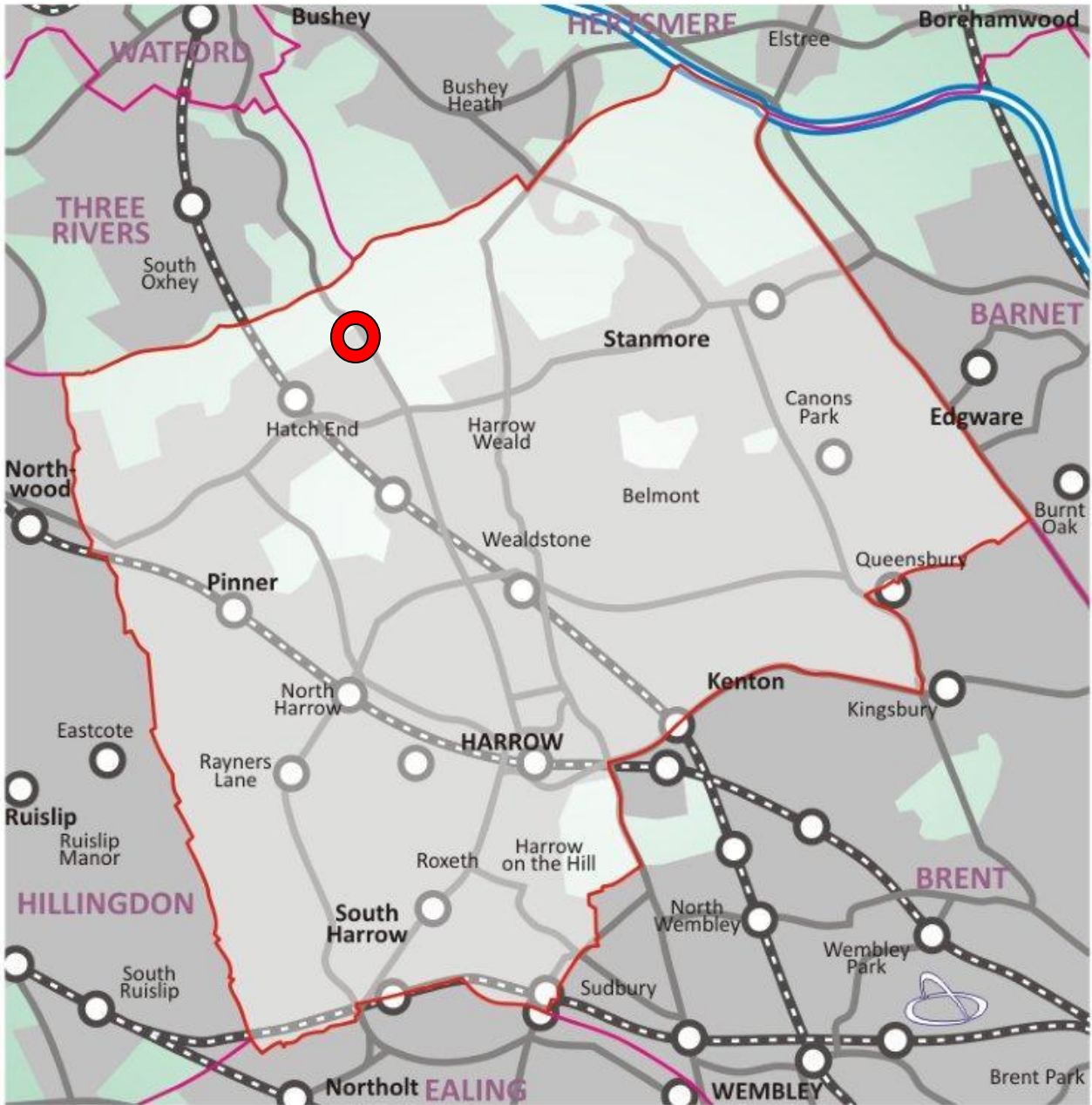
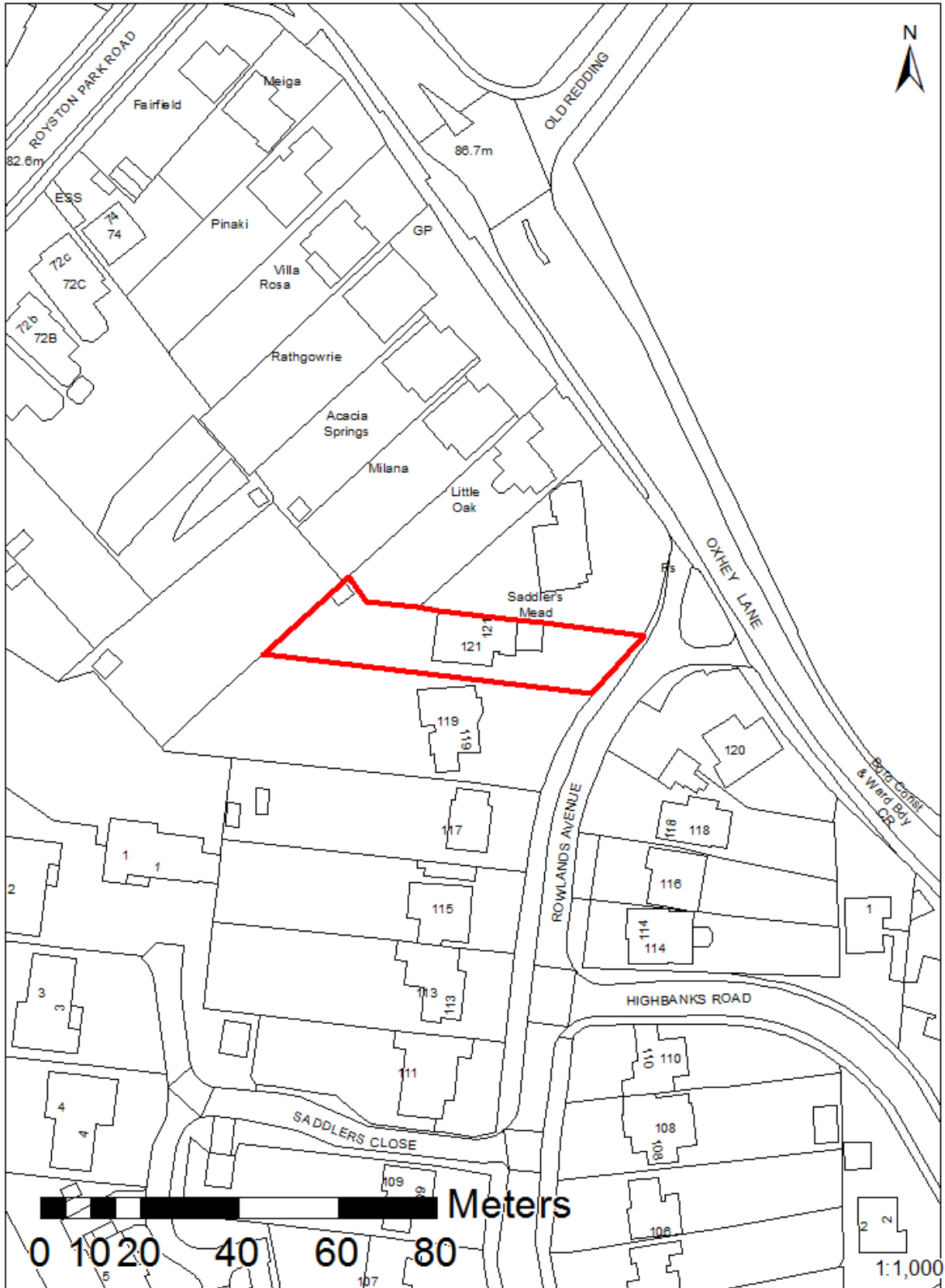


 = application site



121 Rowlands Avenue, Harrow	P/1472/18
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121 Rowlands Avenue, Harrow



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st November 2018

Application Number: P/1472/18
Validate Date: 14/05/2018
Location: 121 ROWLANDS AVENUE, HARROW
Ward: HATCH END
Postcode: HA5 4AW
Applicant: MR LAKHANI
Agent: JUTTLA ARCHITECTS
Case Officer: TENDAI MUTASA
Expiry Date: 09/07/2018 (EXTENDED)

PROPOSAL

Single storey and two storey front extension; two storey side to rear extension; single storey rear extension; basement, alterations to roof to raise ridge height; front garage and external alterations (retrospective)

RECOMMENDATION

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 the Conditions listed in Appendix 1 of this report.

INFORMATION

This application is reported to Planning Committee as the decision has been called in by a Nominated Member.

Statutory Return Type: E21 Householder Development
Council Interest: N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional): £8,743.00 based on 249sqm increase in floor space
Local CIL requirement: £27,478.00 based on 249sqm increase in floor space

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 Crime & Disorder Act

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	121 Rowlands Avenue Hatch End Pinner HA5 4AW
Applicant	Mr Lakhani
Ward	Hatch End
Local Plan allocation	None
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 Two-storey detached dwellinghouse located on the western side of Rowlands Avenue and setback from the road by approximately 18m.
- 1.2 The subject site has a single storey front projection which has been recently built and in use as a garage and features a rear basement.
- 1.3 The development has recently being built on the site based on planning permission granted under P/3509/14 for a two storey front extension; two storey side extension and first floor rear extension; basement, external alterations. This has not been built in accordance to the approved plans.
- 1.4 The property features a rear garden of an irregular shape. However, it is approximately 27m deep as measured from the rear wall of the rear extension.
- 1.5 Adjoining property to the north, Saddlers Mead, is a corner site containing a two storey detached property and is unextended. It is a triangular site and the rear wall of the dwellinghouse is in line with front wall of the garage at the subject site.
- 1.6 Adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall.

1.7 The site is not located in a conservation area, however it is located in a Critical Drainage Area

2.0 PROPOSAL

2.1 The development has recently being built based on planning permissions granted under P/0331/14 and P/3509/14 for a two storey front extension; two storey side extension and first floor rear extension; basement, rear extension and external alterations. This has not been built in accordance to the approved plans. Also it is acknowledged that the on the approved application, the proposed side elevation facing number 119 showed the first floor element to be stepped in but the floor plan did not show a step in. However, the rear elevation did show a full width first floor extension which was consistent with the approved floor plan.

2.2 The application seeks retrospective planning permission for the following:

2.3 Approved:

The front garage was approved at a depth of 4.80m, 6.05m width and would feature a flat roof with a height of 2.70m.

As built:

The garage as built has a depth of 7.0m with a height of 3.35m and a width of 6.95m.

2.4 Approved:

The first floor front extension would be stepped. It would project forward 3.45m from the recessed portion of the existing front elevation of the dwelling for a width of 2.5 metres. It would project forward for an additional 0.90 metres for a width of 4.65 metres. It would have a pitched roof. Two rooflights are proposed to the southern roofslope and one rooflight is proposed to the northern roofslope of the two storey front extension.

As built

This has largely been built according to approved plans apart for the front fenestration which now includes a larger window.

2.5 Approved:

The two storey side extension would have a width of 1.65 metres and would measure 10.67 metres in depth. It would have a roof that would continue in line with the main roof of the existing dwelling.

There would be a 0.75 metre gap for pedestrian access between the flank elevation of the two storey side extension and the shared boundary with No. 119.

As built:

This element has not been built in accordance with the approved plans. The side wall has been set in from the boundary shared with number 119 by approximately 0.22m. In addition the fencing has been moved from the actual boundary and erected within number 121 to protect the greenery and this has resulted in the reduction in width of the pedestrian access. The roof of the house has been built 0.6m higher than what was approved.

2.6 Approved:

The first floor rear extension would project 2.3m in depth to align with the side projection. It would have a subordinate hipped roof.

As Built

This element has been built according to the approved plan.

2.7 Approved:

Two rooflights are proposed in the rear roofslope of the existing roof. Three windows are proposed in the ground floor side extension adjacent to 119. Three windows are proposed to the first floor of the northern elevation facing Sadlers Mead, and with four rooflights on the ground floor roofslope.

As built

These elements have largely been built in accordance with the approved plans apart from 1 long window on the side elevation facing number 119.

2.8 Approved:

The proposed extensions would have materials to match the existing.

As built

These elements have largely been built in accordance with the approved plans apart from 2 long windows on the side and front elevations facing number 119 and the front.

2.9 Glass box at the rear approved on far right side

As built

The glass box is more central than what was approved and therefore has even less impact than the position it was approved

3.0 **RELEVANT PLANNING HISTORY**

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

Ref no.	Description	Status and date of decision
P/3509/14	Two storey front extension; two storey side extension and first floor rear extension; external alterations	Granted on 24/11/2014
P/0331/14	Formation of basement in rear garden; single storey glazed rear extension to form staircase enclosure	Granted on 28/07/2014
P/1730/13	Two storey front and side and first floor rear extensions; external alterations	Granted on 14.08.2013
P/0092/13	Two storey front and side and first floor rear extensions; external alterations	Refused on 17-May-2013 for the following reason: The proposed extensions, by reason of their size, scale, bulk and siting, would be overbearing, and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policy 7.6B of The London Plan (2011), Policies D4 and D5 of the Harrow Unitary Development Plan and the adopted Supplementary Planning Document: Residential Design

P/1709/12	Single storey side first floor front and rear extensions; alterations to roof including insertion of one rooflight in front and two in either side roof slopes; external alterations.	<p>Guide (2010).</p> <p>Refused on 05/09/2012 for the following reason:</p> <p>The proposed extension, by reason of their size, scale, bulk and siting, would be overbearing, and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policy 7.6B of The London Plan (2011), Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Document: "Residential Design Guide (2010)".</p>
P/1995/09	Single storey side extensions: first floor front and rear extensions; external alterations including remodelling of roof to provide accommodation in roof space	<p>Refused 19- Nov- 2009 refused for the following reason: he proposed first floor rear extension, by reason of its excessive bulk, rearward projection and siting, would be overbearing and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to saved policies D4 and D5 of the Harrow Unitary</p>

		Development Plan and Supplementary Planning Guidance: Extensions: A Householders Guide (2008). Appeal dismissed 06Aug-2010
P/3959/08	Single storey side, first floor front and rear extensions, external alterations including roof alterations to provide accommodation in roof space	Refused on 02- Feb- 2009 for the following reason; he proposed extensions, by reason of their size, scale, bulk and siting, would be overbearing, visually obtrusive in the streetscene and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Extensions: A Householders guide (2008)".

4.0 **CONSULTATION**

- 4.1 A total of 15 notification letters were sent to neighbouring properties regarding this application.
- 4.2 **The public consultation period expired on 06/11/2018. This was a re-notification** process following amended plans to include all works and a block plan to show the boundary shared with number 119.

4.3 Adjoining Properties

Number of letters Sent	15
Number of Responses Received	20
Number in Support	0
Number of Objections	20
Number of other Representations (neither objecting or supporting)	1

4.4 20 objections were received from adjoining residents.

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

Details of Representation	Summary of Comments	Officer Comments
Impact of two storey side extension	Objects to the application due to: two storey side extension too close to the neighbour at number 119 and as such is contrary to the SPD in terms of the	This part of the proposals as built is actually set in than the approved plans and as such the impact of this element is considered to have been sympathetically designed due to it being set away from the boundary. As such the proposed extension would not be overbearing or result in loss of outlook as explained in section 6.4.3 of the report under neighbour amenity.
Design	The proposals would be out of keeping with the surrounding.	The extensions have been sympathetically designed so as to respect the character of the area which varies. These extensions have been designed to meet the

		requirements of the SPD.
Front extension	The garage has not been built in accordance with approved plans and as such would be out of character with the surrounding and would be harmful to neighbouring amenity.	The forward projection at the front of the garage is considered a modest addition considering the detached nature of the properties along Rowlands Avenue and as such would not cause any loss of light to neighbouring building and also would still respect the character of the area.
Decking and fencing	The height of the fencing is more than 2m and the decking will cause privacy issues	Any overlooking of rear gardens will not be greater than what is currently being experienced.
Boundary Infringement	Issues raised regarding close proximity of boundary to number 119.	Boundary treatments and access are third party wall matters which are dealt with under separate legislation. This is not a material planning issue.
Loss of light to bedroom window at number 119	Due to a mistake on a previous application the built structure has resulted in loss of light	The mistake on the side elevation and floor plan is noted, however it is considered that due to dense vegetation along this shared boundary the bedroom in question received limited light. Furthermore, it is noted that adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey

		<p>rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly at the rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall. As such this new situation would not exacerbate the existing situation. The gap separating the two buildings is largely the same as before the extensions were built.</p>
Views	The front extensions obstruct front views at number 119	Views are not considered a material planning issue unless they are protected by law.
Basement and loft at number 119	In previous applications it was stated that number 119 has a basement and loft conversion	These have been noted and excluded from this application. The mistake is noted and regretted but it does not have a bearing on this decision or the previous decisions at number 121.
Overlooking to number 120	New full height front window would allow overlooking across the road at number 120.	It is not uncommon for windows to be inserted to the front at second floor level. Due to the

		separation distances with buildings across the road, this would not result in overlooking to this neighbouring building.
Inaccurate drawing	Inaccurate drawing showing garage approved at 6.9m	Amended plans received.
Objection siting a different address	Objector appears to be complaining about a different site where permission was refused	We cannot comment on a different scheme. The council has provision for a complaints procedure.
Dealing with breach of planning	The council should ask the applicants to demolish what has been built without planning permission in order to deter others.	The planning system allows for retrospective planning permission where breach of permission has occurred. In this case the applicants have exercised that right.
Neighbour consultation	Number 115 Rowlands not consulted	The Council is obliged to notify adjoining occupiers only
Breach of building line	Breach of building line	The building lines on this side of Rowlands Avenue are staggered and as such there is no clear building line
Loss of Greenery	Proposals have led to loss of greenery	This is not part of this planning application assessment as there was no condition attached to the granted permissions regarding loss of greenery. During a site visit it was noted that the boundary treatment is largely the same as before

		the works.
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4.6 Statutory and Non Statutory Consultation

Hatch End Association – Objecting to the proposals due to loss of greenery, overbearing impact and breaching of building lines.

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

5.3 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.

5.4 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.

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

6.0 ASSESSMENT

6.1 The main issues are;

Character and Appearance of the Area and host property
Impact on Residential Amenity

6.2 Character and appearance of the Area

6.2.1 The character of the area is pre-dominantly made up of detached buildings of differing designs and sizes and sitting on large plots. Therefore the street has no clear pattern of development, however it consists of evenly spaced houses at first floor. In this context there are relatively large amounts of open space either side of No 121.

6.2.2 This application will assess whether cumulatively the extensions as built would maintain the character of the dwelling and not harm the amenities of neighbouring buildings. There has been no material change in planning policy since the previous applications were approved. The bulk of the extensions have been built in accordance with the approved plans. For the purposes of this application these elements would remain proportionate to the existing dwellinghouse in accordance with the National Planning Policy Framework (2018), policies 3.5C and 7.6B of The London plan (2016), policy DM1 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).

The matters to be assessed under this retrospective planning application are as follows:

Raising of the ridge height by 0.6m

Extending both the length and height of the garage

New fenestration

Setting in of extensions from the boundary shared with number 119

Minor amendments to the basement

6.2.3 Extension of Front Garage

Whilst the footprint and height of the garage would be greater than that approved under P/3509/14, it is considered that the garage as built would still remain subordinate to the existing dwelling and as such is considered to remain a proportionate addition to the original dwellinghouse. It would have no negative impact on the street scene as it remains set away from the street by a distance of approximately 25m.

6.2.4 Front and side fenestration

It is considered that due to the detached nature of the building, its position being set away from the street and neighbouring buildings together with the varied character and appearance along Rowlands Avenue, the fenestration detail is acceptable in terms of its appearance and character.

6.2.5 Roof and set in from boundary shared with number 119. It is considered that the marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable.

6.2.6 The roof of the house has been built 0.6m higher than what was previously approved. The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene.

The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties. No increase in width is proposed. It is considered that the additional modest additional height of the new roof as built would not be noticeable within the street scene and nor would it appear out of context within the streetscene.

6.2.7 Minor amendments to the basement

At the rear the glass box housing the stairs has been positioned centrally as opposed to the approved plans which showed it to be located at the far right side of the dwelling. It is considered that this marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable

6.2.8 In conclusion, it is considered that cumulatively the approved extensions and those built without the benefit of planning permission in terms of impact upon the character and appearance of the existing dwellinghouse and the streetscene and wider neighbourhood would accord with the aims and objectives of the Council's development plan policies.

6.2.9 Subject to conditions, the development has been built in accordance with the National Planning Policy Framework (2018), policies 3.5C and 7.6B of The London plan (2016), policy DM1 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).

6.3 Residential Amenity

6.3.1 Policy DM1 seeks to "ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded. Development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted". This is supported at Paragraph 6.18 in the RDG which states that " the acceptability of an extension will be determined on a case by case basis taking into account particular site considerations including: the design and character of the existing and neighbouring houses (established pattern of development)".

6.3.2 The bulk of the extensions, i.e the two storey side, front side and rear extension, loft and basement have previously been considered acceptable in terms of their relationship with both adjoining neighbouring buildings save for the addition of a flank floor window in the elevation facing 119, the increase in roof height, the set in from the boundary, and the size of the garage, all other aspects would remain the same as previously approved. Given that there has been no significant change in planning policies since the approved applications, for the purposes of this

application, the proposed two storey front, side and rear extensions and basement are considered to be acceptable in relation to both neighbouring dwellings.

This application will assess the impact of the extensions which were built without the benefit of planning permission as follows:

6.3.3 Raising of approved ridge height:

It is considered that marginal raising of roof height from the approved scheme by 0.60m would not harm the amenities of neighbouring amenities and in this respect would not be harmful to the amenities of neighbours in terms of loss of light, outlook or overbearingness. Because the roof profile is pitched the majority of the increase in roof height would be in the middle of the pitch and also it is noted that the separation distances with neighbouring building would ensure that no harm would occur. An objection has been raised from number 119 that the proposals would be overbearing and result in loss of privacy, however the elements built without the benefit of planning permission are set away from this neighbour and as such a larger gap still exist between the two buildings. During a site visit it was noted that the boundaries are made up of high hedges and trees which afford some screening.

6.3.4 Set in from boundary shared with number 119:

It is considered that the set in from the boundary shared with number 119 would not present any harm on the amenities of this neighbouring building. It is also noted that new ground floor windows will face this boundary but because of the boundary treatment no overlooking, overbearing or loss of privacy would occur. A first floor window facing number 119 was installed without the benefit of planning permission. A condition has been attached to this permission for its removal within 1 month from grant of permission.

6.3.5 Increase in width, height and length of garage

It is considered that the projection at the front/ side and length of the garage would not be so far forward as to be harmful to the amenities of both neighbours as these will remain detached and the garage will remain set away from the streetscene.

6.3.6 Mistake on floor plan and side elevation on previously approved plans:

An objection has been raised because within the previously approved plans there was a disparity on the floor plan and elevation facing number 119. The elevation drawing showed a set in at first floor level but the floor plan did not show this set in. The mistake on the side elevation and floor plan of the approved plans is noted, however it is considered that due to boundary treatment (large tall trees and thick hedging), the bedroom in question received limited light due to the boundary treatment and as such this new situation would not exacerbate the existing situation. The gap separating the two buildings is largely the same as before the extensions were built, therefore it is considered that there is no obstruction of light due to the built extensions.

6.3.7 Fenestration:

It is noted that the fenestration and a new window which has been inserted to the side elevation facing number 119 as built is not in accordance with the approved plans. The other fenestration is considered acceptable but the first floor side window would result in a perceived sense of overlooking to number 119 and as such a condition has been attached for the removal of this window within 1 month of grant of this planning permission.

6.3.8 In light of this it is considered that the amenities of both neighbouring properties will not be harmed and the extensions as built have not severely detracted from the approved scheme to warrant a refusal and subsequent enforcement action as the extensions do not harm neighbour amenity

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

7.1 The development as built has not been found to negatively impact the character and appearance of the property and the area. Furthermore, the extensions and external alterations will not have an unacceptably harmful effect on the amenity of the neighbouring occupiers subject to the removal of the side window.

APPENDIX 1: Conditions and Informatives

Conditions

1. Approved Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents: P101, P201, P301 REV F, P302 REV F, P303 REV E, P310 REV B, P202 REF H

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

2. Removal of Side Window

Notwithstanding the approved plans, within 1 month of this permission the side window in the first floor elevation facing number 119 shall be removed and the development shall be retained in accordance with the approved plans. Failure to comply within this timeframe will result in further enforcement action.

REASON: To ensure that the breach in planning can be rectified and the development hereby approved shall be retained in compliance with policy DM1 of the Development Management Policies Local Plan 2013.

3. Glazing Flank Future

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2018)

The London Plan 2017 (Draft)

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

The London Plan 2016:

7.3, 7.4B, 7.6B

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1

Supplementary Planning Documents: Residential Design Guide 2010.

2. Pre-application engagement

Grant without pre-application advice

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.

3 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 £8,473 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 £8,473 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 249sqm

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

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

4 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;

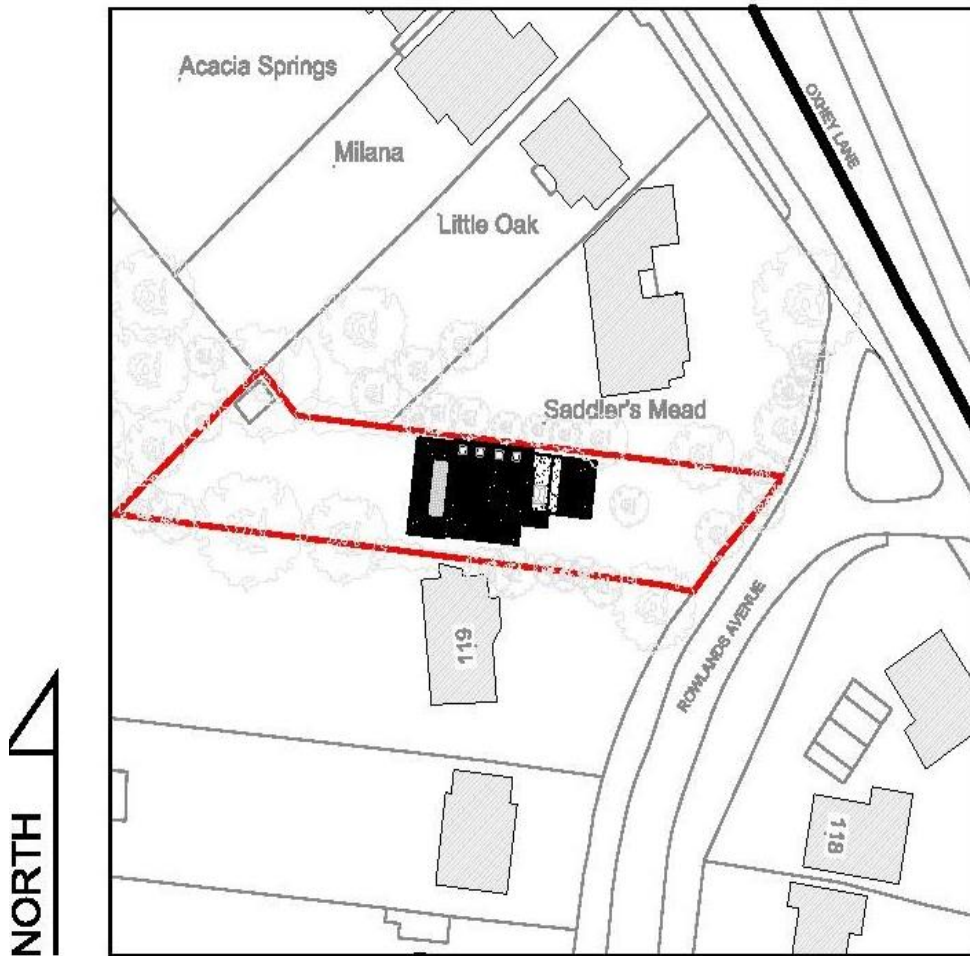
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot

Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

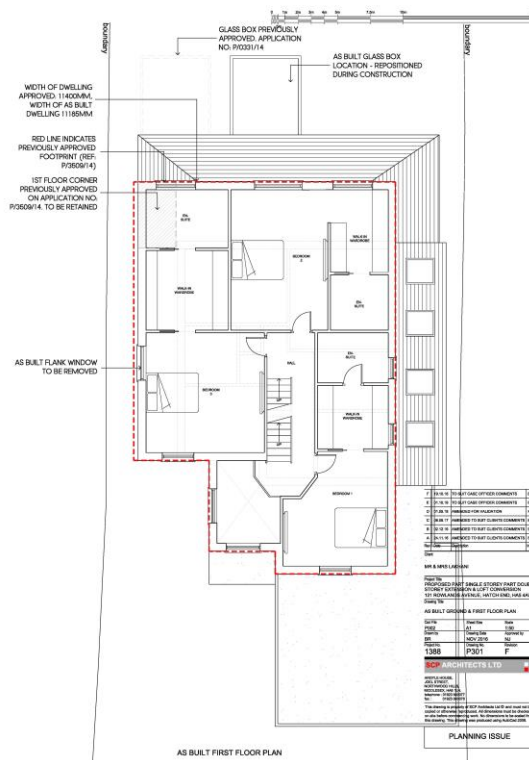
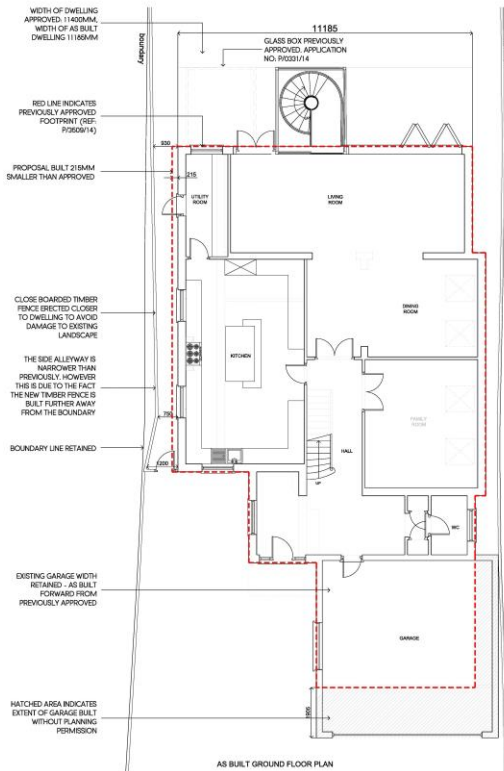
The Harrow CIL Liability for this development is: £27,478.00.

APPENDIX 2: SITE PLAN



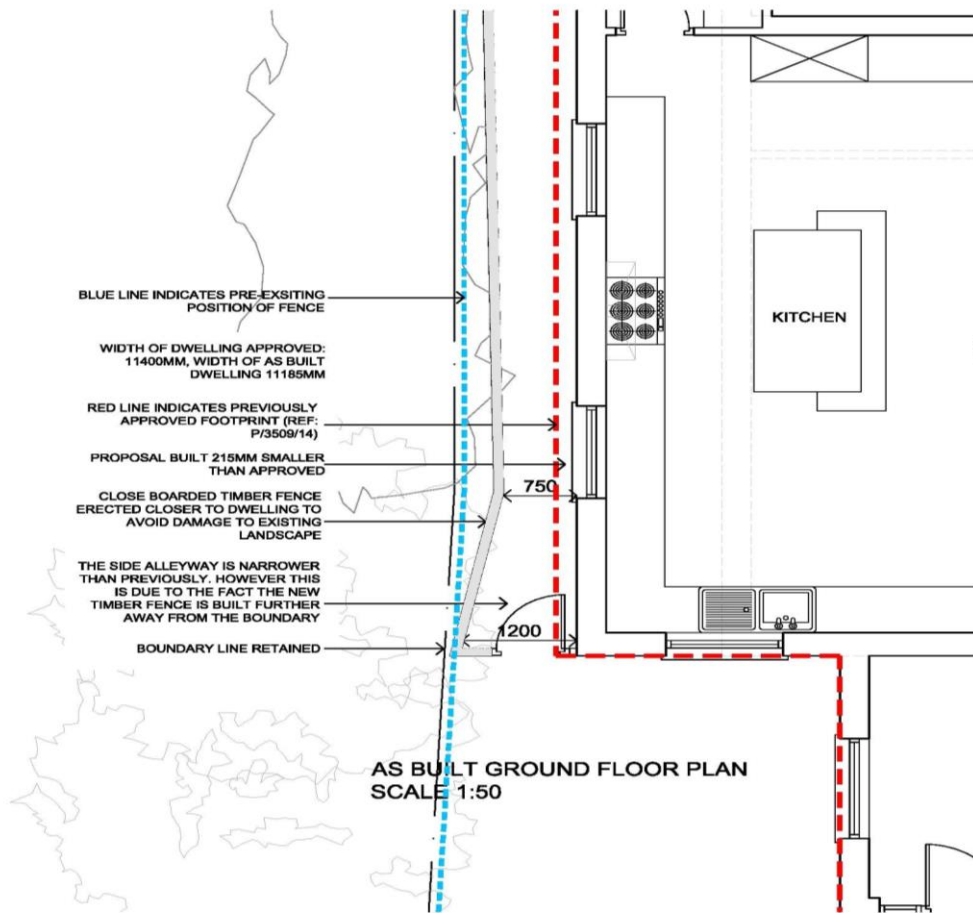
LOCATION PLAN
SCALE 1:1250

APPENDIX 3: PLANS AND ELEVATIONS



Boundary fencing

BOUNDARY FENCE ELEVATION SCALE 1:50





Side of garage



Passage way to boundary with number 119



Rear



elevations



Looking towards Number 119



Looking towards Saddlers





Towards

119



High level window at 119





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