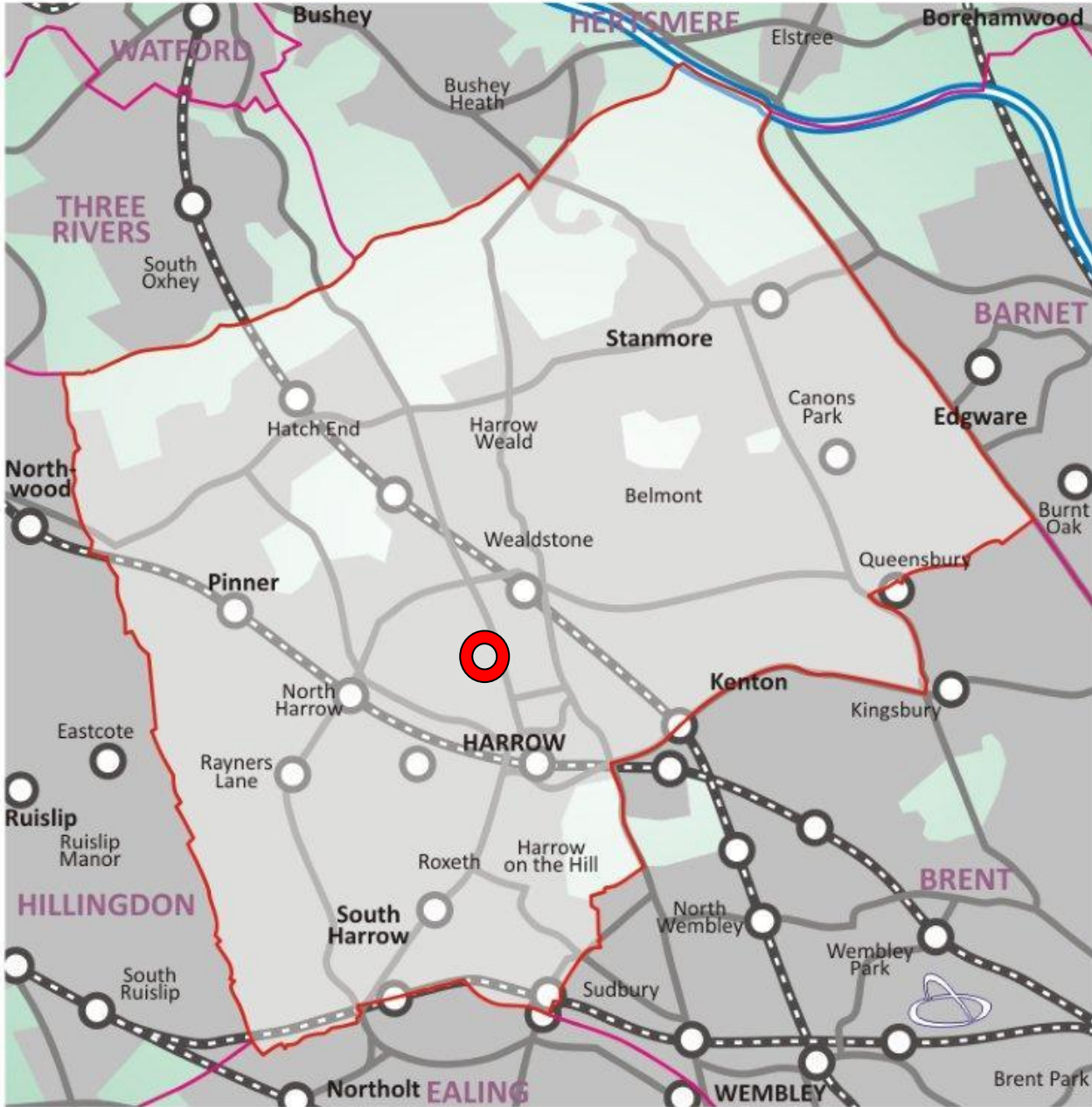


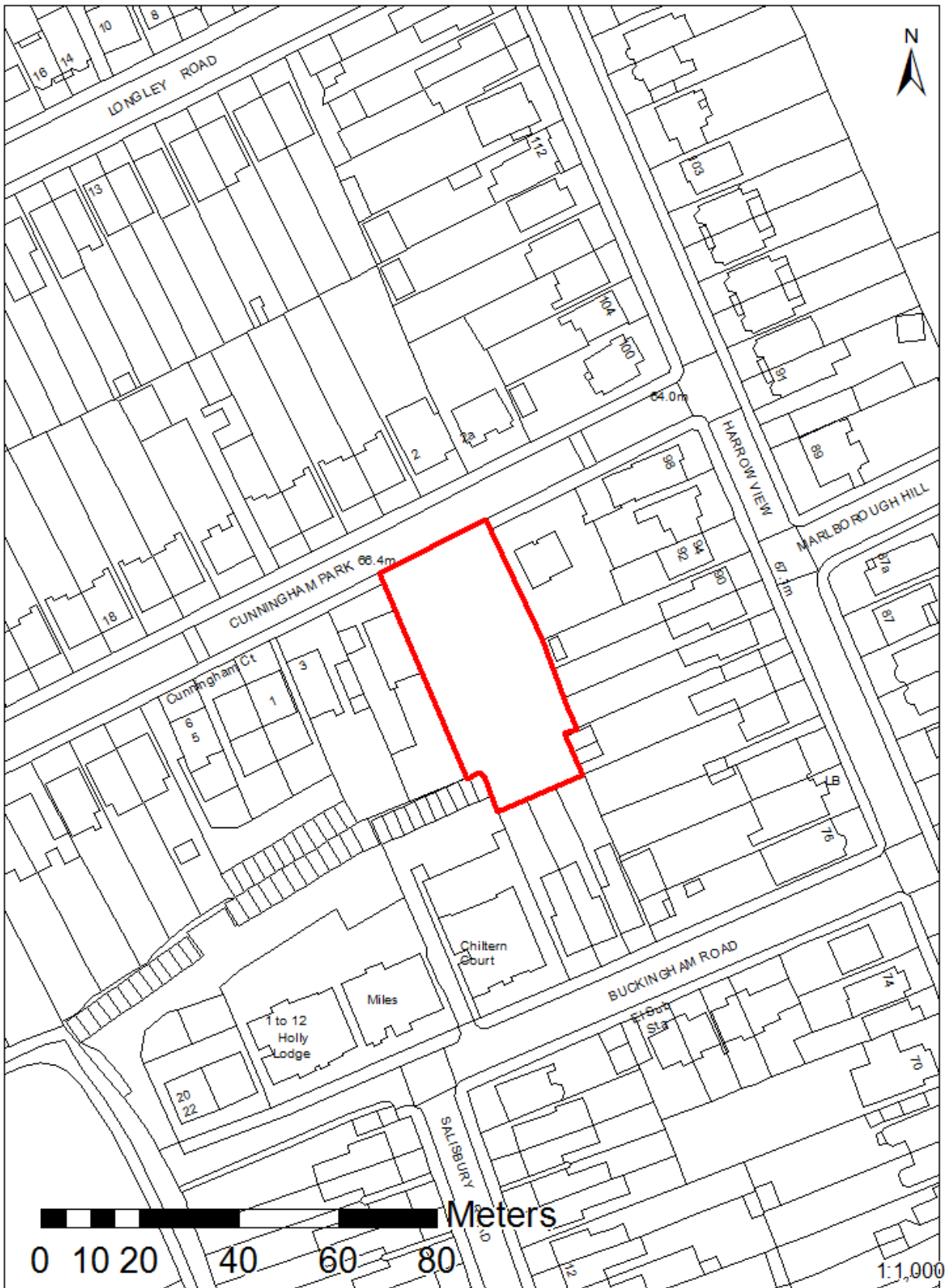
 = application site



1a Cunningham Park

P/3108/18

1a Cunningham Park



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

30th May 2018

APPLICATION NUMBER: P/3108/18
VALIDATE DATE: 13/07/2018
LOCATION: 1A CUNNINGHAM PARK, HARROW
WARD: HEADSTONE SOUTH
POSTCODE: HA1 4QW
APPLICANT: CUNNINGHAM PARK PROPERTY LTD
AGENT: HGH CONSULTING
CASE OFFICER: RAPHAEL ADENEGAN
EXPIRY DATE: 28/09/2018

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.

Demolition of existing dwellinghouse and erection of new building comprising 2 x 3 bedrooms and 7 x 2 bedroom flats; *Amenity space; Parking; Cycle and Refuse Storage; New vehicle access*

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

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide 9 residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). Furthermore, the proposed development would improve the visual amenity of the site and surrounding area and would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

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

Statutory Return Type: Minor
Council Interest: None
GLA Community £25,363.1
Infrastructure Levy (CIL)

Contribution
(provisional):
Local CIL requirement: £71.466

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:
Part 1: Planning Application Fact Sheet
Part 2: Officer Assessment
Appendix 1 – Conditions and Informatives
Appendix 2 – Site Plan
Appendix 3 – Site Photographs
Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	1A Cunningham Park, Harrow, HA1 4QW
Applicant	Cunningham Park Property Ltd
Ward	Headstone
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	None
Other	N/A

Housing		
Density	Proposed Density hr/ha	292
	Proposed Density u/ph	69
	PTAL	1b
	London Plan Density Range	150-200
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	7 / 78%
	3 bed (no. / %)	2 / 22%
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Condition attached

Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	11
	Proposed Parking Ratio	1:1.2
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	18
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	1b
	Closest Rail Station / Distance (m)	Harrow on the Hill Station (800m to 1.5km) Metropolitan Line & Chiltern Railway Services, Harrow & Wealdstone (1.2km) Bakerloo Line & National Rail Station
	Bus Routes	Harrow View Bus Stop; H14 (80m) and H9 & H10 (200m)
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Purpose built bin storage to rear

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Condition Added

Renewable Energy Source / %	N/A
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PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application comprises of a site located on the south side of Cunningham Park. This section of the street is on a higher ground to the rest of the street with the ground rising from north to south.
- 1.2 The current site contains a two-storey brick/rendered detached dwellinghouse with a timber framed detached garage on a spacious plot. The application property and the adjoining, No. 1 are on a higher ground level to the adjoining properties.
- 1.3 The existing house is set back approximately 13m from the edge of the highway and front boundary, 24m from the rear boundary, 10.5m from the eastern boundary and 5.6m from the western boundary.
- 1.4 The surrounding area is predominately residential and is characterised by buildings with varied designs and styles but predominantly semi-detached.
- 1.5 The site abuts 1 Cunningham Park, a detached Victorian House to the west; 1b Cunningham Park, a recently built backland detached house and Nos. 86, 88 and 90 Harrow View to the east.
- 1.6 To the rear are gardens of 84 Harrow View, Nos. 2, 4, 6 and Chiltern Court, Buckingham Road. Chiltern Court is a block of 12 flats.
- 1.8 There are no protected trees on site.
- 1.9 The application site is located in area with poor transport links and as such has a PTAL rating of 2.
- 1.10 The site is not located in a critical drainage area of Harrow. There are no other constraints on site.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of existing dwelling and the erection of two storey building with habitable roofspace contained under a crown roof for use as 2 x 3 bedroom and 7 x 2 bedroom self-contained flats. The dwellings would each comprise of three bedrooms in Flats 2 and 5 on the ground and first floors with a large living room/kitchen while 3 x 2 bedroom would be created within the roofspace.

- 2.2 The front elevation would contain 3 flat roof dormer windows, part gable end and matching end bays at two-storey height and central bay at ground floor. The rear elevation would contain 4 flat roof dormer windows
- 2.3 The new building would have a mid-outrigger and would have an overall depth of approximately 20m and approximately 17.4m in width.
- 2.4 Due to the sloping nature of the land the building would have varying heights of approximately 9.4m and 9.45m taken from ground level with the front elevation at 9.45m and the rear elevation at 9.4m with rear balconies at first floor level. The mid-first floor balcony would project approximately 1.45m from the rear wall and 4.15m wide. Another balcony serving Flat 6 is proposed in the recessed aspect of the rear elevation. This would be approximately 2.4m deep and 2.3m wide.
- 2.6 The building would be set approximately 2m from the side boundary with No. 1 at the front narrowing down to 1.6m at the rear and set a minimum 5.5m from the side boundary of No. 1d. The roof would contain six rooflights in the right side roof slope overlooking No. 1 and six rooflights in the left side roof slope overlooking No. 1d. The 50 degrees angle of pitch to the main roof would create a very large crown roof aspect.
- 2.7 The proposal would provide spaces (2.4m x 4.8m in size) for 11 cars/vehicles (including 1 disabled parking space) to park within the site in two parallel rows at the bottom rear of the garden. All vehicles would enter and leave the site via a new vehicular access in Cunningham Park. The existing access is proposed to be closed.
- 2.8 At the rear of the new dwellings, a communal garden area of approximately 191sq.m and 3m deep private patio for two ground floor flats would be laid out, with the existing 2m high perimeter wall/close-boarded fence retained along the rear and side boundaries.
- 2.9 The external appearance will feature facing brickwork and stone bands while plain roof tiles will be used for the roof.
- 2.10 The key changes from the earlier refused scheme (P/4427/17) are as follows:
- **Reduced Height:** the ridge line of the revised scheme is now 500mm below the height of the refused scheme and the ridge of the lowered left hand side element of the building has been reduced by 1400mm
 - **Landscape Masterplan:** The revised application provides a full detailed landscape plan to address matters of landscaping, resident amenity space and new planting.
 - The footprint and the number of units remain the same

2.11 The reduction in height of main aspect of the building would be achieved through excavation and the lowering of the ground.

3.0 **RELEVANT PLANNING HISTORY**

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

Ref no.	Description	Status and date of decision
LBH/42962	Section 64 Determination: Detached Outbuilding for Use Ancillary to Dwelling	Withdrawn
HAR/13196	Erection of Detached House	Granted: 17/7/1957
P/2825/17/PRIOR	Single Storey Rear Extension: extending 8 metres beyond the original rear wall, 3.15 metres maximum height, 3.15 metres high to the eaves	Granted: 7/8/2017
P/1488/17	Certificate of Lawful Development (Proposed): Single storey rear extension; Insertion of window in ground floor side elevation and insertion of door in other side elevation	Refuse: 1/6/2017 Reasons For Refusal: Prior Approval Notification of Intention has not been applied for prior to the submission of this certificate. The development is therefore not within the tolerances of Schedule 2, Part 1, Class A.4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
P/1490/17	Certificate of Lawful Development (Proposed): Single storey side extension; Replacement of window with door and window in ground floor rear elevation	Grant: 1/6/2017
P/1491/17	Certificate of Lawful Development (Proposed): Single storey side	Granted: 1/6/17

	extension; Replacement of window with doors on ground floor rear elevation and removal of door in side elevation	
P/4427/17	Outline application for access appearance layout and scale: demolition of existing dwellinghouse and erection of new building comprising 2 x 3 bedrooms and 7 x 2 bedroom flats; amenity space; parking; cycle and refuse storage; new vehicle access	<p>Refused: 12/06/2018</p> <p>Reason: The proposed development, by reason of excessive scale, bulk and intensity, would harm local character and amenity, contrary to Policies DM1 of the Local Plan (2013), CS1 of the Core Strategy (2012) and 7.4 and 7.6 of the London Plan (2016).</p> <p>This application is now the subject of appeal (ref: APP/M5450/W/18/320652 9)</p>

4.0 **CONSULTATION**

4.1 A total of 40 consultation letters were sent to neighbouring properties regarding this application.

4.2 The public consultation period expired on 24th August 2018.

4.3 **Adjoining Properties**

Number of letters Sent	40
Number of Responses Received	3
Number in Support	0
Number of Objections	3
Number of other Representations (neither objecting or supporting)	0

4.4 A summary of the matters of objection raised by surrounding property owners are below and shall be discussed within the body of this report:

- i. The proposal will exacerbate the parking problem currently experienced in the area;
- ii. The proposal will have impact on the parking congestion and more important the privacy of nearby dwellings that will be overlooked;
- iii. The proposal will be out of character with the neighbourhood where all properties are two occupancy-type buildings;
- iv. The building of this size is disproportionate to the existing plot;
- v. The development would block daylight into adjoining flats at Buckingham Road flat and obscure view of the flats. The flats will be overlooked leading to loss of privacy;
- vi. The proposed development will have an high density and the over-development of the site will involve the significant loss of garden land and green space;
- vii. There will be adverse impact on noise level resulting from high occupancy; and
- viii. There will strain on the limited parking spaces causing congestion.

4.5 Statutory and Non Statutory Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Design Advisor	No Comments Received	Noted. As the scale and context of the current proposal is not too dissimilar to the previous scheme, the officer's comment below for that scheme is considered relevant. Comment: The scale of the proposal is okay
LBH Drainage	No objections, subject to conditions.	Noted; condition attached.
LBH Highways	No Comments Received	Noted. As the scale and context of the current proposal is not too dissimilar to the previous scheme, the officer's comment below for that scheme is considered relevant. Comment: No objection to the proposal
LBH Environmental Health	No Comments Received	Noted. As the scale and context of the current

		proposal is not too dissimilar to the previous scheme, the officer's comment below for that scheme is considered relevant. Comment: No objection to the proposal
LBH Landscape Architect	No objections, subject to conditions.	Noted; condition attached
LBH Waste	No Comments Received	Noted. No Comments received

5.0 **POLICIES**

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

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

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant polices referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 Notwithstanding the reason for the refusal of the previous scheme, the principle and issues for planning consideration of the current scheme are the same. The applicant has made changes to the refused scheme as contained in paragraphs 2.10 and 2.11. The subject application has been considered on this basis. The main issues are;

- Principle of the Development
- Character of the Area
- Residential Amenity for Future Occupiers
- Residential Amenity (Neighbouring Residents)
- Traffic and Parking
- Drainage
- Trees

6.2 Principle of Development

6.2.1 Notwithstanding the reason for the refusal of the previous scheme, the principle and issues for planning consideration of the current scheme are the same. London Plan and the Local Plan Policies encourages development to take place on previously used or developed land and directs new development towards existing towns and developed areas. This is in line with the National Planning Policy Framework 2018 (NPPF), also referred to as 'Framework' in this report, which encourages the provision of more housing and states that applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value.

6.2.2 The application site is situated within the developed area of Harrow as outlined in the Harrow Local Plan. This site has previously been developed and currently comprises a two storey detached dwelling with front and rear gardens. The site has not been allocated in the Local Plan for additional housing supply, and as such comes forward as a windfall residential site where Policy CS1A of Harrow's Core Strategy 2012 [CS] applies. This policy undertakes to manage growth in accordance with the spatial strategy. The spatial strategy directs residential and other development to the Harrow & Wealdstone Intensification Area, town centres and, in suburban areas, to strategic previously developed sites.

6.2.3 Whilst the Council have a five year housing supply, as outlined in the Annual Monitoring Report, the national situation has changed to the extent that it is considered that the country is not building sufficient housing to meet its needs. It is therefore considered that the windfall residential development proposed at this particular site potentially could make a small but valuable contribution to both local and national housing land supply.

6.2.4 The application site is located within an existing residential area and as such the infrastructure has been developed to provide good transport links for existing residents. There are also services and facilities available within close proximity of the site. Furthermore, there are no known physical or environmental constraints at this site. The proposal would, therefore, not be in contradiction with London and Local Plans and national policy subject to an assessment of the scheme against the principles of sustainable development and policies governing residential development which are considered in detail below. Accordingly, the proposal to introduce residential units at the site is considered acceptable in principle.

Affordable Housing

6.2.5 The proposal to introduce 9 residential units to the site would be below the 10 unit threshold and as such would not trigger the requirement to provide any element of affordable housing.

6.2.6 Housing Mix

Policy DM24 (Housing Mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on the site. The development proposed here would contribute towards the housing stock and increase the choice of housing in the Borough and the opportunity area and would therefore find some support in policies 3.5 and 3.8 of The London Plan (2016).

6.2.9 London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. The proposed 9 home contribution to housing supply ensures that this site makes an appropriate contribution to the Borough's housing need over the plan period to 2026.

6.2.10 The application site area is 0.13 hectares and it has a public transport accessibility level (PTAL) score of 2 indicating a low level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have a suburban setting. The proposal, taken as a whole, equates to a density of 69 units per hectare and of 292 habitable rooms per hectare. The densities fall above the overall matrix ranges for a suburban setting sites with a PTAL 2. However, as noted above, the matrix is only the starting point for considering the density of development proposals provided that the development will not have an adverse impact on the character of the surrounding area and satisfy the design policies of the Plan.

6.2.11 Notwithstanding the increase in size and the ensuing density of 69 dwellings per hectare, it is considered that the level of open space around the built form is commensurate to the level of accommodation and size of the land in the context of its location which is close to public transport facilities and character of the area, and as such is not considered to be an overdevelopment of the site nor result in a detrimental effect on the character of the area. The proposal would

comply with the other material considerations and these are discussed further in the report below.

6.2.12 Loss of Garden Land

The Council seeks to resist the loss of garden land as amplified in the Garden Land SPD. However, the SPD sets out certain exceptions which includes the redevelopment of an existing dwelling or group of dwellings to provide multiple dwellings or flats on the same building footprint, plus any appropriate enlargement(s). This proposal falls within this exception category and therefore does not constitute garden land development.

6.2.13 The existing building is detached and appears not to have been extended before. The existing property has been through the prior approval process and certificate of lawfulness for a proposed development with no objection. The ability of the applicant to implement these are therefore are a material consideration in terms of footprint able to be implemented on site as contained in the planning history section. And whilst the proposed development would lead to a larger footprint, this is not considered to constitute garden land development.

6.3 Character of the Area

6.3.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.

6.3.2 Core Policy CS1.B specifies that 'All Development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building. In addition to the above, the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

6.3.3 The current application has been amended in terms of scale, mass and design following the refusal of the previous scheme. The height of the proposed building when viewed from the streetscene and in relation to neighbouring properties has been reduced by 500mm in the main and 1.4m in part.

6.3.4 Cunningham Park is an established residential location characterised by varying plot sizes containing dwellings, including detached, semis and flatted units, built in a variety of architectural styles and materials. There has been much redevelopment in the area, where large plots have been sub-divided or smaller dwellings have been extended or replaced by larger dwellings. As a result, architectural styles and materials vary but all with gabled façade and pitched roof. In terms of visual appearance, the variety present within the surrounding streetscene allows some flexibility in the design of new additions. Small-sized front gardens with a mixture of soft and hard landscaping remain a principal

feature of the streetscene where planting beds, hedges, shrubs and trees add to the character of the area and soften the appearance of the built development.

Design, Scale and Siting

- 6.3.5 This application seeks full planning permission for the demolition of the existing dwellinghouse and erection of a new building comprising 2 x 3 bedroom and 7 x 2 bedroom flats. The new building would be three storeys in height with the second floor accommodation provided within the roofspace. The application property has an 8m single-storey rear extension approved under the prior approval process and a single-storey side extension granted under permitted development. These schemes are referred to in the design statement as a 'fall back' position. Whilst the proposal would increase the scale and density of development within the application site, given the size of the plot and the space that would be retained around the building, the proposal would not result in overdevelopment of the site.
- 6.3.6 In terms of spacing, modest proportioned front gardens with element and some form of landscaping are a characteristic of the streetscene. This has the effect of softening the dense appearance of dwellings in close proximity to each other. The application dwelling is set back approximately 6.2m from the edge of the highway, similar to that found in the street, and the proposal would maintain the existing building line of the adjoining house, No. 1. Whereas the existing dwelling is set some 5.35m from the flank of No. 1, the proposed building would be set an average 1.8m from same boundary, 5.6m from the boundary (approximately 8m between their flanks) with No. 1d, as opposed the current distance of 10.7m. This arrangement is comparable to other properties within Cunningham Park and is in accordance with the Supplementary Planning Document (SPD) – Residential Design Guide.
- 6.3.7 The proposal which would be set back 6.2 from the edge of the road and on a higher ground to the street level, would feature a hipped roof design with a large crown which is an uncommon design feature within the surrounding streetscene. The height of the roof at approximately 9.45m would be 1.45m higher than the existing dwelling whilst the height of the eaves would be higher by approximately 1m. The building would be approximately 1.2m lower in height than No 1 and approximately 1.9m higher than No. 1d when taken from the street level. The proposal reduces the rear of the building by approximately 2m when compared with the approved rear extension scheme under reference P/1488/17, which is regarded as a fall-back position. The design of the front elevation also incorporates gable and bay features which are a characteristic of the existing dwelling and several neighbouring properties. Three flat roof dormers are proposed within the front roof slope in addition to flat roof wall dormers to the rear of the building. The adjoining houses, Nos. 1 and 3 feature a front dormer, and dormers are present on a number of other properties in the area, including Nos.15, 25 and 27 Cunningham Park, albeit at first floor level. The dormers would be subservient, set approximately 1.1m below the roof ridgeline and away from the edge of the roof in accordance with the SPD – Residential Design Guide. Again, whilst the proposed building would result in a larger footprint compared to the combined footprint of the existing building, the outbuildings and

the approved fall-back permitted development scheme, it is considered that the level of open space around the built form is commensurate to the level of accommodation and size of the land. As such, it is considered that the reason for the refusal of the previous scheme has been overcome with this current scheme.

- 6.3.8 Notwithstanding the above, the impact on character of the area resulting from the intensification of the use of the site is also a material consideration. There has been redevelopment within Cunningham Park and neighbouring streets, and there are other flatted developments which are considered to be within the context of the application site the closest being Cunningham Court, a purpose built blocks of 6 flats to the west of the application site; residential block at Nos. 32b, c and d Cunningham Park to the north west; Chiltern Court, a purpose built residential block of 12 flats to the south west of the site and other former single dwelling households that have been converted to flats. However, as this proposal is for 9 units involving demolition of a dwelling, there is the need to compare and contrast it with other approved schemes so as to establish any undue impact in the streetscene and adjoining area.
- 6.3.9 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF outlines, in its introduction, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. Of particular relevance to this application is an economic role, among others, to ensure land is available in the right places to support growth; a social role to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment; as well as a an environmental role which includes the protecting and enhancing the built environment.
- 6.3.10 The Framework does not require development to jointly and simultaneously achieve planning gain in each of the three considerations. It is sufficient for all three to be considered and for a balance between benefit and adverse effects to be achieved across those three areas. In this instance, the location of the development would be accessible for local amenities and public transport, and would provide additional accommodation in the area to support local shops and services, all in line with Paragraphs 30, 37, 58 and 70 of the Framework. In addition, the development would have the potential to offer a greater range of accommodation which would have some social benefit and encourage diversification of community, as required by Paragraph 72 of the Framework.
- 6.3.11 The proposal would have an economic benefit during the construction phase and a limited social benefit through the provision of 8 windfall residential units making a small but valuable contribution to local housing supply; this is a clear benefit as it reduces pressure on housing land take elsewhere, albeit to a very limited degree. Consequently, it is considered that the proposal affords benefits in all areas of sustainability as defined by the Framework, the London and local plans, which would significantly outweigh the concern regarding future cumulative effect if the development were to be repeated. The proposal therefore accords with Policies 7.4 B of the London Plan 2016, CS1 B of the Harrow Core Strategy

2012, DM1 of the Harrow Development Management Policies 2013 and the National Planning Policy Framework.

6.3.12 Layout and Landscaping

Local Plan Policy DM22 which requires landscaping to form an integral part of the overall design, and in this respect the high quality design required by Policy DM1 would again be relevant. The proposed layout of the development shows removal of existing landscaping. Excessive removal of soft landscaping to accommodate off street parking can erode the character and visual amenity of the street scene. In this case, the application site already benefits from a carriage driveway and a relatively large gravel hardstanding and no property in the street has mainly landscaping in their frontage. The streetscene has a mixture of hard standing frontages with elements of landscaping. Drawing No.LC-2666-01 shows an increase in the size of the hardstanding proposed with an area of soft landscaping maintained either side of the plot and along the site frontage. There is provision of large areas of amenity space and networks of low maintenance ground covering shrubs lined walkways linking the site together.

6.3.13 In terms of quality of design and visual amenity, it is considered that the scheme would be adequately compatible with the maintenance of the character and context of the area. The Council's Landscaping Architect has raised no objection to the proposal. In this respect, subject to suggested planning conditions regarding materials and landscaping, no objections are raised with regard to the NPPF, London Plan and Local Plan Policies DM1 and DM22 and the SPD – Residential Design Guide.

6.4 Residential Amenity for Future Occupiers

6.4.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.

6.4.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats and houses the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.

6.4.3 The breakdown of the size of the units is as follows:

Ground floor:

Flat	Type	Area (sq m)
1	2 bedroom, 3 persons	67.5
2	2 bedroom, 4 persons	80.5
3	3 bedroom, 4 persons	85.5

First floor:

Flat	Type	Area (sq m)
4	2 bedroom, 4 persons	75.5
5	3 bedroom, 4 persons	85.5
6	2 bedroom, 4 persons	80.5

Second Floor:

Flat	Type	Area (sq m)
7	2 bedroom, 3 persons	69.5
8	2 bedroom, 4 persons	79
9	2 bedroom, 4 persons	73

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

6.4.5 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed sections indicate that the proposal would achieve a floor to ceiling height of 2.5m. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers.

6.4.6 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 *Achieving a High Standard of Development* which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout.

6.4.7 It is noted that the proposed floor plans generally provide vertical stacking that is considered to be satisfactory. Notwithstanding this, any overlap is considered in this instance to be acceptable, as the proposed new build would be able to meet Building Regulation standards. Accordingly, it is considered that the vertical stacking of the proposed development is acceptable.

6.4.8 It is considered that the proposed flats would have an acceptable amount of daylight and outlook with windows either facing towards the highway of Cunningham Park or to the rear communal garden area. However, with the exception of units 3, 6 and 9, others have single aspect outlook.

6.4.9 Accessibility

Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.

6.4.10 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'. The proposed floorplans demonstrate that there would be a ramp access for wheelchair users from a side entrance in addition to the main entrance with steps. Furthermore, the applicants design and access statement highlights that the lifts, communal area and the proposed residential units have been designed to meet the Housing Supplementary Guidance and Building Regulations Part M (3).

6.4.11 On the basis of the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with Building Regulations M4 (3).

6.4.12 Amenity Space

Policy DM27 (Amenity Space) of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy.

6.4.13 For private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. An approximately 140m² of communal amenity space will be provided equating 20m² of amenity space for each of the 7 flats on first and second floor while the two ground floor units will have their own individual private garden area. In addition, two of the first floor rear facing flats would have an external balcony. The balconies would meet and exceed the minimum dimensions in terms of 1.5m x 1.5m and would provide a welcome additional component to the amenity afforded to future occupiers of the

development. Level access onto the balconies would be secured as part of the proposed access conditions.

- 6.4.14 The proposed open space to the rear would offer an area of approximately 191sq.m. The SPG calls for adequate natural surveillance, wheelchair access and management of such areas. The proposed communal amenity space would be overlooked by the blocks that they serve. It is normal for the management of residents' communal areas in new development to be taken on by a private management company or the relevant registered provider; there is no reason to expect that these arrangements will not be on an adequate footing in respect of the proposed development.

6.5 Residential Amenity (Neighbouring Residents)

London Plan Policy 7.6 expects that development should minimise overlooking between dwellings, and should not cause loss of light or be unduly dominant from adjoining properties, as a result of the length of projection, height or proximity. Objections have been received from the occupiers of adjoining properties in respect of overlooking and overbearing impact.

- 6.5.1 In terms of visual impact, given that the new building would feature a hipped roof with its main eaves height of just 6.2m and that of the aspect closet to No. 1d at 5.7m; would be set back from the site boundary; seen above boundary screening and in the context of spacious plots, it is considered that the resulting development would not appear unduly dominant or overbearing when viewed from adjoining dwellings and their gardens
- 6.5.2 The impact of the proposals on sunlight and daylight would be limited given that the proposed building would have a similar footprint and building line as the existing dwelling. Whilst there would be an increase in bulk above ground floor level, there would be no increase in the height of the building and the separation distance between the building and the flank site boundaries would increase to 1m where no separation currently exists. The limited amount of overshadowing that would result would not be significantly harmful to the amenity of neighbouring occupiers. The rear elevations of the application dwelling and the adjacent properties face broadly south, therefore a limited degree of overshadowing would affect part of the garden serving No.1. However, given the limited change in footprint, height and bulk proposed over and above the present situation and the fact that neighbouring properties benefit from relatively long gardens, it is considered that the impact on amenity would be acceptable.
- 6.5.3 In terms of private amenity, views from windows within the rear elevation of the dwellings would predominantly be to the rear garden of the application site. Whilst the first floor windows and dormer windows would also afford views across parts of the rear gardens of the neighbouring properties, overlooking of this type is a common characteristic of the relationship between residential buildings that are in built up areas. There is a significant separation distance of over 23m between rear windows of habitable rooms of adjoining properties on Harrow View and Buckingham Road and the proposed development. The extent of overlooking would be consistent with a neighbouring relationship generally expected between

residential properties and comparable to the views from the existing first floor windows. There would be no direct views into habitable rooms of the new building or neighbouring properties from upper floors due to separation distance. Windows within the front elevation would look out to the front of the site which is open and visible from the highway and footpath, therefore, these windows would have minimal impact on privacy. To avoid overlooking from windows within the side of the proposed building, it is considered reasonable to attach a planning condition requiring any upper floor window located within the flank wall to be obscure glazed and fixed below a height of 1.8m.

- 6.5.4 Two first floor balconies are proposed to the rear elevation which would serve a lounge and a bedroom. The further rear balcony would project approximately 1.45m in depth and would be a minimum of 9.3m from the site boundary while the near balcony would project approximately 2.4m in depth and would be a minimum of 4.67m from the site boundary with No. 1. Both balconies would be screened by a 1.8m high wall. No balcony is proposed at second floor level. By virtue of the oblique angles and separation distance, there would be no direct overlooking to the rear elevations of adjacent properties. Whilst there is potential for overlooking from the balcony towards parts of the rear gardens of neighbouring properties, the outlook would be similar to views from the windows within the rear of the building.
- 6.5.5 Notwithstanding the amendments described above, the proposed building would not interrupt a 45 degree line from either the front or rear elevation of 1 Cunningham Park. At the properties to the rear and east of the site are at least 28m away. It is considered that due to the separation distance, the proposal is considered to be acceptable in terms of residential amenity.
- 6.5.6 In addition to issues of privacy, the use of balconies may also cause harm to the amenities of neighbouring occupiers as a result of noise and disturbance. In this case, although the balconies would be large enough to sit out on, they are not so large so as to encourage a significantly large number of people to occupy the space at any one time. The balconies are therefore unlikely to cause harm to the amenities of neighbouring occupiers by reason of noise and disturbance.
- 6.5.7 The balconies are sufficient distance from the site boundary not to have a harmful overshadowing or overbearing impact on the amenities of neighbouring occupiers.
- 6.5.8 Giving consideration to the scale of the proposal, the siting of windows in the adjoining properties, the orientation of the building, the size of neighbouring plots, separation distance and boundary screening, it is considered that the proposal would not have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring residencies and would not appear visually overbearing. Overall, subject to a planning condition regarding fixed and obscure glazing, it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level. In this respect, no objections are raised with regard to London Plan Policy 7.6, Local Plan Policy DM1 and the SPD – Residential Design Guide

6.6 Traffic, Parking and Servicing

Paragraph 105 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policies DM26 and DM42 of the Development Management Policies Document give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.6.1 The proposal seeks to provide a parking space for each flat. The resultant parking ratio would be 1:1 for the whole development. 4 of which would provide electrical charging points and one being a disabled parking space all located to the rear of the building. Whilst the area has a PTAL of 2 (poor), the site is located outside the intensification area. The applicants have provided transport assessment to demonstrate accessibility of the site to public transport. For this reason, the Council's Highways Officer has indicated that the number of parking spaces is suitable and has raised no fundamental objection to the scheme.
- 6.6.2 Secure and readily accessible cycle parking is provided, at two spaces per unit, in line with the The London Plan (2016) requirements. This has been provided on site in the rear garden and is therefore considered acceptable. Motor cycle space is also provided in the parking area.
- 6.6.3 Waste storage has been provided on the flank elevation of the building, 10.6m from the site's frontage with Cunningham Park. The proposed location of the bin store is marginally outside the prescribed distance according the Council's Refuse Code of Practice which encourages bin placement to be within 10m of the point of pick up. In this respect, the bins must be transferred to the kerbside on collection days, or the bin store must be relocated to within 10.0m of the point of pick up.
- 6.6.4 Waste collection point is proposed to the front of the building along the front boundary by the new access and would be accessed via a new access on Cunningham Park. The applicant has advised that the management will move the bins to this point ready on the appointed day of collection. The proposed location of the bin collection area is considered to be satisfactory and would comply with Council's Refuse Code of Practice which encourages bin placement to be within 10m of the point of pick up. The Council's Highways department have not raised any concerns with the proposed arrangement. Notwithstanding this arrangement, a condition relating to management of waste on the site has been attached in order to ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers.

6.7 Drainage

The site is identified as a critical drainage area of Harrow. As the proposed development would not lead to an increase in impermeable surface area, no issues would arise in this respect. The Council's Drainage officers have not objected to the application, but have suggested conditions to deal with on-site drainage and water attenuation.

- 6.7.1 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

6.8 Trees

- 6.8.1 Trees matters have been discussed in paragraphs 6.3.12 and 6.3.13. Notwithstanding, conditions have been attached to ensure species and level of trees proposed for the site would be complementary of the character of the area and context of the site. .

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 It is acknowledged that gardens are excluded from the definition of previously developed land within the Framework. However, the application site is within Headstone, Harrow, with good accessibility to its services and facilities. Therefore, while the development would be on the garden of No 1A, land which is not considered to be previously developed, the location of development would in general accord with the principles of the Framework in terms of managing patterns of growth and focusing development in suitable locations.
- 7.2 Regarding the acceptability of the principle of flats in the location proposed, there is no policy to support such development being confined only to gateway positions. A number of the existing dwellings nearby along this street are of an equivalent scale to the nine flats proposed and have similarly extensive hard surfaced area
- 7.1.2 The impacts of the proposal have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the proposal would sufficiently maintain and relate to the character, appearance and spatial pattern of development of surrounding area and future occupiers would benefit from a sufficient degree of amenity and that on balance, it would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings.
- 7.13 The proposal has also been considered with regard to parking and highway safety and has been found to be acceptable in this regard. The proposal has also been considered with regard to surface drainage and landscaping and is found to be acceptable in these instances.

- 7.14 It is considered appropriate and reasonable to include a condition to ensure that the development, which has been assessed and determined on the basis of being in C3 use, is not first occupied within C4 use, over which the Council would have no control. It is also reasonable to remove permitted development rights for a change of use from a C3 dwellinghouse to a C4 HMO. It is therefore recommended that conditions are attached.
- 7.15 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, it is considered that the current proposal has overcome the reason for the refusal of the previous scheme, and as such an approval of the application is thereby recommended.

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

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

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

17/3446/20, 17/3446/21, 17/3446/22, 17/3446/23, 17/3446/24, 17/3446/25, 17/3446/26, Unnumbered Site Plan, Landscape – Planting Specification Management Plan, dated July 2018, LC-2666-01 and Design & Access Statement

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

3. Materials

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

a: the building

b: the ground surfacing

c: the boundary treatment

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

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

4. Levels

No site works or development shall commence until details of levels of the proposed buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the level of the site, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient

of access and future highway improvement. To ensure the details are agreed before the structure is built on site.

5. Windows

Any window located within the flank walls must be glazed with obscure glass and fixed so as to be incapable of opening below a height of 1.8 metres above floor level and must be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers.

6. Landscaping

(i) The development hereby approved shall not be first occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules to include details of the arrangement for the implementation for all landscape areas (including communal residential areas), other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority. Details shall also include schedule of landscape maintenance for year 1, years 2-5 and on-going maintenance from year 6 onwards. The Landscape Management Plan shall be carried out in a timely manner as approved.

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

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 Heart of Harrow and to ensure a high standard of design, layout and amenity

(ii) The development hereby approved shall not progress beyond basement level until the following details have been submitted to, and agreed in writing by, the local planning authority:

a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters and external seating. Soft landscaping works shall include: planting plans (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 the public pedestrian route, and communal garden/open space areas;

- b) Details of all furniture, boundary treatment, play equipment, irrigation if proposed; details of the vent grilles to all communal areas including any vent screening and details of any signage to the public realm;
- c) A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs; a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas;
- d) hard and soft landscape details and planting plans for the green/ brown roofs which shall include written specification of the planting and the biodiverse roof detail make build-up of the layers, including the substrate and schedules of plants, noting species, plant sizes or types (all at time of planting) proposed numbers / densities and details of the maintenance including irrigation; and
- e) proposals for increasing the availability of bird nesting places and bat roosts within the site (including detailed specification and locations of boxes and in-built features) together with details of their ongoing maintenance/ monitoring and any necessary replacement.

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; to ensure a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity within the Heart of Harrow

7. Construction Method

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

- (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 constructing the development
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (e) wheel washing facilities
- (f) measures to control the emission of dust and dirt during construction
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works. This is PRE COMMENCEMENT CONDITION.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety.

8. Rooflight Window

The rooflights in the roof slopes shall not be below a height of 1.8 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers.

9. Secure by Design Accreditation

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

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

10. Surface Water Drainage and Attenuation

No development shall take place, other than works of demolition until surface water disposal attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF. For allowable discharge rates the applicant should contact Harrow Drainage Section at the earliest opportunity.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework..

11. Foul Water Drainage

No development shall take place, other than works of demolition until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained. To ensure that the necessary construction and design criteria for the development proposals follow approved conditions. The applicant should contact Thames Water Utilities Limited and Harrow Drainage Section at the earliest opportunity.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

12. Window and Door Reveals

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

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

13. Part M Dwellings

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.

14. Parking Arrangement

Prior to the first occupation of the development hereby permitted the on-site car including cycle parking, and areas for turning shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. Subsequently the cycle store must be constructed, equipped and made available to serve the residential units.

REASON: To ensure the permanent availability of the parking /manoeuvring area, in the interests of highway safety and to support the cycling as an alternative to the use of the private motor vehicle.

15. Storage

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

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

16. Refuse and Recycling

No development shall commence beyond damp proof course level until details of the location, design and specification of the refuse and recycling store to serve the residential units have been submitted to and approved by the Local Planning Authority. Subsequently the refuse and recycling store must be constructed, equipped and made available for use prior to the first occupation of the units and retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers.

17. Removal of Permitted Development Rights

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

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy 7.4 of the London Plan 2016 and the Core Planning Principles of the National Planning Policy Framework 2012.

18. Communal Television Equipment

Prior to the construction of the building hereby approved on site beyond damp course level, additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

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

19. Permitted Development

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

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

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2018)

The London Plan (2016):

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

Draft London Plan (2017):

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

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1; DM2; DM7; DM10; DM12; DM22; DM24; DM27; DM42; DM45.

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2. Pre-application engagement

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

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was not sought prior to the submission of this application..

3. Mayoral CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £25,363.1 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 £25,363.1 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 724.66m²

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

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

4. Harrow CIL

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

Harrow's Charges are:

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

The Harrow CIL Liability for this development is: £71.466

5. Considerate Contractor Code of Practice

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

6. Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7. Compliance with Planning Conditions

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

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

8. Liability for Damage to Highway

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

9. Vehicle Crossover

Please note that the vehicle crossing should be maximum 4.5m wide and it should be constructed in line with Harrow's New Vehicle Crossing Policy, dated September 2017.

Please contact the Council's Vehicle Crossings Team for further guidance.

10. Construction Design Management Regulations

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 01541 545500

11. Street Numbering

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

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

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

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

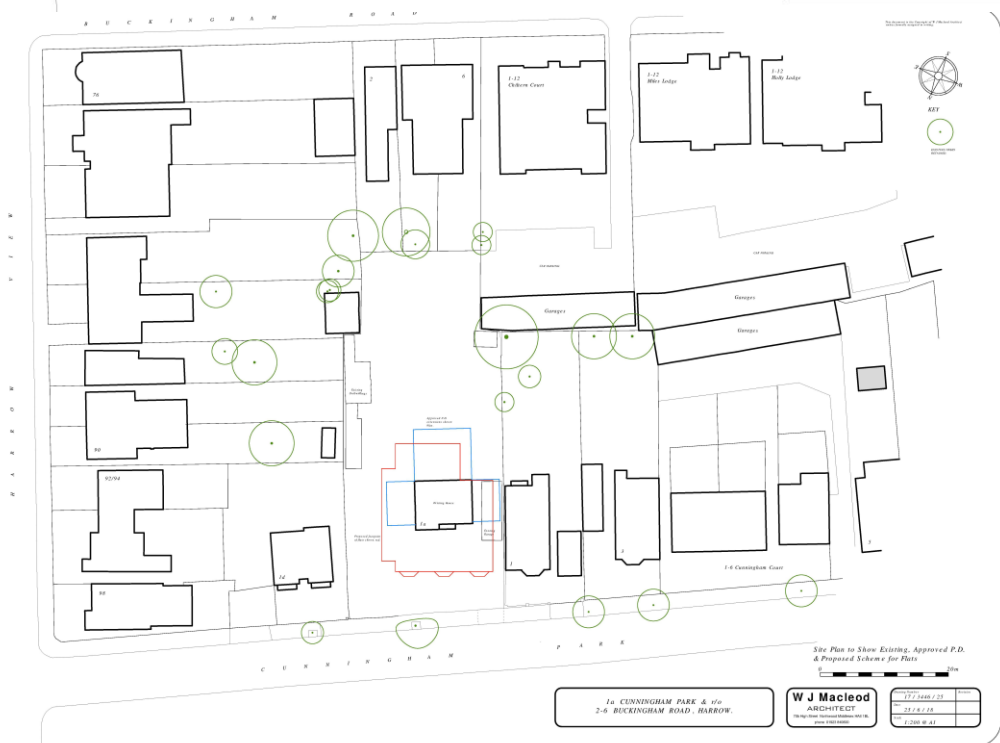
APPENDIX 2: SITE PLAN



1a CUNNINGHAM PARK & r/o
2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
ARCHITECT
10a High Street Harrow Middlesex HA4 1LE
phone 02083 64000

Project No:	17 / 1446 / 16	Rev:	
Date:	25 / 6 / 18	Scale:	
Drawn:	J.206 @ A1		



Site Plan to Show Existing, Approved P.D. & Proposed Scheme for Flats

1a CUNNINGHAM PARK & r/o
2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
ARCHITECT
10a High Street Harrow Middlesex HA4 1LE
phone 02083 64000

Project No:	17 / 1446 / 16	Rev:	
Date:	25 / 6 / 18	Scale:	
Drawn:	J.206 @ A1		

APPENDIX 3: SITE PHOTOGRAPHS





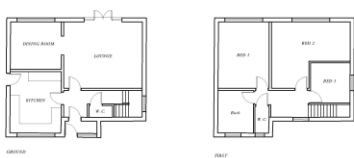








APPENDIX 4: PLANS AND ELEVATIONS



Existing Plans



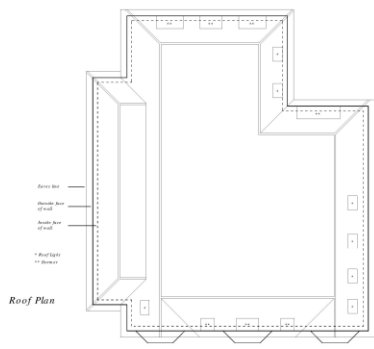
Existing Elevations

Existing Plans & Elevations

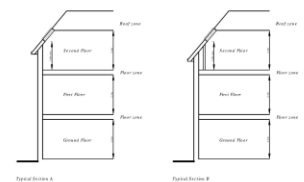
1a CUNNINGHAM PARK & *et/o*
2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
ARCHITECT

17/04/18/26	17/04/18/26
21/03/17	21/03/17
1/10/16/17	1/10/16/17

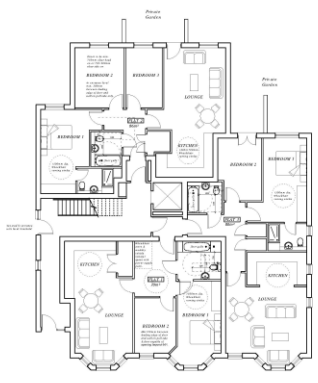


Roof Plan



Partial Section A

Partial Section B



Ground



First



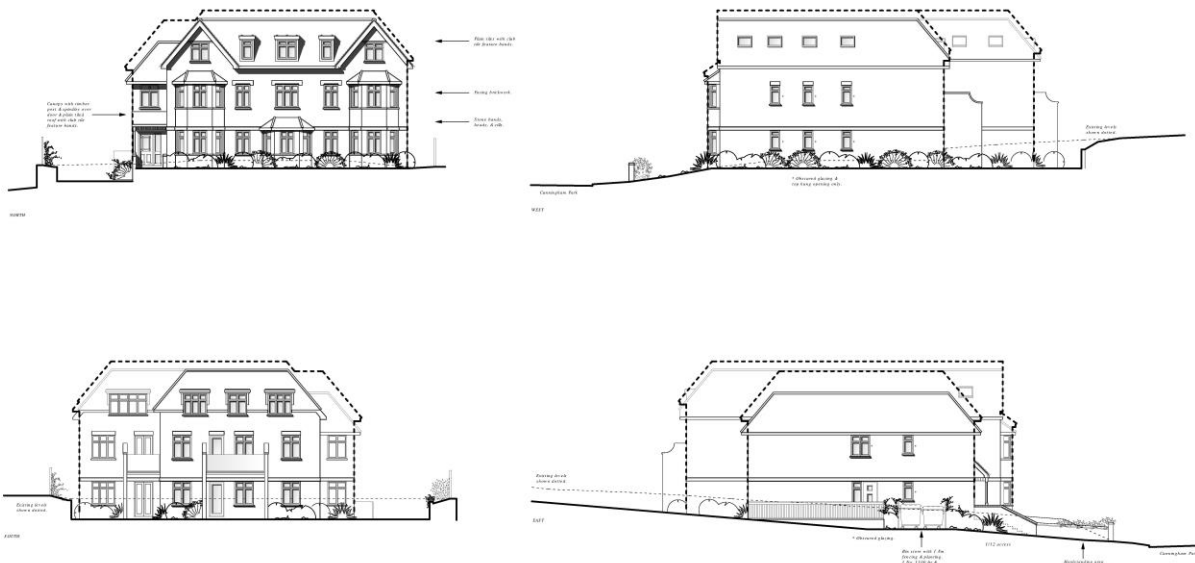
Second

Floor Plans

1a CUNNINGHAM PARK & *et/o*
2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
ARCHITECT

17/04/18/21	17/04/18/21
22/08/18	22/08/18
1/10/16/17	1/10/16/17



Elevations

1a CUNNINGHAM PARK & 2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
 ARCHITECT
 100 High Street, Harrow, Middlesex, HA1 1AA

17/17/1446 / 22	
22 / 6 / 18	
1:1000 A3	



KEY

- Amenity lawn
- New planting beds - see Management plan schedule
- Tactile concrete block paving
- Concrete or sandstone paving
- Proposed new trees

TREE PLANTING SCHEDULE

NO.	SPECIES	SIZE
1	Acer composite 18-20cm girth	18-20cm girth
2	Corylus avellana 12-14cm girth	12-14cm girth
3	Prunus avium 12-14cm girth	12-14cm girth
4	Malus baccata 'Street Parade'	12-14cm girth
5	Prunus avium 12-14cm girth	12-14cm girth
6	Sorbus aucuparia 12-14cm girth	12-14cm girth



street elevation



landscape connection

Small House, The Avenue, Amersham, Bucks, HP7 9AB
 01849 270711 www.wjmacleodarchitect.co.uk

CLIENT: CLEVERLY HOMES REVISIONS:

SITE: 1A CUNNINGHAM PARK HARROW

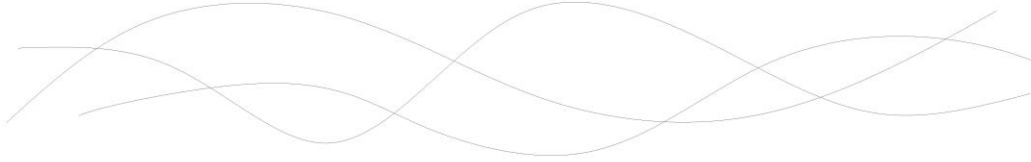
DRAWING: LANDSCAPE STRATEGY

DATE: 19.9.18

DRWG NR: LC-366-01

SCALE: 1:100 @ A1

ISSUE: PLANNING



North

STREET SCENE / SITE SECTION



1a CUNNINGHAM PARK & n/a
2-6 BUCKINGHAM ROAD, HARROW.

W J Macleod
ARCHITECT
100 High Street, Northwood (Middlesex) HA6 1LH
0208 8610000

27/04/18 1:25	Issue
28/06/18	Issue 01
27/08/18	Issue 02





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