

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 26<sup>th</sup> September 2018

<p>1/01</p>	<p><b><u>Head of Terms, Pages 19-20</u></b></p> <p>Amend the following heads of terms (bold/underlined). Other recommended obligations remain as per committee report.</p> <p><u>Affordable Housing:</u></p> <ul style="list-style-type: none"> <li>• Provision of 100% affordable housing to be retained in perpetuity(social rented)</li> <li>• <b><u>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 the details of which are subject to a detailed agreement.</u></b></li> <li>• 10% of affordable homes to be constructed as wheelchair homes.</li> </ul> <p><u>Occupation Restrictions:</u></p> <ul style="list-style-type: none"> <li>• <b><u>All persons aged 55 and over (with the exception of the wheelchair accessible flats)</u></b></li> <li>• Potential residents must undergo and pass a professional care assessment carried out by an appropriately qualified professional.</li> <li>• All residents within the development must sign up to a minimum of four hours care per week</li> </ul> <p><u>Transport and Highways:</u></p> <ul style="list-style-type: none"> <li>• <b><u>The approved Travel Plan shall be implemented on first occupation of any part of the development.</u></b></li> <li>• A travel plan bond of £10,000 shall be paid to secure the implementation of all measures specified in the revised TP. In addition a £5,000 monitoring fee shall be paid to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation,</li> </ul>
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monitoring and management of the travel plan for the site.

- **All future surveys as part of on going monitoring of the Travel Plan 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.**
- 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

#### Sustainability

- **A financial contribution of £68,538 towards carbon offsetting measures to be invested in Harrow Churches Housing Association properties within the London Borough of Harrow.**

#### **Planning Conditions (Pages 72 to 83)**

The Planning conditions are amended as follows in order to reflect the phased nature of the development:

##### **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; (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 7<sup>th</sup> 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 18<sup>th</sup> 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); 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 9<sup>th</sup> 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 9<sup>th</sup> July 2018) by Middlemarch Environmental; Affordable Housing Statement, Addendum to Appendix 10 (dated August 2018); Letter from Studio Aitken (dated 13<sup>th</sup> July 2018); Financial Viability Report, Addendum to Appendix 9 (dated August 2018); 214/ PL121 /P1

**Reason:** For the avoidance of doubt and in the

interests of proper planning.

3a: Demolition and Construction Logistics Plan – Rectory Site Phase 1

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 as it relates to Phase I – Rectory as identified on approved plan No. 214/ PL121 / Rev P1. 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.

3b: Demolition and Construction Logistics Plan - Wolstenholme Site Phase 2

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 as it relates to Phase II – Wolstenholme as identified on approved plan No. 214/ PL121 / Rev P1 . The plan shall detail the arrangements for:

- i) the parking of vehicles of site operatives and visitors;
- j) loading and unloading of plant and materials;
- k) storage of plant and materials used in construction the development;
- l) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- m) wheel washing facilities; and
- n) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- o) measures for the control and reduction of dust
- p) 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. 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.

#### 5. 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.

#### 6. 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.

#### 7. 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**

#### 8. Trees 1

Excavation works for underground services shall not commence until there has been submitted to, and approved in writing by the local planning authority, a detailed plan of the locations of the underground infrastructure, 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.

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).

#### 9a Cycle Parking Details – Rectory Phase 1

The development of Rectory Phase I as shown on approved drawing No. 214/ PL121 / Rev P1 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).

#### 9b Cycle Parking Details - Wolstenholme Phase II

The development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 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).

#### 10a Materials – Rectory Phase 1

- Notwithstanding the details shown on the approved drawings, the development of Rectory Phase 1 as shown on approved drawing No. 214/ PL121 / Rev P1 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).

#### 10b Materials – Wolstenholme Phase II

Notwithstanding the details shown on the approved drawings, the development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 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,:

f) facing materials for the buildings

g) windows/ doors

h) Inset and balconies and terraces including privacy screens

i) boundary treatment including all pedestrian/ access gates

j) 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 drawing construction of the buildings hereby approved shall not commence beyond damp proof course level until there has 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. 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).

12a Extraction Flues, Ventilation Systems, Rainwater Disposal – Rectory Phase I

The development of Rectory Phase 1 as shown on approved drawing No. 214/ PL121 / Rev P1 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).

12b Extraction Flues, Ventilation Systems, Rainwater Disposal – Wolstenholme Phase II

The development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 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).

#### 14a Hard and Soft Landscaping – Rectory Phase 1

The development of Rectory Phase I as shown on approved drawing No. 214/ PL121 / Rev P1 shall not progress beyond roof plate 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).

14b Hard and Soft Landscaping - Wolstenholme Phase II

The development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 shall not progress beyond roof plate 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).

15a Bird and Bat Nesting Boxes – Rectory Phase I

The development of Rectory Phase I as shown on approved drawing No. 214/ PL121 / Rev P1 shall not progress beyond ground floor 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).

#### 15b Bird and Bat Nesting Boxes - Wolstenholme Phase II

The development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 shall not progress beyond ground floor 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).

#### 16. 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 Policies Local Plan (2013).

#### 17a Badgers and Hedgehogs – Rectory Phase 1

The development of Rectory Phase I as shown on approved drawing No. 214/ PL121 / Rev P1 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).

#### 17b Badgers and Hedgehogs - Wolstenholme Phase II

The development of Wolstenholme Phase II as shown on approved drawing No. 214/ PL121 / Rev P1 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 Polices Local Plan (2013).

### **Pre-Occupation Conditions**

#### **18. Landscape Maintenance**

The development of Phase II Wolstenholme identified on approved drawing No. 214/ PL121 / Rev P1 shall not be occupied until a scheme for the on-going 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 Polices Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

#### **19. 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).

#### 20. 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).

#### 21. 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.

## 22. Designing Out Crime

Prior to the first occupation of Phase II Wolstenholme identified on approved drawing No. 214/ PL121 /Rev P1, evidence of Secured by Design Certification for the development 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.

## 23. 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).

## 24a External Lighting – Rectory Phase I

The Rectory building identified as phase one on approved drawing 214/ PL121 Rev P1 shall not be occupied 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).

#### 24b External Lighting - Wolstenholme Phase II

The Wolstenholme building identified as phase two on approved drawing 214/ PL121 Rev P1 shall not be occupied 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).

#### 25. Ecological Management Plan

No part of the development hereby approved shall be occupied until detailed proposals for ongoing management, monitoring and reporting of onsite biodiversity features, including details of how this will be funded for the next 25 years 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).

### **Other Conditions**

#### **26. 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).

#### **27. 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 Policies Local Plan (2013).

#### **28a Implementation of Hard and Soft Landscaping – Rectory Phase I**

All hard landscaping shall be carried out prior to the occupation of any part of the Rectory Phase 1 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 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.

#### 28b Implementation of Hard and Soft Landscaping – Wolstenholme Phase II

All hard landscaping shall be carried out prior to the occupation of any part of the development of Wolstenholme Phase II 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 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.

#### 29. 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 and 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).

### 30. 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).

### 31. 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 7<sup>th</sup> 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

	<p>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.</p> <p>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).</p>
1/02	<p><b><u>Addendum Item 1:</u></b></p> <p><b>Recommendation Update (Page 93)</b>  <i>Add the following obligation to the Heads of Terms</i></p> <ul style="list-style-type: none"> <li>• Marketing to Key Workers</li> </ul> <p><b><u>Addendum Item 2:</u></b></p> <p><b>TFL Consultation Response update (Page 108)</b></p> <p>The applicant has undertaken an independent ‘person count survey’ at one of their other London sites and have also supplies additional mode share analysis. Having analysed the technical note detailing the findings, I would agree that it follows that the trip calculations used within RPS’ TS report are considered are a robust assessment and I require no further information prior to determination. I also conclude that there is unlikely to be a capacity issue with buses on the basis of the agreed trip forecasts and TfL does not require a contribution in mitigation.</p> <p>Please include my recommended obligation for a post-implementation TRICS-compliant survey in your report and all TfL’s other conditions/recommendations as previously reported to you</p> <p><b><u>Addendum Item 3:</u></b></p> <p><b>Planning Obligations Update (Page 147)</b>  <i>Additional planning obligation as follows;</i></p> <p><u>Marketing to Key Workers</u>  A planning obligation is sought that requires 30% of the co-living units to be offered to Key Workers in the first instance.</p> <p><i>Amend the Transport planning obligation to include the following;</i></p>

The outcomes of the travel plan shall be monitored in accordance with Local Authority specific Travel Plan guidance, using the current TRICS (Trip Rate Information Computer System) UK Standards, in place at the time when the on-going monitoring is due, or subsequent standards if the monitoring becomes overdue. The costs of commissioning the on-going TRICS compatible monitoring surveys will be borne by the current landowner. The results of the monitoring shall be submitted to TRICS at no charge for inclusion within the TRICS database. In the event that the freeholder fails to commission the required Monitoring Survey, the freeholder shall in addition pay the costs in commissioning such survey up to a maximum of [£3,800]

**Addendum Item 4:**

**Planning Conditions Update (Page 151)**

*Amend Condition 7 (Inclusive Access Strategy) as follows;*

The development hereby approved shall not commence, other than works of demolition, until an inclusive access strategy for the site has been submitted to, and agreed in writing by, the local planning authority. The strategy shall:

- a) demonstrate inclusive access within the proposed development including the commercial unit;
- b) detail the design of all gradients, ramps and steps within publicly accessible areas of the development; and
- c) detail the arrangements for disabled residents' access to the disabled parking spaces and the access, and use of, waste and recycling facilities within the development.

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

REASON: This is a PRE-COMMENCEMENT condition to ensure that the development contributes to the achievement of a lifetime neighbourhood, in accordance with Policies 3.8 and 7.1 of the London Plan, Core Strategy Policy CS1 and Policy DM 2 of the Development Management Policies Local Plan 2013

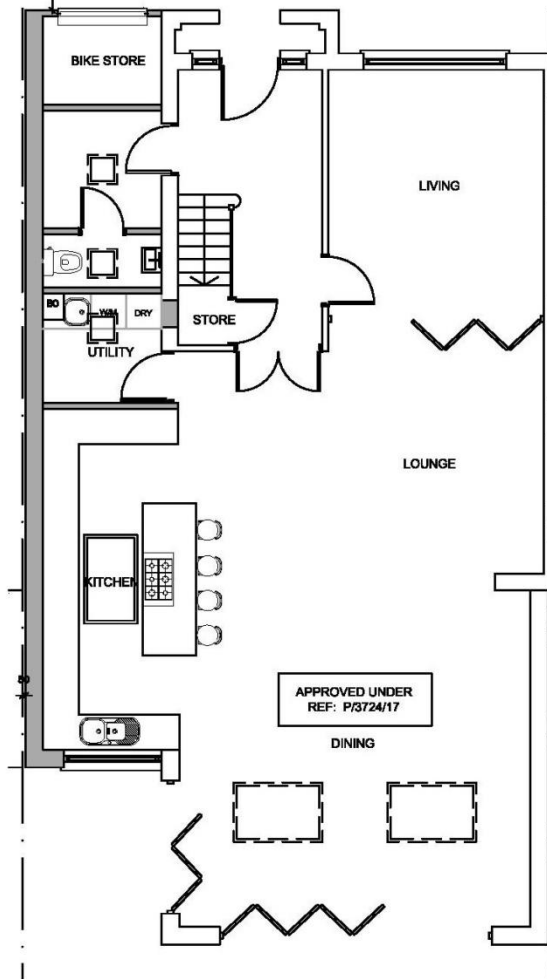
*Amend Condition 8 (Surface Water Attenuation and Disposal) as follows;*

No development shall take place, other than works of demolition until surface water attenuation and storage works and the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter. The applicant should contact the Harrow Infrastructure Team at the earliest opportunity.

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

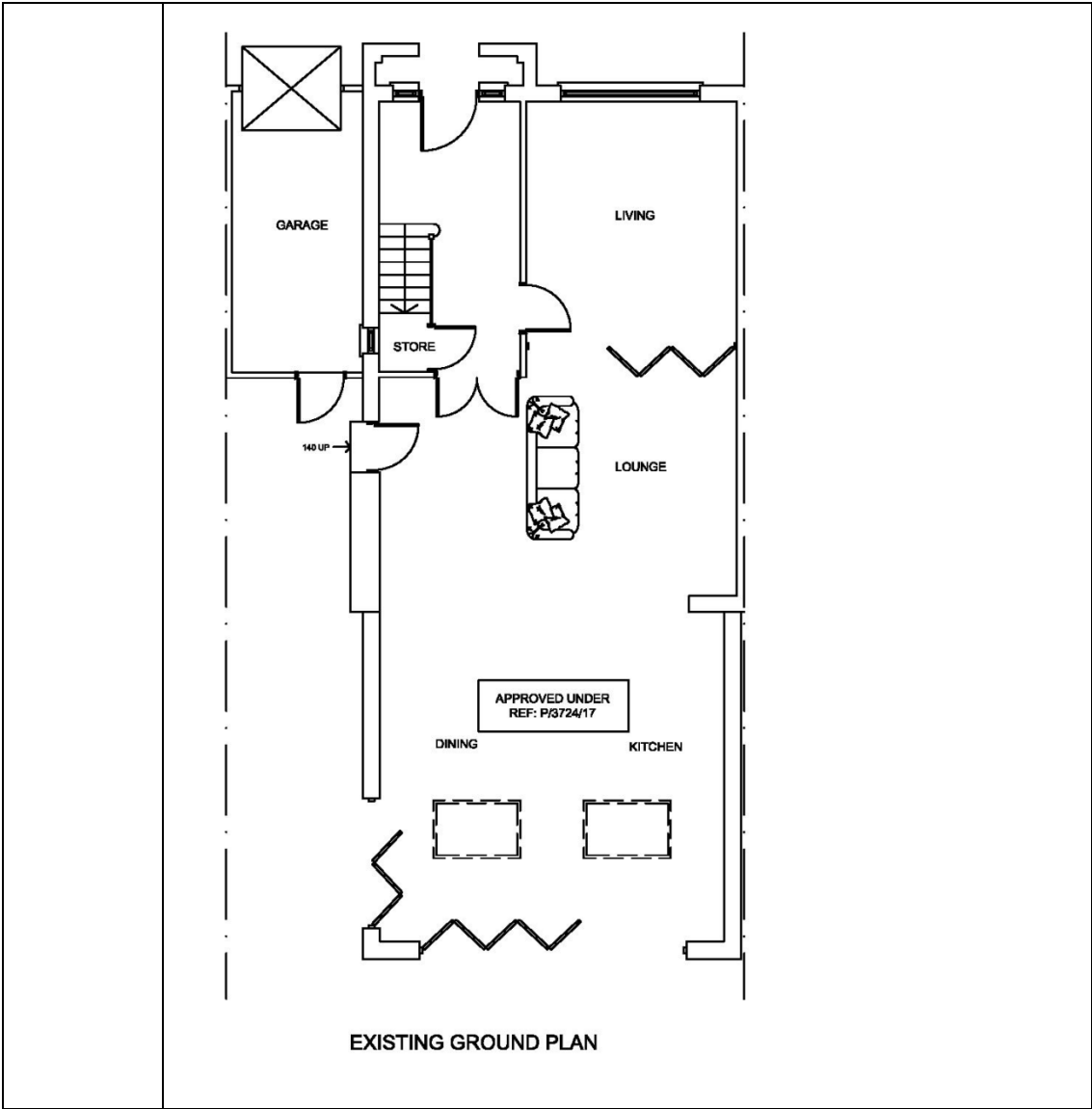
exploited, in accordance with Policies 5.13 and 5.15 of the London Plan (2016) and Policy AAP 9 of the Harrow and Wealdstone Area Action Plan (2013). This is a PRE-COMMENCEMENT condition to ensure that measures are agreed and built-in to the development to manage and reduce surface water run-off

2/03

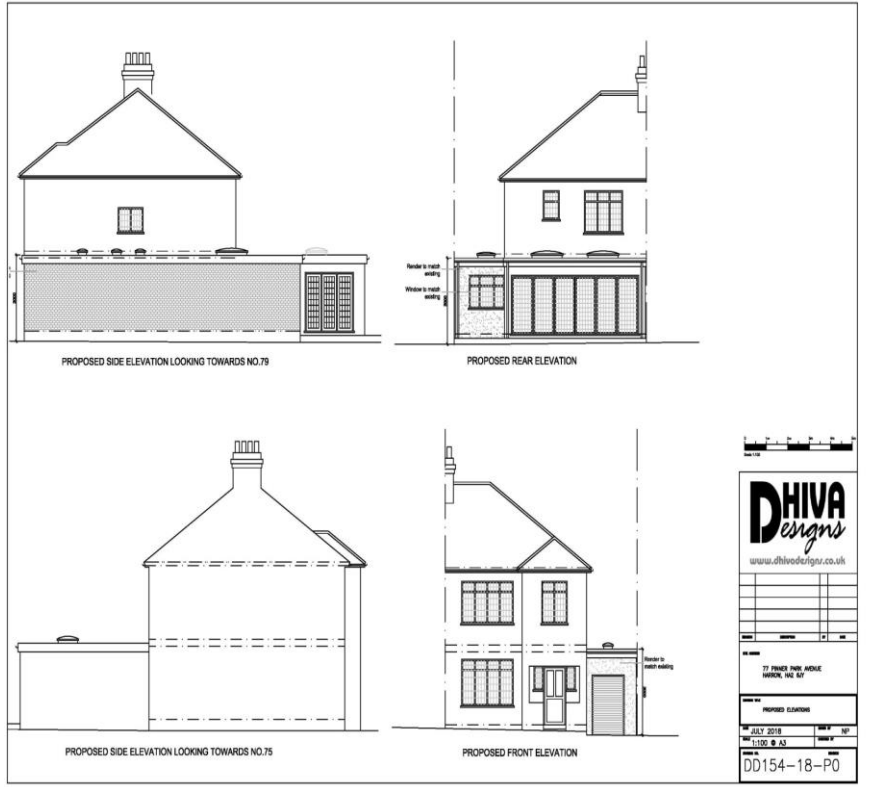
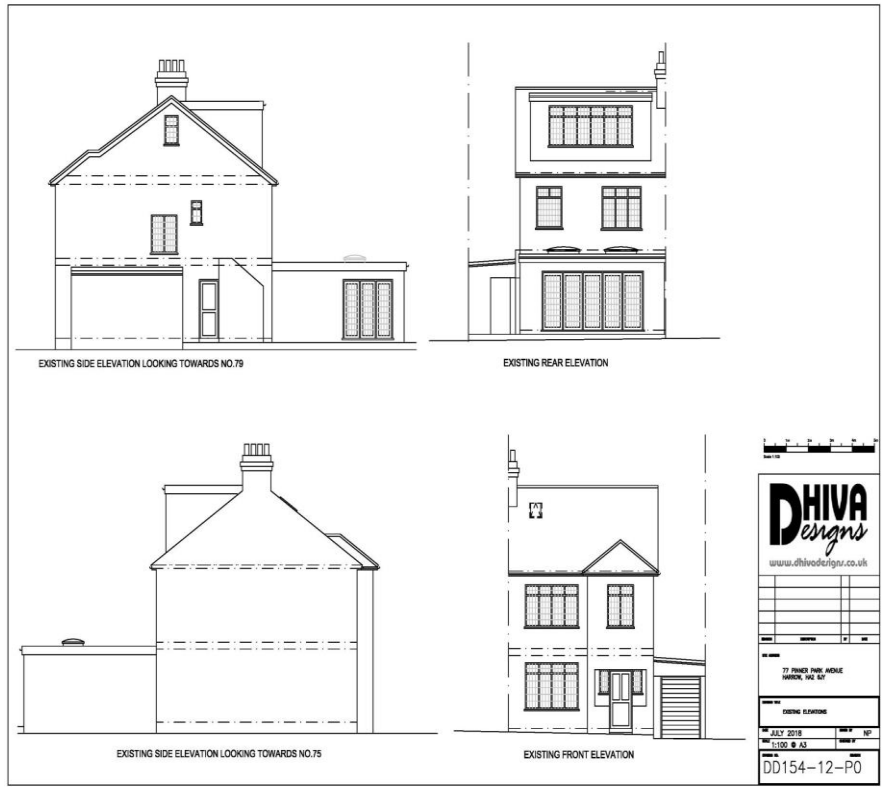


PROPOSED GROUND PLAN





EXISTING GROUND PLAN



**ADDENDUM INFORMATION**

**Amend** pg 417

**DELETE**

Location – Galloping Field Next to Bannister Sports Centre, Oxhey Lane, Harrow Weald

**INSERT**

Location – Land Fronting Uxbridge Road, Forming Part of Bannister Outdoor Sports Centre

2. A representation has been received relating to the 2<sup>nd</sup> addendum submitted by the applicant's agent in support of the application in reference to the Council's Arboricultural Officer and Landscape Architect comments. Below is the summary:

- However, the phrase “secured by conditions”, “accept a condition” or equivalent appears 19 times in this email, and no real answers are given.
- So the developer will not give adequate detail definition of the design for the plans to be assessed, and hopes that an undefined design will be approved by the Council, with critical essential details to be argued with the Council at a later date.
- The developer is supposed to be designing the development, not the Council!
- The developer applicant has been pressed since March 2018 for details and still is unable to provide them 6 months later, and is not taking note of the Council.
- Essential details missing include car park surface and drainage design, golf course drainage design, TPA construction specifics, ground fixing design for 1.4 tonne, 1.2 tonne, 0.9 tonne and 0.3 tonne dinosaur models, etc
- Again, this application must be rejected as there are no “Very Special Circumstances” to support approval of this major development application to spoil a Green Belt site contrary to Council Policy.

Officer Comment:

The issue raised have been addressed in the context of the report and conditions attached to ensure adequate mitigation measures for trees and landscaping are in place and adhered to in the lifetime of the development.

3. A representation has been received raising the following:

- How is this going to be advertised locally and what are the signage provisions, will we have a hoarding

along the Uxbridge Road similar to the A1 Dinosaur Park?

- Mentions on Page 446

#### 5) Retained Trees

No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any way during the development phase and hereafter within 5 years from completion of development, other than in accordance with the approved plans and particulars. REASON: To safeguard and enhance the character and amenity of the area.

It already mentions in the reports about raising the canopy of the London Plane Trees which contradicts this section.

What will happen after 5 years, will they have carte blanche to remove all trees bearing in mind that there are no tree preservation orders on any trees in council ownership?

#### Officer Comment:

It is acknowledged that the proposal involves raising of the canopy. The condition implies that it will be carried out in accordance with approved plan by the Local Planning Authority.

The trees are by default protected trees as stated in paragraph 1.4. Any advertisement hoarding would require the prior consent of the Local Planning Authority.

- Page 440

6.4.10 It is considered that when in leaf the trees within the site would be likely to screen views out towards residential properties from the high dinosaur props and after leaf fall the separation distances from the nearest properties would be sufficient to ensure no undue loss of visual amenity. Whilst the extent of the application site may suggest scope for the high props to have been sited further from residential properties, it is considered that the present proposal would not result in harm to the living conditions of nearby residents nor detract from the visual appearance of this section of the Green belt sufficient to warrant rejection of the proposal on this basis. The Environment Health Officer has not raised any fundamental objection to the proposal and has requested the inclusion of conditions for control of noise from the proposed development.

There are no trees obscuring the site as viewed from

the rear of the west side of Birch Park.

Officer Comment:

Google Map Streetscene view shows trees along the boundary with Birch Park. See attached image.

- The proposed dinosaur props are heavy! The largest one is in excess of 1.25 tons. These will need to be secured firmly to the ground and therefore are not easily removable or able to be re-sited as is suggested in the report.

Officer Comment:

There is no mention of “removable” in the report but ‘moveable’. According to the applicant, the body frame of the dinosaurs will move in reaction to passers-by.

- Mr Stoker has raised so many points regarding this application and not many seem to have been addressed.

Officer Comment:

All representations relating to planning matters have been addressed in the context of the report.

- This report seems be flawed even down to the incorrect address on page 417 of the report and also every other footer of the page which states the address as GALLOPING FIELD next to Bannister Sports Centre OXHEY LANE, this is an incorrect address. Galloping Field is the piece of land owned by Marco Rossi!

Officer Comment:

This was an oversight. No other information or correspondence for this planning application carries reference to “Galloping Field”. Officers have noted the mistake and have corrected it by this addendum.

**Streetscene View of Adjoining Birch Park Properties in Relation to Proposed Adventure Golf Site – Trees in Foliage (August 2016)**



## Agenda Item 9 - Representations on Planning Applications

<b>Item:</b>	<b>Address:</b>	<b>Speakers:</b>
2/02	404 Kenton Lane	Objector: Mr Jose Perez (resident) Applicant: Mr Jonathan Colefax applicant's representative)
2/08	Roger Bannister Sports Centre, Uxbridge Road	Objector: Mr Brian Stoker (resident) Applicant: Rosie Foreman (applicant's representative)
2/07	60 Cedar Drive	Objector: Mr Shah (resident) Applicant: Mr Sonigra (applicant's representative)