emissions [see Core Strategy Policy CS1 (T), Policies DM12 Sustainable Design and Layout, DM13 Decentralised Energy, and DM14 Renewable Energy Technology.
- 6.7.6 The application is accompanied by an energy strategy. Through implementation of the three step energy hierarchy outlined in the London Plan (Be Lean, Be Clean, Be Green), the cumulative CO² savings on the site are estimated to be 35.2% over Part L1A regulation baseline.
- 6.7.7 In accordance with London Plan Policy 5.6, investigation has been undertaken in relation to potential connection to a district heat network. The review has identified that there are no existing or proposed district heat networks in close proximity to the proposed development. However, an on-site energy centre with gas boilers and site wide CHP is proposed for the scheme. The CHP modelling demonstrates that approximately 21.1 tonnes pf CO² would be saved each year by installing this technology. This would contribute a 30.0% saving of regulated Co² emissions after the energy efficiency measures have been implemented, equating to 13.8% of total Co² emissions over the baseline.
- 6.7.8 Additional techniques deployed within the development include a high energy efficient design including the incorporation of high levels of insulation and high performance glazing beyond part L 2013 targets. Natural ventilation as opposed to mechanical ventilation has been incorporated into the design. Reducing the need for artificial lighting has been addressed whereby all habitable areas will benefit from large areas of glazing to increase the amount of daylight within the internal spaces. Low energy light fittings will be adopted throughout the development, including light sensors for common parts. Renewable
- 6.7.9 Water consumption will be minimised, aiming to reduce consumption within the flats to less than 105 litres per day, aided by the installation of water efficient fittings.
- 6.7.10 The proposal incorporates a number of design elements to address issues such as waste storage, daylight, and amenity space.
- 6.7.11 Whilst 35.2% of savings will be achieved on site, the London plan requires residential development proposals to be zero carbon. This was adopted from 2016 onwards. The additional amount not provided on site can be provided as part of a carbon off set contribution.

- 1.1.1 Paragraph 2.5.13 of the SPG states that the overall contribution should be calculated over 30 years, and to be charged at £60 per tonne. The energy statement outlines that in order to achieve zero carbon for the residential portion of the scheme, 38 tonnes per annum of regulated CO2 equivalent to 1142.3 tonnes over 30 years must be offset. This is calculated to be £68, 538 of required carbon offsetting. As such, it is recommended to secure this financial contribution through a section 106 agreement. The contribution would be used within the borough by the Council to by enhancing other community buildings or by improving infrastructure that would assist in reducing carbon outputs. Accordingly, subject to securing a planning obligation, it is considered that the proposed development would not conflict with the policies of the development plan.
- 6.7.12 A condition is recommended to ensure that the proposals detailed in the energy and sustainability assessment are implemented. Subject to this and the above mentioned obligation, the scheme is considered to comply with the development plan polices outlines above and is acceptable in energy and sustainability terms

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The existing Wolstenholme site is no longer adaptable or able to meet current demands for Extra Care housing. The provision of replacement Extra Care housing on this site would accord with the site allocations DPD. The overall combined comprehensive redevelopment of the Rectory and Wolstenholme sites would assist in the delivery of 100% affordable Extra Care housing for which there is a demonstrable need. The Council's Conservation officer has identified less than substantial harm to the conservation area and heritage assets, largely as a result of the scale of the building on the Rectory site and this is fully acknowledged. However, although some harm is identified to the surrounding designated heritage assets and the Councils spatial growth strategy, the applicants have robustly demonstrated that the development would not be financially viable if the number of residential units on the Rectory Site were reduced. Furthermore, the application is supported by a sequential analysis which demonstrates no other suitable sites could be identified over a two year period within the borough. The scheme is inextricably linked to the exiting community within the existing Wolstenholme building which could be maintained and enhanced providing important social benefits. In the context of only one other affordable extra care housing scheme in the London Borough of Harrow, when viewed against the background of considerable identified growing demand for this housing type, the proposal is considered to provide a significant public benefit in the form of 100% Extra Care affordable housing which would outweigh the less than substantial harm to the designated heritage assets and the Councils Spatial strategy. The development is within a sustainable location and the design reflects and responds to the conservation area sensitivities. Additionally, it has been found that there would be no detrimental impacts on the amenity of surrounding neighbouring occupiers or any adverse highways impacts arising from the development. The development would result in landscape and ecological enhancements and would contribute towards the strategic objectives of reducing carbon reductions in the borough.

7.2 For all these reasons and weighing up the development plan policies and proposals and other material considerations, it is recommended that the planning committee make a resolution to grant planning permission, subject to the completion of a Planning Obligation under section 106 of the Town and Country Planning Act 1990 (as amended), and the following conditions:

APPENDIX 1: Conditions and Informatives

Conditions

General Planning 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 Plans and documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents: 214/ PL01/ Rev P1; 214/ PL10 /Rev P1; 214/ PL11 /Rev P1; 214/ PL12 / Rev P1; 214/ PL13/ Rev P1; 214/ PL111 /Rev P1; 214/ PL112 /Rev P1; DFCP 3906 TPP Rev A (Tree Protection Plan); DFCP 3906 Rev A (Tree Removal Plan); S16-280-100; 214/ PL100 / Rev P2; 214/ PL101/ Rev P2; 214/ PL102 / Rev P3; 214/ PL103 / Rev P3; 214/ PL104 / Rev P3; 214/ PL105 /Rev P3; 214/PL106 /Rev P2; 214/ PL107 / Rev P2; 214/ PL108 /Rev P2; 214/ PL109 / Rev P2; 214/PL110 /Rev P2; HCH-REC_HTA-L_DR_0900 Rev E; HCH-REC_HTA-L_DR_0901 Rev C; DFCP 3906 TPP Rev B (Tree Protection Plan); Design and Access Statement (December 2017); Design and Access Statement Addendum (May 2018); Landscape Statement, Wolstenholme and The Rectory Ref: HCH-REC_HTA-L_DC_0910 Rev B (dated May 2018); Transport Statement by Paul Mew Associates (dated November 2017); Energy Statement by XCO2 (dated November 2017); Daylight and Sunlight by XCo2 (dated December 2017); Sustainability Statement produced by XCo2 (dated November 2017); Accurate Visual Representations (AVR1/1) by Precontract Ltd (dated December 2017); Site Sequential Study by VDBM Chartered Surveyors; Financial Viability Report (dated December 2017); Affordable Housing Statement (dated December 2017); Extended Phase 1 Habitat Survey Ref DFC P3906 by Bionomique Ltd (dated June 2018); Arboricultural Impact Assessment Ref: DFCP 3906 Rev B (dated 7th December 2017); Preliminary Bat Roost Assessment & Bat Surveys, Report No. RT-MME-125471-02 (dated October 2017); Letter from Middlemarch Environmental Ref: RT-MME-127102 (dated 18th December 2017); Invasive Species Survey and Method Statement, Report No: RT-MME-125471-01 (dated September 2017) by Middlemarch Environmental; Great Crested Newt Habitat Suitability Index Assessment Report No. RT-MME-126771-02 (dated December 2017) by Middlemarch Environmental; Badger Survey Report No: RT-MME-126771-01 (dated December 2017) by Middlemarch Environmental; Heritage Assessment (dated December 2017); CGI Images; Supporting Planning Statement (dated December 2017); Supplementary Ecological Report; Addendum to the

Supporting Planning Statement (May 2018); Framework Travel Plan by Paul Mew Associates (dated June 2018); Outline Construction Logistics Plan by Paul Mew Associates (dated May 2018); Letter from Middlemarch Environmental Ref: RT-MME-128514 (dated 9th July 2018); Biodiversity Enhancement Strategy Report No: RT-MME-128514-01 (dated July 2018) by Middlemarch Environmental; Great Crested Newt eDNA Sampling Report No: RT-MME-128514-02 (dated July 2018) by Middlemarch Environmental; Reptile Survey Report No. RT-MME-128514-03 (dated June 2018) by Middlemarch Environmental; Botanical Survey, Ref: RT-MME-128514-04 (dated 9th July 2018) by Middlemarch Environmental; Affordable Housing Statement, Addendum to Appendix 10 (dated August 2018); Letter from Studio Aitken (dated 13th July 2018); Financial Viability Report, Addendum to Appendix 9 (dated August 2018);

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

3. Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a demolition and construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

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, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Local Plan (2013) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure 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.

4. Trees 1

The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site and a detailed method statement in order to ensure minimal impact on the root protection areas of the retained trees. The method statement should address in particular the new parking bays and drive and formal path and woodland path. The development shall be undertaken in accordance with the approved details. To ensure the development is constructed in a manner which safeguards the trees on the site, this is a PRE-COMMENCEMENT condition.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works, in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

5. Surface Water Drainage Strategy

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, the Local Planning Authority in writing to be agreed. 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, in accordance with London Policies 5.13 & 5.15 of the London Plan (2016) and built-in to the Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and development to manage and reduce surface water run-off. This condition is a PRE-COMMENCEMENT condition.

6. Foul Surface Water Drainage Strategy

No development shall take place, other than works of demolition, until a foul water drainage strategy, has been submitted to the Local Planning Authority in writing to be agreed. 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, in accordance with Policy 5.14 of the London Plan (2016) and Harrow Core Strategy Policy CS1, and to ensure that the development would be resistant and resilient to foul water flooding in accordance with Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and put in place to dispose of foul water arising from the development. This condition is a PRE-COMMENCEMENT condition.

7. Levels

No site works or development shall commence (other than demolition works) until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, have been submitted to the Local Planning Authority in writing to be agreed. 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 in accordance with policies DM 1, DM 10 and DM 42 of the Harrow Development Management Policies Local Plan (2013). To ensure that appropriate site levels are agreed before the superstructure commences on site. This condition is a PRE-COMMENCEMENT condition.

8. Electricity Sub station and Switch Room

Prior to the commencement of the development hereby permitted (other than works of demolition), details of the electricity sub station and switch room shall be submitted and approved in writing by the local planning authority

REASON: To ensure the ancillary structures have a satisfactory impact on the character and appearance of the locality and to safeguard the residential amenities of the future occupiers of the building and neighbouring residential properties in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To ensure an acceptable impact before the development is commenced this is a PRE-COMMENCEMENT Condition.

Progression Point Conditions

9. Cycle Parking Details

The development hereby permitted shall not progress beyond damp proof course level until details of the cycle parking spaces on the site and their phased delivery alongside the development have been submitted to the Local Planning Authority in writing to be agreed. The cycle parking shall be implemented on site for the sole use of the development in accordance with the phasing details and shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2016 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

10. Materials

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level until samples of the materials (or appropriate

specification) to be used in the construction of the external surfaces noted below have been submitted to the Local Planning Authority to be agreed in writing,:

- a) facing materials for the buildings
- b) windows/ doors
- c) Inset and balconies and terraces including privacy screens
- d) boundary treatment including all pedestrian/ access gates
- e) ground surfacing

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 is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

11. 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 that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

12. Extraction Flues, Ventilation Systems, Rainwater Disposal

The development hereby approved shall not progress beyond damp proof course level until details of any extraction flues, ventilation systems, and rainwater disposal systems (including downpipes) have been submitted to the Local Planning Authority in writing to be agreed. The application shall be implemented in full accordance with such details and be maintained thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

13. Combined Heat and Power Flue Details

The development hereby approved shall not progress above damp proof course level until a specification and drawings of the external part of the flue of the combined heat

and power system has been submitted to the Local Planning Authority in writing to be agreed. 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 external part of the flue of the combined heat and power system complies with the standards published at Appendix 7 of the Mayor of London's Sustainable Design & Construction supplementary planning document (2014) (or such appropriate standards as may supersede them) in accordance with the provisions of Policy 7.14 of the London Plan (2016), and to ensure that flue would not be detrimental to the design and appearance of the development or detrimental to the amenity of future occupiers of the development in accordance with the provisions of Policy DM 1 of the Local Plan (2013).

14. Privacy Screens

The development hereby approved shall not progress beyond damp proof course level until details of privacy screens to be installed to the balconies/terraces and their locations across the development have first been submitted to the Local Planning Authority in writing to be agreed. 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 a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan (2013).

15. External Lighting

The development hereby approved shall not progress beyond damp proof course level until details of the lighting of all public realm and other external areas (including buildings) within the site has been submitted to the Local Planning Authority in writing to be agreed. 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 incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality in accordance with Policies DM 1 and DM 2 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the development does not unduly impact on the biodiversity potential of the site in accordance with policy DM 20 of the Harrow Development Management Policies Local Plan (2013).

16. Hard and Soft Landscaping

The development hereby approved shall not progress beyond damp proof course level until a scheme for the hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters, external seating and boundary treatment has been submitted to the Local Planning Authority in writing to be agreed. Soft landscaping works shall include: planting plans including details of a minimum of 16 new trees (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes

and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private terraces and communal garden/open space areas. The scheme shall also include proposed finished levels, means of enclosure circulation areas, minor artefacts and structures (such as furniture, temporary refuse storage area and signs). 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 to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy (2012) and policies DM 1 and DM 22 of the Harrow Development Management Polices Local Plan (2013).

17. Bird and Bat Nesting Boxes

The development hereby approved shall not progress beyond damp proof course level until proposals for increasing the availability of bird nesting places, bat boxes and invertebrate habitats within the site have been submitted to the Local Planning Authority in writing to be agreed. The bat proposals shall include bat boxes and a bat loft including a minimum of 4 habitat boxes. The bird box proposals shall include a minimum of 3 Schwegler 1sp sparrow terraces to be incorporated into the building at a height above 3 metres. The invertebrate proposals shall include a: 4 suitable invertebrate shelters to be provided with the ornamentals area and incorporated in to the wall of the building (on the southern aspect), with cavities to suit a wide range of hole users and b: 4 loggeries or log piles together with plans encompassing topping up with logs and shredding's. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

18. Wildflower Meadow Areas

The development hereby approved shall not progress beyond damp proof course level until detailed proposals for wildflower meadows within the application site including detailed management protocols for variation have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

19. Ecological Management Plan

The development hereby approved shall not progress beyond damp proof course level until detailed proposals for ongoing management, monitoring and reporting of onsite biodiversity features, including details of how this will be funded in perpetuity have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

20. Badgers and Hedgehogs

The development hereby approved shall not progress beyond damp proof course level until proposals for maintaining and enhancing access for badgers and hedgehogs between the development site and surrounding areas have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

Pre-Occupation Conditions

21. Landscape Maintenance

The development hereby approved shall not be occupied until a scheme for the ongoing management and maintenance of the soft landscaping within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 10 years for all landscape areas, and details of irrigation arrangements and planters, has 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 within the site and surrounding are, in accordance with Policies DM 21 and DM 22 of the Development Management Policies Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

22. Parking Management Plan

The residential premises hereby approved shall not be occupied until a Parking Management Plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall: identify the electric vehicle charging point spaces that are to be provided within the car park as 'active' spaces and those as 'passive' spaces; detail the allocation of a disabled person's parking space within the car park to each wheelchair home within the development; detail the allocation of general parking spaces within the development; detail the management of general vehicle access across the site and detail the provision of cycle parking for staff/visitors to the development. The development shall be carried out in accordance with the plan so agreed and shall be retained as such thereafter.

REASON: To ensure that the development provides sufficient electric vehicle charging points and adequate, secure and (where appropriate) weather protected cycle parking in accordance with London Plan Policies 6.9 and 6.13 and Local Plan Policy DM 42, and contributes to the achievement of a lifetime neighbourhood in accordance with London Plan Policy 7.1 and Policy DM 2 of the Local Plan (2013).

23. Delivery and Service Plan

The residential premises hereby approved shall not be first occupied until a Delivery and Servicing Plan has first been submitted to the Local Planning Authority in writing to be agreed. The delivery and service plan shall be carried out in accordance with the approved details for the lifetime of the development.

REASON: To ensure that the transport network impact of deliveries associated with non-residential uses within the development is managed in accordance with Policy 6.3 of the London Plan (2016) and Policy DM 44 of the Harrow Development Management Policies Local Plan (2013).

24. Energy and Sustainability

The development shall be undertaken in accordance with the approved Sustainability Statement and Energy Strategy. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy Statement by XCO2 (dated November 2017) and Sustainability Statement produced by XCo2 (dated November 2017) which thereafter shall be submitted to the Local Planning Authority in writing to be agreed the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2012, policies 5.2.B/C/D/E of The London Plan (2016) and policies DM 12, DM 13 and DM 14 of the Harrow Development Management Policies Local Plan.

25. Designing Out Crime

The development shall be carried out and completed in accordance with the details specified in the Crime Impact Statement. Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed. The development shall be retained in accordance with the approved details.

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, in accordance with Policies 7.3 and 7.13 of the London Plan (2016) and Policy DM 2 of the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

26. Telecommunications Equipment

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 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 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 in accordance with Policy 7.4 of the London Plan (2016), and DM 49 of the Development Management Policies Local Plan (2013), and to ensure that the development achieves a high standard of amenity for future occupiers the buildings in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

Other Conditions

27. Refuse Bins

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

REASON: To safeguard the appearance and character of the surrounding area, in accordance with policy 7.4.B of The London Plan 2016 and ensure a high standard of residential quality in accordance with Policies DM 1 and DM 45 of the Harrow Development Management Policies Local Plan (2013).

28. Residential Storage Space

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

planning authority.

REASON: To ensure that the development achieves a high standard of residential quality for future occupiers of the development in accordance with Policy 3.5 of the London Plan (2016) and Policy and DM 1 of the Harrow Development Management Polices Local Plan (2013).

29. Implementation of Hard and Soft Landscaping

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme first agreed in writing by the local planning authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the residential parts of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 10 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, 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 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, in accordance with Policy DM22 of the Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

30. Plant Noise Levels

The rating level of noise emitted from any plant, machinery and equipment on the site, shall be lower than the existing background level by at least 10 LpA. Noise levels shall be determined at one metre from the boundary of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142:2014. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which the plant is or may be in operation. Before any plant is used, measurements of the noise from the plant must be taken and a report / impact assessment demonstrating that the plant (as installed) meets the design requirements, shall be submitted to the Local Planning Authority in writing to be agreed be approved in writing by the Local Planning Authority.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Local Plan (2013).

31. Wheelchair Accessible and Wheelchair Adaptable Homes

A minimum of 10% of the units shall be built in accordance with Building

Regulation standard M4 (3) 'Wheelchair User Dwellings'. All other 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 in accordance with policies 3.8 and 7.2 of The London Plan (2016), Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) and the Council's adopted Supplementary Planning Document: Accessible Homes (2010).

32. Trees 2

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment Ref: DFCP 3906 Rev B (dated 7th December 2017). This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the Tree Protection Plan. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected, and as required by policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

Informatives

INFORMATIVE: SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

1. The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

2016 London Plan (consolidated with Alterations since 2011) (March 2016)

Policy 3.1: Ensuring equal life chances for all

Policy 3.2: Improving health and addressing health inequalities

Policy 3.16: Protection and enhancement of social infrastructure

Policy 4.12: Improving opportunities for all

Policy 5.1: Climate change mitigation

Policy 5.2: Minimising carbon dioxide emissions

Policy 5.3: Sustainable design and construction

Policy 5.5: Decentralised energy networks

Policy 5.6: Decentralised energy in development proposals

Policy 5.7: Renewable energy

Policy 5.8: Innovative energy technologies

Policy 5.9: Overheating and cooling

Policy 5.10: Urban greening

Policy 5.11: Green roofs and development site environs

Policy 5.12: Flood risk management

Policy 5.13: Sustainable drainage

Policy 5.15: Water use and supplies

Policy 5.17: Waste capacity

Policy 5.18: Construction, excavation and demolition waste

Policy 6.1: Strategic approach

Policy 6.3: Assessing effects of development on transport capacity

Policy 6.7: Better streets and surface transport

Policy 6.9: Cycling

Policy 6.10: Walking

Policy 6.11: Smoothing traffic flow and tackling congestion

Policy 6.12: Road network capacity

Policy 6.13: Parking

Policy 7.1: Building London's neighbourhoods and communities

Policy 7.2: An inclusive environment

Policy 7.3: Designing out crime

Policy 7.4: Local character

Policy 7.5: Public realm

Policy 7.6: Architecture

Policy 7.8: Heritage assets and archaeology

Policy 7.14: Improving air quality

Policy 7.15: Reducing noise and enhancing soundscapes

Policy 7.18: Protecting local open space and addressing local deficiency

Policy 7.19: Biodiversity and access to nature
Policy 7.30: London's canals and other rivers and water spaces
Policy 8.1: Implementation
Policy 8.2: Planning obligations
Policy 8.3: Community infrastructure levy

Draft London Plan December 2017:

Policy D1 London's form and characteristics
Policy D2 Delivering good design
Policy D3 Inclusive design
Policy S1 Developing London's social infrastructure
Policy S2 Health and social care facilities
Policy HC1 Heritage conservation and growth
H15 Specialist older persons Housing
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI2 Minimising greenhouse gas emissions
Policy SI3 Energy infrastructure
Policy SI5 Water infrastructure
Policy SI7 Reducing waste and supporting the circular economy
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking

Harrow Core Strategy (February 2012)

Core Policy CS1: Overarching Principles
Core Policy CS2: Harrow and Wealdstone (including the Intensification Area)

Harrow Development Management Policies (July 2013)

Policy DM 1 Achieving a High Standard of Development
Policy DM 2 Achieving Lifetime Neighbourhoods
Policy DM 3 Protected Views and Vistas
Policy DM 7 Heritage Assets
Policy DM 9 Managing Flood Risk
Policy DM 10 On Site Water Management and Surface Water Attenuation
Policy DM 12 Sustainable Design and Layout
Policy DM 13 Decentralised Energy Systems
Policy DM 14 Renewable Energy Technology
Policy DM 20 Protection of Biodiversity and Access to Nature
Policy DM 21 Enhancement of Biodiversity and Access to Nature
Policy DM 22 Trees and Landscaping
Policy DM 23 Street side Greenness and Forecourt Greenery
Policy DM 29 Sheltered Housing, care Homes and Extra Care Housing
Policy DM 42 Parking Standards
Policy DM 43 Transport Assessments and Travel Plans

Policy DM 44 Servicing
Policy DM 45 Waste Management
Policy DM 50 Planning Obligations

Other Guidance

Mayor of London Guidance

Social Infrastructure (May 2015)
Sustainable Design and Construction (April 2014)
London View Management Framework SPG
Mayor Of London, Housing Supplementary Planning Guidance (March 2016)

LB Harrow Guidance

Council's Code of Practice for the Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (February 2016)
Planning Obligations & Affordable Housing SPD (October 2013)
Access for All SPD (April 2006)
Supplementary Planning Document - Accessible Homes (2010)
Supplementary Planning Document – Planning Obligations (2013)
Supplementary Planning Document – Garden Land (2013).
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2. **INFORMATIVE: CIL**

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 £636, 475 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 £134, 995 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 3857sqm (C3 use)

You are advised to visit the [planningportal website](http://www.planningportal.gov.uk/planning/applications/howtoapply/what_tosubmit/cil) where you can download the appropriate document templates.

http://www.planningportal.gov.uk/planning/applications/howtoapply/what_tosubmit/cil

3. **INFORMATIVE: 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 contribution for this development is £424,270

4. **INFORMATIVE:** Wheelchair Homes

The applicant is encouraged to liaise with the Council during the construction of the development to ensure, insofar as possible, that the wheelchair homes are fitted-out to meet the needs of their first occupiers.

5. **INFORMATIVE:** 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. **INFORMATIVE:** 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. **INFORMATIVE: 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. INFORMATIVE: PRE APPLICATION ADVICE

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

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

Plan Nos: 214/ PL01/ Rev P1; 214/ PL10 /Rev P1; 214/ PL11 /Rev P1; 214/ PL12 / Rev P1; 214/ PL13/ Rev P1; 214/ PL111 /Rev P1; 214/ PL112 /Rev P1; DFCP 3906 TPP Rev A (Tree Protection Plan); DFCP 3906 Rev A (Tree Removal Plan); S16-280-100; 214/ PL100 / Rev P2; 214/ PL101/ Rev P2; 214/ PL102 / Rev P3; 214/ PL103 / Rev P3; 214/ PL104 / Rev P3; 214/ PL105 /Rev P3; 214/PL106 /Rev P2; 214/ PL107 / Rev P2; 214/ PL108 /Rev P2; 214/ PL109 / Rev P2; 214/PL110 /Rev P2; HCH-REC_HTA-L_DR_0900 Rev E; HCH-REC_HTA-L_DR_0901 Rev C; DFCP 3906 TPP Rev B (Tree Protection Plan);

Design and Access Statement (December 2017); Design and Access Statement Addendum (May 2018); Landscape Statement, Wolstenholme and The Rectory Ref: HCH-REC_HTA-L_DC_0910 Rev B (dated May 2018); Transport Statement by Paul Mew Associates (dated November 2017); Energy Statement by XCO2 (dated November 2017); Daylight and Sunlight by XCo2 (dated December 2017); Sustainability Statement produced by XCo2 (dated November 2017); Accurate Visual Representations (AVR1/1) by Precontract Ltd (dated December 2017); Site Sequential Study by VDBM Chartered Surveyors; Financial Viability Report (dated December 2017); Affordable Housing Statement (dated December 2017); Extended Phase 1 Habitat Survey Ref DFC P3906 by Bionomique Ltd (dated June 2018); Arboricultural Impact Assessment Ref: DFCP 3906 Rev B (dated 7th December 2017); Preliminary Bat Roost Assessment & Bat Surveys, Report No. RT-MME-125471-02 (dated October 2017); Letter from Middlemarch Environmental Ref: RT-MME-127102 (dated 18th December 2017); Invasive Species Survey and Method Statement, Report No: RT-MME-125471-01 (dated September 2017) by Middlemarch Environmental; Great Crested Newt Habitat Suitability Index

Assessment Report No. RT-MME-126771-02 (dated December 2017) by Middlemarch Environmental; Badger Survey Report No: RT-MME-126771-01 (dated December 2017) by Middlemarch Environmental; Heritage Assessment (dated December 2017); CGI Images; Supporting Planning Statement (dated December 2017); Supplementary Ecological Report; Addendum to the Supporting Planning Statement (May 2018); Framework Travel Plan by Paul Mew Associates (dated June 2018); Outline Construction Logistics Plan by Paul Mew Associates (dated May 2018); Letter from Middlemarch Environmental Ref: RT-MME-128514 (dated 9th July 2018); Biodiversity Enhancement Strategy Report No: RT-MME-128514-01 (dated July 2018) by Middlemarch Environmental; Great Crested Newt eDNA Sampling Report No: RT-MME-128514-02 (dated July 2018) by Middlemarch Environmental; Reptile Survey Report No. RT-MME-128514-03 (dated June 2018) by Middlemarch Environmental; Botanical Survey, Ref: RT-MME-128514-04 (dated 9th July 2018) by Middlemarch Environmental; Affordable Housing Statement, Addendum to Appendix 10 (dated August 2018); Letter from Studio Aitken (dated 13th July 2018); Financial Viability Report, Addendum to Appendix 9 (dated August 2018);

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