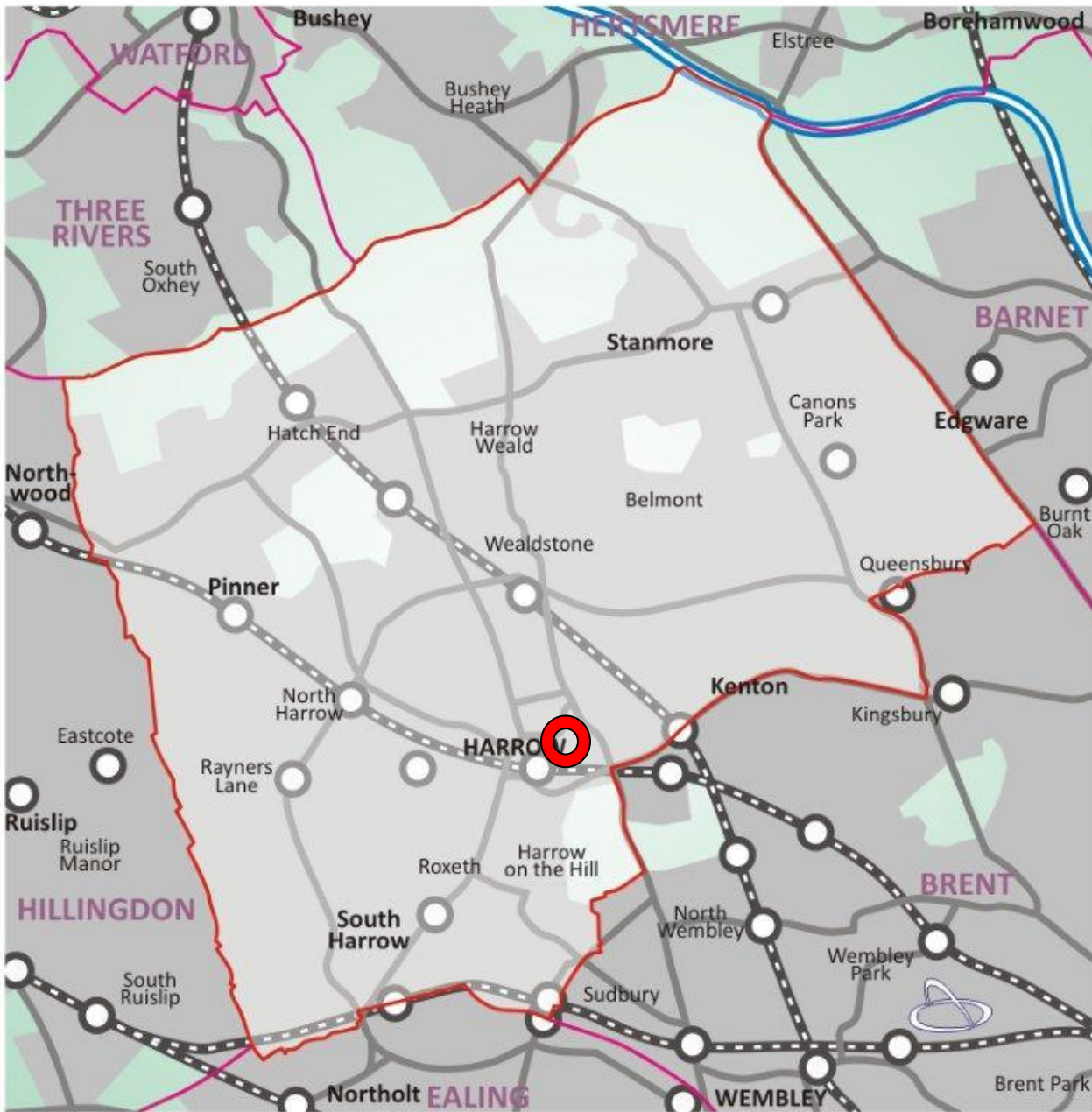


 = application site



100-101 Headstone Road, Harrow	P/1182/18
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100-102 Headstone Road HA1 1PF



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st November 2018

Application Number: P/1182/18
Validate Date: 02/05/2018
Location: 100 - 102 HEADSTONE ROAD, HARROW
Ward: GREENHILL
Postcode: HA1 1PF
Applicant: MR TEJENDRA PATEL
Agent: ARCHIAN LTD
Case Officer: TENDAI MUTASA
Expiry Date: 27/06/2018 (EXTENDED)

PROPOSAL

Redevelopment to provide two storey building with habitable roofspace comprising of 5 flats (3 x 2 bedroom flats, 1 x studio flat, and 1 x 1 bedroom flat); bin and cycle stores

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to authority being delegated to the Interim Chief Planning Officer for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i) Prior to occupation of the development notify all prospective owners, residents, occupiers or tenants of the units of the development that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
 - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - iii) Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement

RECOMMENDATION B

That if, by 19th January 2019 or such extended period as may be agreed in writing by the Interim Chief Planning Officer, the section 106 Planning Obligation is not completed, then re-delegate the decision to Interim Chief Planning Officer to **REFUSE** planning permission for the appropriate reason.

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

INFORMATION

The application is reported to the Planning Committee as the proposal relates to the construction of more than 2 dwellings. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
GLA Community	£15,610.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£49,060.00

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 Crime & Disorder Act

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	100-102, Headstone Road, Harrow, HA1 1PF
Applicant	Mr Tejendra Patel
Ward	Greenhill
Local Plan allocation	Non
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	

Transportation		
Car parking	No. Existing Car Parking spaces	N/A
	No. Proposed Car Parking spaces	N/A
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	8
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	6
	Closest Rail Station / Distance (m)	10 minute walk – Town Centre Harrow
	Bus Routes	several
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	11am to 12 Monday to Fridays
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	None
Parking Stress	Area/streets of parking stress survey	None
	Dates/times of parking stress survey	None
	Summary of results of survey	None
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Communal bin storage at the rear

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	No

Housing		
Density	Proposed Density hr/ha	116.50
	Proposed Density u/ha	
	PTAL	6
	London Plan Density Range	
Dwelling Mix	Studio (no. 1/ %)	20%
	1 bed (no. 1/ %)	20%
	2 bed (no. 3/ %)	60%
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	100%
	Commuted Sum	N/A
	Comply with London Housing SPG?	YES
Comply with M4(2) of Building Regulations?	YES	

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The site is a disused builders yard located on the western side of Headstone Road. Headstone Road features a mix of building types.
- 1.2 The adjoining properties are residential, mainly two-storey Victorian buildings with bay windows varying in sizes and height. On the opposite side of the road (north east of the site), the properties are in mixed use with shops on the ground floor and residential above. .
- 1.3 The site is in close proximity to Harrow Town Centre (St. Georges Shopping Centre) and within 10 minute walk from Harrow on the Hill Station.
- 1.4 The site is located within a Critical Drainage Area. There are no other site specific constraints on the site.

2.0 PROPOSAL

- 2.1 It is proposed to erect a two-storey purpose built residential development with accommodation within the gable ended roof space
- 2.2 The main bulk of the proposed building would be set approximately 3m from the front boundary line and edge of the pavement / walkway. The proposed building would be approximately 15.0m deep and 10.0m wide with projected front and rear gabled, rear dormer features.
- 2.3 The proposed development would provide 3 x 2 and 1 x 1 bed apartments on the ground, first and second floors and 1 x studio apartment in the roofspace. The submitted plans do not provide any car parking as this will be a car free development but shows refuse storage, cycle storage and private amenity space.

3.0 RELEVANT PLANNING HISTORY

3.1

P/3526/13	Outline permission for layout only: Two storey building to provide 7 flats	Refused: 22/01/2014
P/1785/12	Outline application for access: redevelopment of builders yard/store/offices to provide two buildings (a 3 storey building fronting headstone road and 1.5 storey building at the rear) to create 6 flats and 2 houses respectively.	Refused: 18/10/2012
HAR/66/E	Erection of a pair of semi-detached houses and 2 garages (outline permission)	Granted: 23/04/1965
	Historical applications relating to the use of the garages.	

4.0 **CONSULTATION**

4.1 A total of 12 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 23/05/2018

4.3 **Adjoining Properties**

Number of letters Sent	12
Number of Responses Received	1
Number in Support	1
Number of Objections	0
Number of other Representations (neither objecting nor supporting)	0

4.4 A summary of the notification responses received along with the Officers comments are set out in the table below.

Summary of Comments	Officer Comments
In support of the redevelopment of the site, it is a huge improvement on previous plans.	Noted

4.5 **Statutory and Non Statutory Consultation**

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections subject to S106 Agreement for permit restrictions , condition for construction logistic plan and cycle parking	Condition recommended
LBH Drainage	No objection subject to conditions.	Condition recommended.
Planning Policy Team	No comments received	N/A

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 National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and replaces the first NPPF (March 2012).

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP], the Draft London Plan (2017) and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

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

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

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Design, Character and Appearance of the Area
- Residential Amenity and Accessibility
- Traffic, Parking and Drainage
- Sustainability

6.2 Principle of Development

Loss of Employment Site & Re-use of site for residential development

- 6.2.1 The site is an established builder's yard albeit not currently operational. It is relatively small and is unusual in being so constrained by residential properties immediately adjacent on either side as well as to the rear and it is therefore likely that the number of employees to be associated with any business activities on this site will be small. It is therefore considered that, although the loss of the builder's yard will result in the loss of an employment-generating use and hence jobs associated with it, the loss would be relatively small and would not have a significant detrimental impact on the local economy in Harrow.
- 6.2.2 Policy 3.8 of The London Plan (2016) encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed development of the builder's yard would constitute an increase in housing stock within the borough, and would therefore be acceptable in principle.
- 6.2.3 The site has not been allocated as a housing site within the Local Plan, and as such is considered to be a "windfall site". Policy DM1 directs assessment of suitability of such site against set criteria. The application site lies within a 'Developed Area' as identified in the Local Plan. This site has previously been developed. 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. Furthermore, there are no known physical or environmental constraints at this site.
- 6.2.4 Headstone Road is characterised by a mixture of varying properties including parade of shops, flatted developments but mainly two-storey terraced and semi-detached houses on narrow plot of land built in the Victoria era. There are also services and facilities available within reasonable walking distance of the site. The principle of residential development is therefore acceptable against the criteria set out in Policies CS1 and DM1 subject to an assessment of the scheme against policies having regard to design, parking, and means of access as well as amenity of the occupiers of adjoining premises.
- 6.2.5 Overall, it is considered that the site is, in principle, acceptable as a residential windfall site. The site complies with Policy CS1 and DM1 of the Local Plan in regards to the criteria of suitability

6.3 Design and Character of the Area

- 6.3.1 The NPPF (2018) makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.
- 6.3.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all Boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.3.3 Core Policy CS1(B) states 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.’
- 6.3.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.3.5 The pattern of development in the area is mainly made up of terraced, detached, semi-detached properties and block of flats. The proposed development would result in a marked change in appearance of the site, which currently has flat roofed single storey structures on the site. The structures are set back from the front of the site which fronts Headstone Road. The proposed development would have a building line similar to that of the adjoining buildings bringing it in line with the rest of the building line along Headstone Road in terms of height and width. This change in appearance of the site and streetscene is considered to be acceptable. Furthermore, the proposed building does not fill its width and the low level nature of the building ensures that it doesn't appear excessive in scale or bulk.
- 6.3.6 The use of a traditional hipped roof with single ridges reduces the bulk of the proposed roof, especially when viewed from the front, whilst the addition of a small rear dormer is considered acceptable as it would be well contained within the roof, only visible when viewed directly from the rear and would not result in a crowded roof slope when viewed from the public realm. As mentioned above the proposal would retain a gap to the side boundaries and therefore it is considered that the proposal would sit well on the site and would not result in a cramped development.

- 6.3.7 As the area is mixed in character with existing flat developments, it is considered that the proposed fenestrations and brick build would be of a similar design to the existing developments and therefore would not be out of keeping within the streetscene.
- 6.3.8 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. A condition has been attached to this permission for details of all external materials which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish would need to be approved prior to commencement.

6.4 Residential Amenity

- 6.4.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.
- 6.4.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

Amenity of future occupiers

- 6.4.3 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by
- a. the location and dwelling mix;
 - b. the likely needs of future occupiers of the development;
 - c. the character and pattern of existing development in the area;
 - d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
 - e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping).”
- 6.4.4 All the flats would have access to a communal garden space which is approximately 120sqm, a private garden for the ground floor flat and there are community parks nearby therefore the amenity space is considered to be appropriate and would accord within the minimum standards set out in the Mayoral Housing SPG (2016).

6.4.5 Room Size and Layout

The table below illustrates the extent to which the proposed development would comply with the recommended room sizes of the London Housing Supplementary Planning Guidance (2016).

Flat no.	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
1 (2b, 3p)	Bedroom (double)	16.0	11.5
	Bedroom (single)	10.8	7.5
	Internal Storage	2	2
	Total GIA	63.6	61
2 (2b, 3p)	Bedroom (double)	12.6	11.5
	Bedroom (single)	11.0	7.5
	Internal Storage	2.30	2
	Total GIA	66.1	61
3 (2b, 3p)	Bedroom (double)	13.0	11.5
	Bedroom (single)	9.45	7.5
	Internal Storage	2.57	2
	Total GIA	61.9	61
4 (1b, 2p)	Bedroom (double)	16.0	11.5
	Internal storage	Over 2.0	2
	Total GIA	50.81	50
Studio Flat	Total GIA	37.8 plus storage space on eaves	37

6.4.6 As demonstrated within the above table, the proposed flats would meet and exceed the gross internal floor area requirements for flats of their respective occupancy levels. Each of the rooms provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies.

6.4.7 The site is located within a residential area close to the town centre and the surrounding land uses would not adversely affect the amenities of the future occupiers of the units. The units are shown to be single aspect, however it is considered that due to the size of the windows and the detached nature of the building, the proposed residential units would provide good levels of outlook from all of the habitable rooms.

- 6.4.8 Paragraph 5.12 of the Council's adopted Supplementary Planning Document – Residential Design Guide (2010) states that 'The vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Policy DM26 (b) which notes that proposals will be required to "secure the separation of bedrooms and other room uses between homes within the development and neighbouring dwellings having regard to the adequacy of any measures to prevent noise transference". It is noted that some of the rooms in the flats would overlap bedrooms and living rooms, however in this regard it is considered that as this is a new build, this can be overcome by noise insulation through building control regulations. An informative will be attached to the permission to direct the applicants to the relevant building control services. Subject to this, the overall stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.
- 6.4.9 Good levels of external amenity spaces would be provided for each of the units in terms of the shared amenity space at the rear and it is also noted that a park is within walking distance from the site. A boundary fence would be erected at the rear of the ground floor flat to avoid overlooking from the communal rear garden. A condition has been attached for these details to be submitted to and approved by the LPA.
- 6.4.10 The submitted plans demonstrate that floor to ceiling heights have been achieved in accordance with the requirements of The London Plan (2016) which states that the nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. This is in order to address the unique heat island effect of London and the distinct density and flattened nature of most of its residential development, which sets a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- 6.4.11 The proposed development would provide a high quality layout and design and care has been taken to ensure the privacy and amenities of all occupiers would not be compromised. Accordingly, it is considered that the proposed development would accord with policy 7.6.B of The London Plan 2016 and policy DM1 of the DMP.

Accessibility

- 6.4.12 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM2 of the Harrow DMLP (2013) seeks to ensure that buildings and public spaces are readily accessible to all
- 6.4.13 The submitted plans and accompanying Design and Access Statement indicates that the proposed ground floor units would meet "accessible and adaptable" objectives. It is evident from the plans that external door widths and turning circles would be sufficient to accommodate wheelchair users and to meet these standards. A condition is recommended to be attached to the permission, should

approval be granted which would require the units to be built to these standards. Subject to this, the proposed dwellings would provide an acceptable level of accessibility in accordance with the above policies.

Amenity of Neighbouring Occupiers

6.4.14 The NPPF (2018) states inter alia that planning decisions should address the integration of new development into the built environment. London Plan Policy 7.6 B states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings in relation inter alia to privacy and overshadowing. Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 C & D of the Development Management Policies Local Plan require development to achieve a high standard of design and layout and set out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers to this end. The Council has also produced a Residential Design Guide SPD.

Privacy, Outlook Visual Impact, Loss of Light

6.4.15 The neighbours immediately adjacent to the site are Nos. 104 and 98 Headstone Road. The impact of the proposal on these neighbours would be largely the same and so can be addressed together.

6.4.16 The scheme as proposed would remain set further off the shared boundaries with both properties at (104 and 98 Headstone Road), at ground floor, first floor and roof level. The new building would be a minimum of approximately 1.4m and 1.5m respectively from these adjacent neighbours and would be set on a similar building line, and as such would not project beyond the front or rear building line of these neighbours.

6.4.17 Furthermore, the proposed development would not dissect the 45 degree lines taken from the closest rear corners of these properties. The proposal would therefore preserve the outlook of neighbouring houses from their front and rear windows. The windows proposed on the side elevations will serve the staircase and bathrooms and would be obscure glazed and non-opening above floor level, therefore would not lead to overlooking issues.

6.4.18 It is noted that the first floor windows proposed at the rear would be closer to the garden areas of No.s 104 and 98 Headstone Road, however this is not considered to exacerbate any overlooking issues over and above that which is currently experienced as this is characteristic of traditional suburban areas. It is noted that both neighbouring buildings feature side windows, however during a site visit it was noted that these are obscure glazed and not primary windows.

- 6.4.19 The boundary treatments are of an acceptable height and materials and would also have an acceptable impact on neighbouring light and outlook. In view of the above it is therefore considered that the proposal would have no unacceptable impact on the living conditions at these neighbouring properties in terms of loss of light, outlook and privacy in accordance with policy DM1 of the Development Management Policies Local Plan (2013).
- 6.4.20 It is likely that up to a maximum of 15 people would occupy the flats. It is considered that the number of bedrooms proposed and the number of occupiers would be generally similar with other two storey dwellings and block of flats in the locality.
- 6.4.21 On this basis, it is considered that the proposal would have no adverse impact upon the amenities of neighbouring occupiers in terms of noise and disturbance. The proposed new building is considered to provide an adequate standard of accommodation for future occupiers and have an acceptable impact upon the residential amenities of neighbours and would therefore comply with the above policy.

Refuse

- 6.4.18 A waste storage area has been shown on plan, however the details of the structure have not been provided on the plans submitted with this application. It is noted that the site has sufficient space for the provision of this and as such a condition has been attached to this permission for details to be submitted and approved by the local planning authority in line with the Council's Refuse Code of Practice.
- 6.4.19 In summary, it is considered that the proposal would accord with the National Planning Policy Framework (2018), policies 3.5C and 7.6B of The London plan (2016), policies DM1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.5 Traffic, Parking and Drainage

Traffic

- 6.5.1 Policy DM42 of the DMP gives 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.
- 6.5.2 The proposed development is broadly accepted in highway and transport terms. The Highways Officer has commented that the proposal is within a PTAL 6 location, meaning that access to public transport is excellent. More facilities are available within a 10 minute walk in Harrow town centre where the PTAL is 6 as well. It is proposed to not provide any on-site car parking spaces as part of the development. It is considered that given the amount of residential units proposed,

in conjunction with the application site's close proximity to the Harrow Town Centre, this would be acceptable taking into account comments of the Highways Engineer who has raised no objection for a car free development. As this is a car free development, the Highways Officer has recommended that a permit restriction be secured via a Section 106 agreement to ensure that future occupiers are not entitled to apply for parking permits unless they are disabled.

- 6.5.3 Details of secure cycle storage for 8 cycles have been provided and a condition has been attached to ensure that this is maintained as approved.
- 6.5.4 Subject to a S106 agreement, it is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

Drainage

- 6.5.5 London Plan (2016) Policy 5.13A states that development should utilise urban drainage systems, unless there are practical reasons for not doing so, and should aim to achieve Greenfield run-off rates. Core Strategy Policy CS 1 U requires development to be managed to reduce flood risk and increase resilience to flood events.
Policy DM 10 A of the Development Management Policies Local Plan (2013) gives substantial weight to the achievement of Greenfield run-off rates and part B of the policy sets out the design and layout criteria for major development proposals.
- 6.5.6 The application site is located within a critical drainage area of Harrow. The Drainage Authority have raised no objection to the proposal subject to conditions which are recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new housing to the Council Housing Stock. The proposal would have no undue impact upon the adjoining properties and upon the character and appearance of the area. Furthermore, the proposal would provide a satisfactory level of accommodation for future occupiers. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, Design and Access Statement, Proposed Site Plan, Bike and Shed Details, 100-102HEAD-PPES01 REV 05, 3D

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

3 Materials

The development hereby approved shall not progress 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 to, and agreed in writing by, the local planning authority:

- a. the buildings;
- b. the ground surfacing; and
- c. the boundary treatment.

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

REASON: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM1 A & B and DM10 B of the Harrow Development Management Policies Local Plan (2013).

4 Levels

No site works or development shall commence 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 or land adjacent (inclusive of retaining wall(s) structural detail), 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. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

5 Drainage 1

The development hereby permitted shall not commence until details of the works for the disposal of sewage to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

REASON: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems, in accordance with Policy 5.14 B of the London Plan (2016) and Policy DM 10 B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

6 Drainage 2

The development hereby permitted shall not commence until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

REASON: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems, in accordance with Policy 5.13 A of the London Plan (2016) and Policy DM 10 A & B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition

7 Construction Method Statement & Logistics Plan

Prior to commencement of the development hereby permitted, a Construction Method Statement & Logistics Plan shall be submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) detailed timeline for the phases and implementation of the development;
- b) demolition method statement;
- c) the parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) measures to control the emission of dust and dirt during construction; and
- g) scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be

agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and highway safety. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

8 Contamination

The development hereby permitted shall not be commenced until an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9 Landscaping 1

Notwithstanding the approved plans, a landscape management plan, including species numbers/locations, long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved. Details are required prior to occupation to ensure a satisfactory form of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013. Details are required

PRIOR TO THE OCCUPATION to ensure a satisfactory form of development and avoid potentially unenforceable conditions.

10 Landscape 2

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 5 development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement), in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

11 Refuse

Prior to occupation of the development hereby permitted details of the appearance including materials of the refuse storage together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing.

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

12 Cycle Storage

The cycle storage thus approved shall be carried out and implemented in full on site in accordance with the approved details and shall be retained as such thereafter.

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).

13 Rear Boundary Fencing

Prior to occupation of the flats, details of boundary treatments (2m fencing) to be erected in the rear amenity space to sub-divide the 2 separate areas shall be submitted to the Local Planning Authority and the approved works shall be

carried out before the first occupation of the flats and shall thereafter be permanently retained.

REASON: To safeguard the amenities of future occupiers of the flats in accordance with Policy DM27 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2018) (NPPF)

The Draft London Plan 2017:

- Policy D1 London's form and characteristics
- Policy D2 Delivering Good Design
- Policy D3 Inclusive design
- Policy D4 Housing Quality and Standards
- Policy D5 Accessible Housing
- Policy H2 Small Sites
- Policy H12 Housing Size Mix
- Policy SI13 Sustainable Drainage
- Policy T3 Transport Capacity, Connectivity and Safeguarding
- Policy T4 Assessing and mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking

The London Plan (2016):

- 3.3 – Increasing Housing Supply
- 3.5 – Quality and Design of Housing Developments
- 3.8 – Housing Choice
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable Design and Construction
- 5.12 – Flood Risk Management
- 5.13 – Sustainable Drainage
- 6.3 – Assessing Effects of Development on Transport Capacity
- 6.9 – Cycling
- 6.13 – Parking
- 7.1 – Building London's Neighbourhoods and Communities
- 7.2 – An Inclusive Environment
- 7.3 – Designing Out Crime
- 7.4 – Local Character
- 7.6 – Architecture

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

Policy DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Residential Design Guide (2010)

Mayor Of London, Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2 Considerate Contractor Code of Practice

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

3 Party Wall Act

PARTY WALL ACT:

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

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

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

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

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

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 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. Harrow has a pre-application advice service and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning applications.

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £15,610 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 £15,610 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 446 sqm

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>

7 Local 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: £49,060.

8 Building Control

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

9 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



Location Plan

1 : 500



APPENDIX 3: SITE PHOTOS









APPENDIX 4: PLANS AND ELEVATIONS



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Approved for construction on 21/11/2018

Drawn: B.M.K.

Checked: B.M.K.

Scale: 1:50

Date: 21/11/2018

Project: 100-101 HEADSTONE ROAD

Client: Mr Adam Dewick

Address: 100-101 Headstone Road, Harewood, Leeds LS20 9AT

Proposed: 3 Person Flat

Phase: 1 - Section

Original Plans Prepared by: Mr Adam Dewick

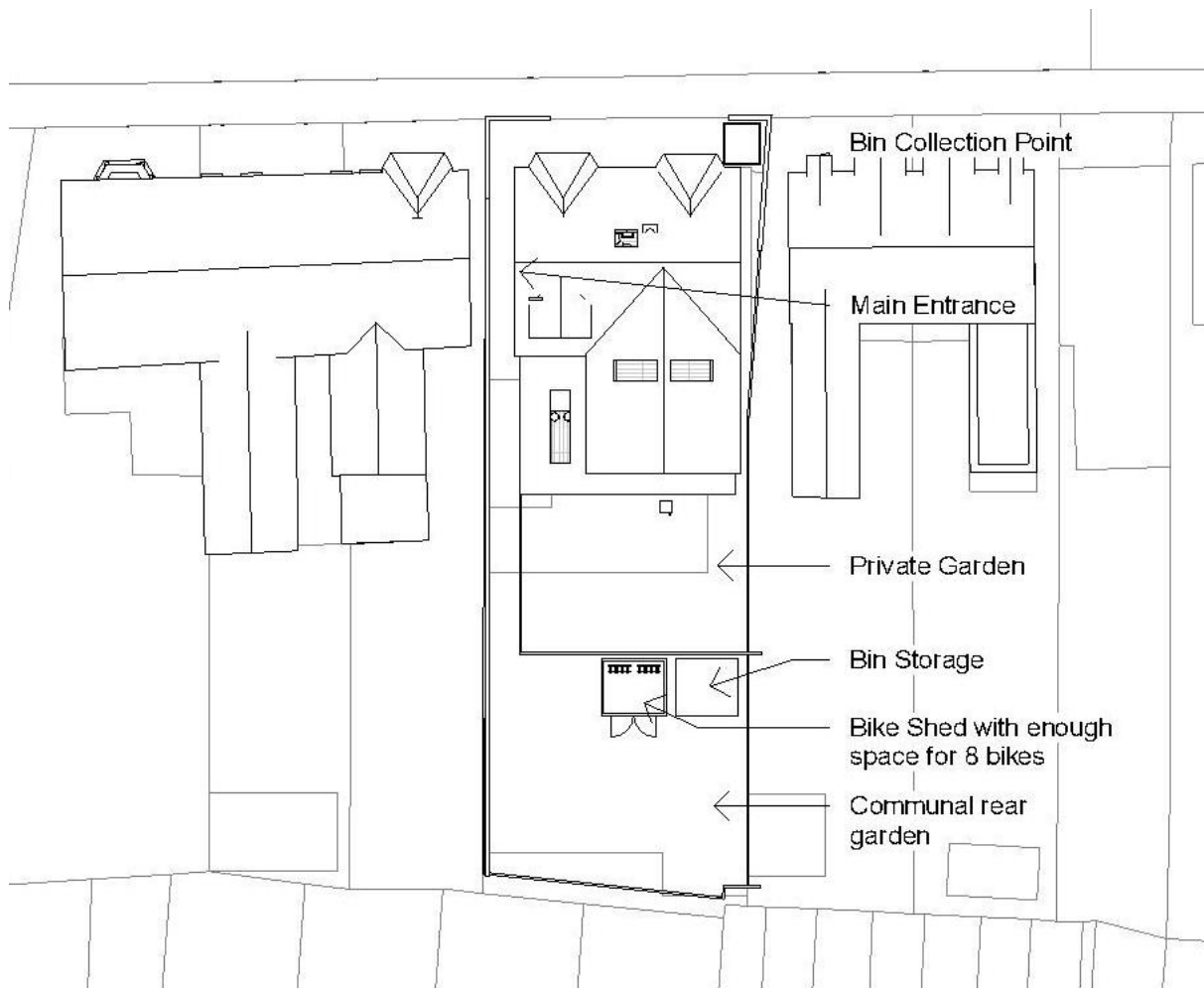
Architect and arranged by: Designed Images

Architect: 100-101 Headstone Road, Harewood, Leeds LS20 9AT

Phone: 0113 275 1111

Website: www.designedimages.co.uk

Bin and cycle enclosures location



Proposed Site Plan

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