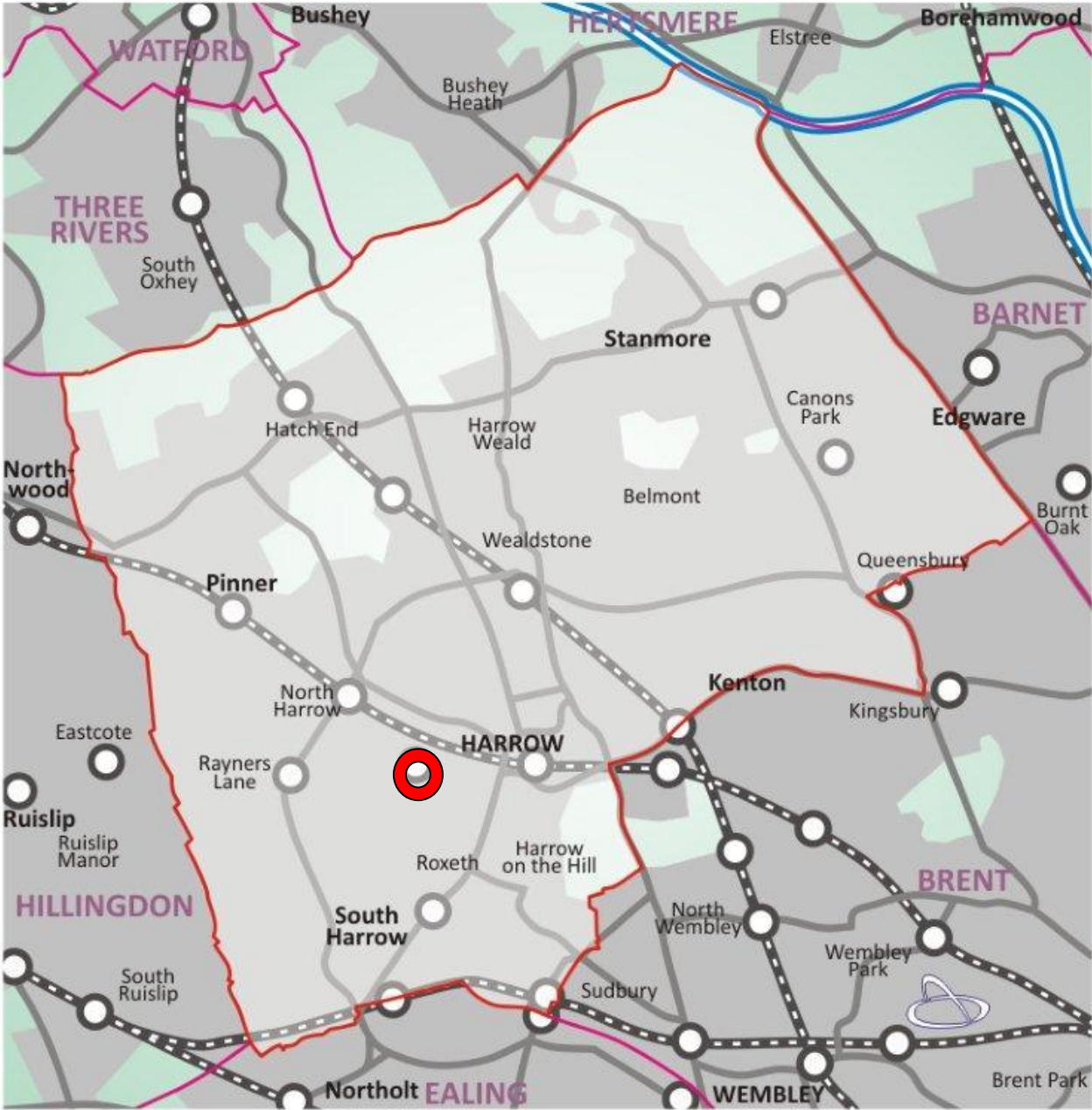


 = application site



<b>19 Marshall Close</b>	<b>P/3415/18</b>
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# 19 Marshall Close



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## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

21<sup>st</sup> NOVEMBER 2018

**APPLICATION NUMBER:** P/3415/18  
**VALIDATE DATE:** 13/02/2018  
**LOCATION:** 19 MARSHALL CLOSE  
**WARD:** ROXBOURNE  
**POSTCODE:** HA1 4DH  
**APPLICANT:** LONDON BOROUGH OF HARROW  
**AGENT:** EAR ARCHITECTURE LTD  
**CASE OFFICER:** JONATHAN ASHWORTH  
**EXPIRY DATE:** 19/11/2018

### **PROPOSAL**

*Conversion of children's care home to nine flats, external alterations*

The Planning Committee is asked to:

### **RECOMMENDATION**

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report

### **REASON FOR THE RECOMMENDATION**

The proposed redevelopment of the site would provide nine new flats of an acceptable standard of residential accommodation. The siting of the development would be appropriate in this location and would not be at odds with the existing character of development in the immediate area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.3 and 3.5 of The London Plan (2016), Policy DM1 of the DMP (2013).

The decision to **GRANT** planning permission, pursuant to Regulation 3, has been taken having regard to the National Planning Policy Framework (2018), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation.

## **INFORMATION**

This application is reported to Planning Committee as it falls outside Schedule 1 of the Scheme of Delegation as it is Council owned land over 100sqm of floorspace.

Statutory Return Type:	13 (Minor Dwellings)
Council Interest:	Yes
Additional Floorspace:	N/A

GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£24,710
Local CIL requirement:	£77,660

## **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

<b>The Site</b>		
Address	Atkins House, 19 Marshall Close, Harrow HA1 4DH	
Applicant	London Borough of Harrow	
Ward	West Harrow	
Local Plan allocation		
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	
<b>Housing</b>		
	Proposed Density hr/ha	249 hr/ha
	Proposed Density u/ha	64 u/ha
	PTAL	1b-2
	London Plan Density Range	150-250 hr/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed ( no. / %)	0
	2 bed ( no. / %)	7 / 77.7%
	3 bed ( no. / %)	2 / 22.3%
	4 bed ( no. / %)	0
	5 bed ( no. / %)	0
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	N/A
	Commuted Sum	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Yes

<b>Transportation</b>		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	0
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	10
	Cycle Parking Ratio	1:1
Public Transport	PTAL Rating	1b-2
	Closest Rail Station / Distance (m)	515 metres
	Bus Routes	114, 140, 395, 640, H9, H10, H11
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Internal refuse store.

## **PART 2 : Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises Atkins House, a part two, part single storey building that had formerly been used as a Children's care home along with associated facilities. The building is presently vacant and has boarded up windows. To the rear of the building is an open, garden area that extends to the rear boundary of the site.
- 1.2 The site is bounded by residential properties that make up Marshall Close. Marshall Close is a residential cul-de-sac with the properties then arranged around the road. The neighbouring properties are generally two-storeys in height and comprise dwellings and flats, with a visual appearance not dissimilar to the application building. On-street parking is available without restriction and there is a small off-street parking area that is also used by residents.
- 1.3 The rear of the site is then bound by a public footpath beyond which is an allotment garden. There are a number of mature trees within the rear garden area of the site.
- 1.4 The site is within Environment Agency flood zone 3a, and is therefore at a high risk of surface water flooding. However it is not within the Local Plan designated Critical Drainage Area.

### **2 PROPOSAL**

- 2.1 It is proposed to create 9 flats, with the following mix:
- 4 x 2 bedroom (3 person)
  - 1 x 2 bedroom (4 person)
  - 1 x 3 bedroom (4 person)
  - 3 x 3 bedroom (5 person)
- 2.2 Secure cycle storage and refuse bin facilities will be incorporated into the development.

### **3 RELEVANT PLANNING HISTORY**

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

WEST/638/99/CLE	Certificate of Lawful Existing Use: Use of former Local Authority Residential Children's Home as Offices (B1)	Refused; 03/10/2000 on the grounds: 1 – The property is a detached building 2 – Insufficient evidence has been submitted to prove
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		continuous use of the whole premises as offices over a period of more than ten years to the date of the application
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#### 4 **CONSULTATION**

4.1 A total of 33 consultation letters were sent to neighbouring properties regarding this application. Letters were sent out on 26/9/2018.

4.2 The overall public consultation period expired on 17/10/2018.

#### 4.3 Adjoining Properties

Number of letters Sent	33
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 No letters of objection were received.

#### 4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

#### 4.7 External Consultation

4.8 There was no external consultation in relation to this proposed development.

#### 4.9 Internal Consultation

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	The cycle parking requirement appears to be met. S106 Agreement.	Noted.
LBH Drainage Department	It is confirmed that the	Noted

	revised Flood Risk Assessment (Doc Ref: 45059/2001; Dated: October 2018; Revision: Final 2, Date: 23/10/2018) submitted is satisfactory.	
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## 5 **POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'
- 5.3 The Government has issued the National Planning Policy Framework (NPPF), which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.4 In this instance, the Development Plan comprises The London Plan 2016, 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].
- 5.5 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.
- 5.6 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.
- 5.7 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**      **ASSESSMENT**

6.1      The main issues are;

- Principle of the Development
- Character and Appearance of the Area
- Impact to Residential Amenity
- Housing Supply, Density and Overall Housing Mix
- Standard of Residential Accommodation
- Traffic and Parking
- Flood Risk/Drainage

### **6.2**      **Principle of Development**

6.2.1      The National Planning Policy Framework [NPPF] has brought forward a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three strands of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements and Guidance Notes, continues to encourage the effective use of land by reusing land that has been used previously, recognising that “sustainable development” should make use of these resources first.

6.2.2      Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here.

6.2.3      The provision of additional housing on this site would contribute to the strategic vision of Policy 3.3 of The London Plan (2016) which recognises the need for more homes throughout Greater London and Policy CS1 of the Harrow Core Strategy (2012) with regards to the provision of additional housing within the borough.

6.2.4      Policy DM24 of the Harrow Development Management Policies Local Plan (2013) requires that proposals secure an appropriate mix of housing on the site and contribute to the creation of inclusive and mixed communities. The appropriate mix of housing should have regard to the location of the site, the character of the surroundings and the need to optimise housing output on previously developed land.

6.2.5      The proposed residential use would be consistent with surrounding land uses. As the proposal is a conversion scheme, it would utilise previously-developed land and therefore represent a sustainable form of development. The use of the land for residential uses could therefore be supported in principle and would make a contribution to the housing stock in the borough. For these reasons it is considered that the principle of the use of this site for the provision of housing is

acceptable, subject to consideration of further policy requirements as detailed below.

- 6.2.6 Given the above, the principle of the proposed development to create an additional 9 flats is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

### 6.3 **Character and Appearance of the Area**

- 6.3.1 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.
- 6.3.2 Core Policy CS(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; extensions should respect their host building.’
- 6.3.3 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: “All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted”. It goes on to say that:

“The assessment of the design and layout of proposals will have regard to:

- a) the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;
- b) the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;
- c) the context provided by neighbouring buildings and the local character and pattern of development;
- d) the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;
- e) the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;”

- 6.3.4 Paragraph 4.6 of the Council's adopted SPD (2010) states that 'The design and layout of new development should be informed by the pattern of development of the area in which it is situated. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are likely to be important components when redeveloping sites within existing residential areas'. In addition, paragraph 4.16 makes clear that development proposals should recognise the scale, massing and roof form of the surrounding buildings.
- 6.3.5 The application site comprises a part single, part two-storey building that is a former children's home and associated facilities. That use has been abandoned and is presently vacant and with boarded up windows. The surrounding area comprises a number of residential properties of varying sizes, and the present appearance of the building detracts from the appearance of the area. The proposal does not include any extensions to the building and any external alterations are purely aesthetic. These alterations are considered to be reasonably appropriate for a conversion scheme on this scale and would also be in scale and character with the building and the surrounding properties. The proposal would result in an improvement to the appearance of the building by re-introducing a use to a vacant property and so accord with the aims of the aforementioned policies in this regard.
- 6.3.6 Refuse Storage
- 6.3.7 Policy DM45 of the Development Management Policies Local Plan states that 'all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and the collection of organic material for composting'. In terms of character and appearance, this policy requires refuse storage bins to 'be located and screened to avoid nuisance to occupiers and adverse visual impact'. The proposal includes the provision of an additional two refuse bins
- 6.3.8 The application site does have enclosed waste storage facilities with 6.1sqm of floorspace. BS 5906:2005 'Waste management in buildings – Code of practice' states that the minimum combined refuse and recycling storage required for a domestic communal bin store is calculated by:  
*Number of dwellings x {(volume arising per bedroom [70l] x average number of bedrooms) + 31l}*
- 6.3.9 This calculation would require a provision of 1428l of storage space and to meet this requirement for separate refuse and recycling bins, a minimum floorspace of 2.73sqm would be required. This can comfortably be provided within the available space whilst still giving residents easy access to and manoeuvrability of the bins for collection. As there would be no requirement for the outdoor storage of the bins, there would be no adverse impact upon the appearance of the area. The doors to the bin storage area are external features of the building and are readily accessible to Marshall Close for collection when required.

#### 6.4 **Housing Supply, Density and Overall Housing Mix**

- 6.4.1 Paragraph 11 of the NPPF reminds local planning authorities that applications should be considered in the context of the presumption in favour of sustainable development.
- 6.4.2 Policy 3.4 of the London Plan (2016) seeks to optimise housing output from development by applying the sustainable residential quality density matrix table 3.2 of the Plan). Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor's Housing SPG (2016).
- 6.4.3 Policy 3.5 of the London Plan (2016) sets out several criteria for achieving good quality residential development. The policy aims to ensure that developments enhance the quality of local places and create homes that reflect the minimum space standards and are fit for purposes in other respects. The Mayor's Housing SPG sets out detailed guidance on a range of matters relating to residential quality, incorporating the Secured by Design principles, and these form the basis for the assessment below. Core Strategy Policy CS1K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.
- 6.4.4 The development proposed here would contribute towards the housing stock and increase the choice of housing in the borough and would therefore find some support in policies 3.5 and 3.8 of The London Plan (2016).
- 6.4.5 The application site area is 0.14ha and it has a public transport accessibility level (PTAL) score of 1b-2 indicating a fairly poor level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have a Suburban2 location setting.
- 6.4.6 The table below provides further details on the densities.

<b>Density</b>		
	<b>Proposed</b>	<b>London Plan Density Matrix (Suburban2-PTAL2)</b>
No. of Units Per Hectare	64	40-80
No. of Habitable Rooms per Hectare	249	150-250

- 6.4.7 The densities fall within the overall matrix ranges for suburban2 setting sites with a PTAL rating of 1b-2, and therefore meet the requirements of the London Plan in terms of appropriate density.

6.4.8 Policy DM24 (Housing Mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on the site. The following is a breakdown of the proposed housing mix across the scheme:

Unit Size	No. of Units (Total)	% of All Units
2 Bed (three person)	4	44.5%
2 Bed (four person)	3	33.3%
3 bed (four person)	1	11.1%
3 bed (five person)	1	11.1%

6.4.1 Overall, it is considered that the proposed development would provide a satisfactory density and mix of residential accommodation within the site. The proposed units would provide an increased stock of housing within the borough and would therefore comply with policies and guidance listed above.

## 6.5 Standard of Residential Accommodation

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

6.5.9 Core Strategy Policy CS1 K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

### 6.5.10 Internal space

6.5.11 The following is a breakdown of the internal space of each unit.

Proposed Unit	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
Flat 1 2B / 3P	65	0	61	2
Flat 2 2B / 3P	64	0	61	2
Flat 3 3B / 5P	93	1.2	86	2.5
Flat 4 3B / 5P	89	1.4	86	2.5
Flat 5 3B / 5P	77	1.4	86	2
Flat 6 2B / 3P	66	2.6	61	2
Flat 7 2B / 3P	64	2.6	61	2

<b>Proposed Unit</b>	<b>Proposed GIA</b>	<b>Proposed Storage</b>	<b>Minimum GIA</b>	<b>Minimum Storage</b>
Flat 8 3B / 4P	80	2.6	70	2
Flat 9 2B / 4P	88	2.7	70	2

6.5.12 The above calculations regarding the size of the flats in terms of number of bedrooms is based on the Technical housing standards – nationally described space standard (2015). Only one flat would fall short of the prescribed standards in terms of GIA, though this would not be a significant shortfall that would result in a substandard form of accommodation. The subdivision of the building into nine flats would represent the most efficient use of space available, and whilst there are flats that overachieve the standards, a re-working of the layout may not be the most practicable way of addressing the shortfall, especially as there is no scope for redressing the balance with the first floor flats. There are shortfalls in the amount of designated storage spaces in some of the flats, however given that they overachieve in terms of GIA, this shortfall can be addressed through additional wardrobe space, which would not compromise remaining floorspace.

6.5.14 Privacy and Amenity Space

6.5.15 The SPG seeks an adequate level of privacy to habitable rooms in relation to neighbouring property, the street and other public spaces. Policy DM1 Achieving a High Standard of Development in relation to privacy has regard to:

- the prevailing character of privacy in the area and the need to make effective use of land;
- the overlooking relationship between windows and outdoor spaces;
- the distances between facing windows to habitable rooms and kitchens; and;
- the relationship between buildings and site boundaries.

6.5.16 There is a significant area of outdoor space that will be used as communal amenity space rather than being subdivided into areas for each flat. It would not be practical to divide the area into individual garden areas, especially with limited access from the first floor flats, and to do so would introduce a large amount of hard landscaping into this open area. It is recognised that this can result in a loss of privacy for the ground floor flats from this area, however this can be problematical when a building contains ground floor flats, as it is not always possible to protect privacy from private and public areas. The amount of communal amenity space is considerable so there is ample areas for residents to use to give some separation distance from other users.

6.5.17 The positioning and layout of the building would ensure that an acceptable level of privacy would be maintained at the neighbouring properties around the site.



#### 6.5.18 Internal Noise

6.5.19 With regards to vertical stacking, the majority of the layout achieves similar rooms to be positioned above the other, and where there is some floorspace that does not achieve this, noise disturbance would be controlled through Building Regulations.

6.5.20 It is concluded that the proposed development would provide an acceptable type and amount of accommodation to provide an acceptable level of amenity for future occupants of the development as well as neighbouring residents, and would therefore accord with the afore-mentioned Development Plan policies and provisions of the NPPF.

### **6.6 Traffic and Parking**

6.7 The London Plan (2016) policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. Core Strategy Policy CS 1 R and policy DM 42 of the Development Management DPD, also seeks to provide a managed response to car use and traffic growth associated with new development.

6.8 The site is located in a residential area where the provision of parking is predominately on-street. There is a small area of off-street parking which is presently used by local residents.

6.9 The application site is located within a PTAL 1b-2 location meaning that access to public transport is considered to be fairly poor. The applicant has undertaken a parking survey in order to determine the availability of on-street parking spaces within the local area around the site.

6.10 Census data for this area indicates that 44% of flats have access to one car or van and 8% have access to two or more vehicles, and based on this information that site may generate a demand for 4-5 parking spaces. The parking survey data confirms that there is sufficient capacity on-street to cater for this anticipated demand. Based on this information it is concluded that a proposal with no dedicated car parking is acceptable in this location.

6.11 The proposal is required to provide sheltered, secure and accessible cycle parking in accordance with London Plan standards, therefore a pre-occupation for details of cycle storage for a minimum of 18 cycles is required. At present the scheme will only provide for ten spaces. With such a condition in place it is not anticipated that the proposal would have a significant highway impact, and would therefore comply with the requirements of Development Plan policy.

## **6.12**     **Drainage**

- 6.13     The site is located within flood zones 3a and 3b, as defined by the Environment Agency and therefore at the highest risk of flooding. In line with paragraph 164 of the NPPF, as this proposal involves a change of use there would be no requirement to undertake a sequential test in order to identify alternative sites that are at a lower risk of flooding. As both the existing and proposed use would fall within the 'More Vulnerable' flood risk classification, there would be no increase in the vulnerability for occupants.
- 6.14     The application includes a site-specific Flood Risk Assessment (FRA) that identifies the risk of flooding in and around the site; and outlines potential measures that be incorporated into the scheme in order to ensure that the development and future occupants can be made safe from flood risk. The Drainage Engineer has assessed the content of the FRA and does not raise any objections. An appropriately worded condition can be imposed requiring the development to be carried out in accordance with the FRA, which will ensure that the development accords with policies 5.12 and 5.13 of the London Plan, policy CS1 of the Core Strategy and policies DM9 and DM10 of the Local Plan.

## **7.0**     **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1     The proposed development would re-introduce a use to a vacant building that will provide nine residential flats. The use of an existing building would represent a sustainable form of development. The proposal would seek to address the housing needs of the borough and the strategic aims of the London Plan. By introducing a use to a vacant building, the development would improve its overall appearance and therefore that of the wider area.
- 7.2     The proposed internal layouts and specifications offered by the proposed development would provide an acceptable standard of accommodation. There is adequate on-street parking in the area to meet the expected needs of future occupants and the provision of cycle storage space can be secured by an appropriate condition.
- 7.3     The proposed development, due to its relationship with neighbouring properties, in particular separation distances, would have an acceptable impact in terms of residential amenity.
- 7.4     Whilst the property is located in an area at high risk of flooding from surface water, mitigation measures can be incorporated into the development to ensure that it should be safe from flooding throughout its lifetime without increasing the risk in the surrounding area.

- 7.5 The recommendation to approve planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan (2016), the Draft London Plan (2017), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and 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 Drawing and Documents

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

ELE02 Rev. C, ES02 Rev. A, PS02 Rev. B, SL01 Rev. A, SP01 Rev. B, Flood Risk Assessment, Parking Stress Survey

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

#### 3 Materials

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces have been provided, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality. To ensure that the materials are agreed in time to be incorporated into the development, in accordance with policies 7.4.B of The London Plan (2016) and Policies DM1 and DM26 of The Development Management Policies Local Plan (2013).

#### 4 Cycle Storage

Notwithstanding the details shown on approved drawings, the accommodation hereby approved shall not be occupied details of additional external cycle storage facilities have been submitted to, and approved in writing, by the local planning authority. The facilities shall be implemented in accordance with the approved details and thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 6.9.B of The London Plan (2016) and Policies DM1, DM24 and DM42 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.

5 Flood Risk

Prior to the first occupation of the accommodation hereby approved, the development hereby approved shall be carried out in accordance with the findings and recommendations of the Flood Risk Assessment ref. 45059/2001 rev. Final 2 and dated October 2018. The recommendations shall then be retained throughout the lifetime of the development, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding

## **Informatives**

### 1 **Policies**

#### **National Planning Policy Framework (2018) (NPPF)**

##### **The London Plan (2016)**

3.3 Increasing Housing Supply  
3.5 Quality and Design of Housing Developments  
3.8 Housing Choice  
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

##### **Draft London Plan (2017)**

H1 Increasing Housing supply  
H12 Housing Size Mix  
D1 London's form and characteristics  
D2 Delivering good design  
D10 Safety, security and resilience to emergency  
SI13 Sustainable Drainage  
T5 Cycling  
T6.1 Residential Parking

##### **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 9 Managing Flood Risk  
Policy DM10 On Site Water Management and Surface Water Attenuation  
Policy DM 12 Sustainable Design and Layout  
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  
London Plan Housing Supplementary Planning Guidance (2016)  
Technical Housing Standards – Nationally described Space standards (2015)

## 2 Compliance with planning conditions

### 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.

## 3 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

## 4 INFORM 61

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL. The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £24,710

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

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

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

If you have a Commencement Date please also complete CIL Form 6:  
[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to HarrowCIL@Harrow.gov.uk  
Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

## 5 INFORM 62

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

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: £77,660. This figure excludes indexation, which will be included when a formal Liability Notice is issued. The CIL Liability is payable upon the commencement of development.

You are advised to visit the planning portal website where you can download the relevant CIL Forms.

## 6 Protection of Highway

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

## 7 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday.



## 8 Sustainable Urban Drainage System (SUDS)

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

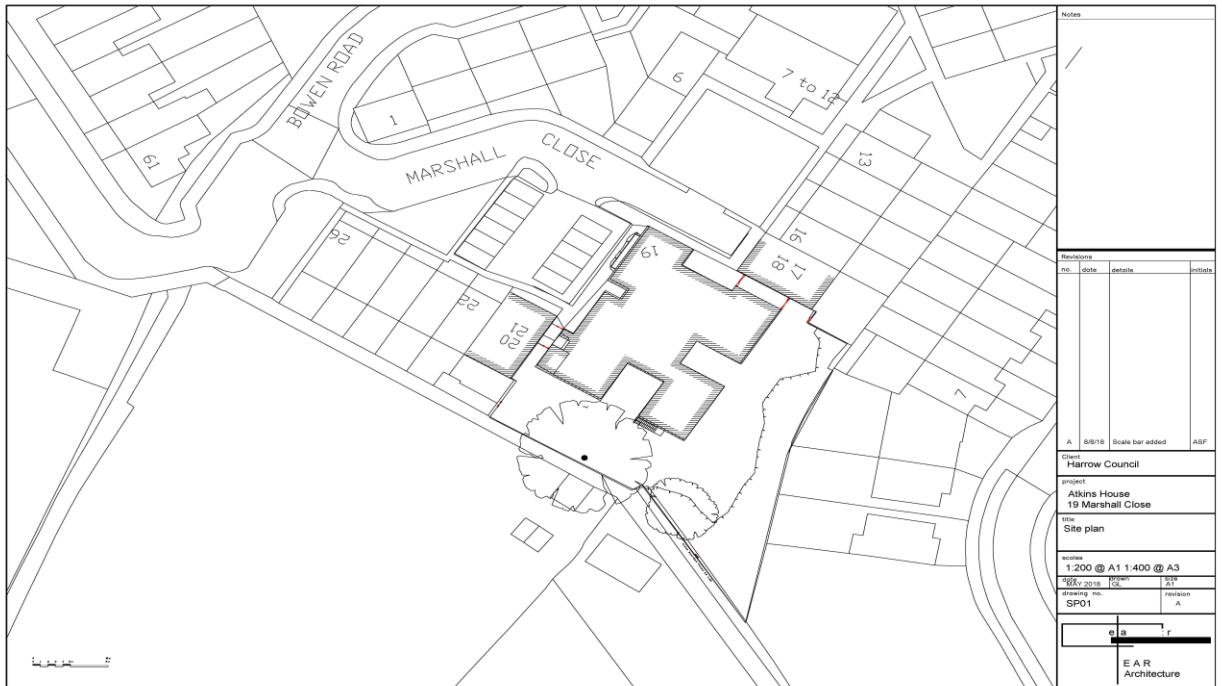
Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2018) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

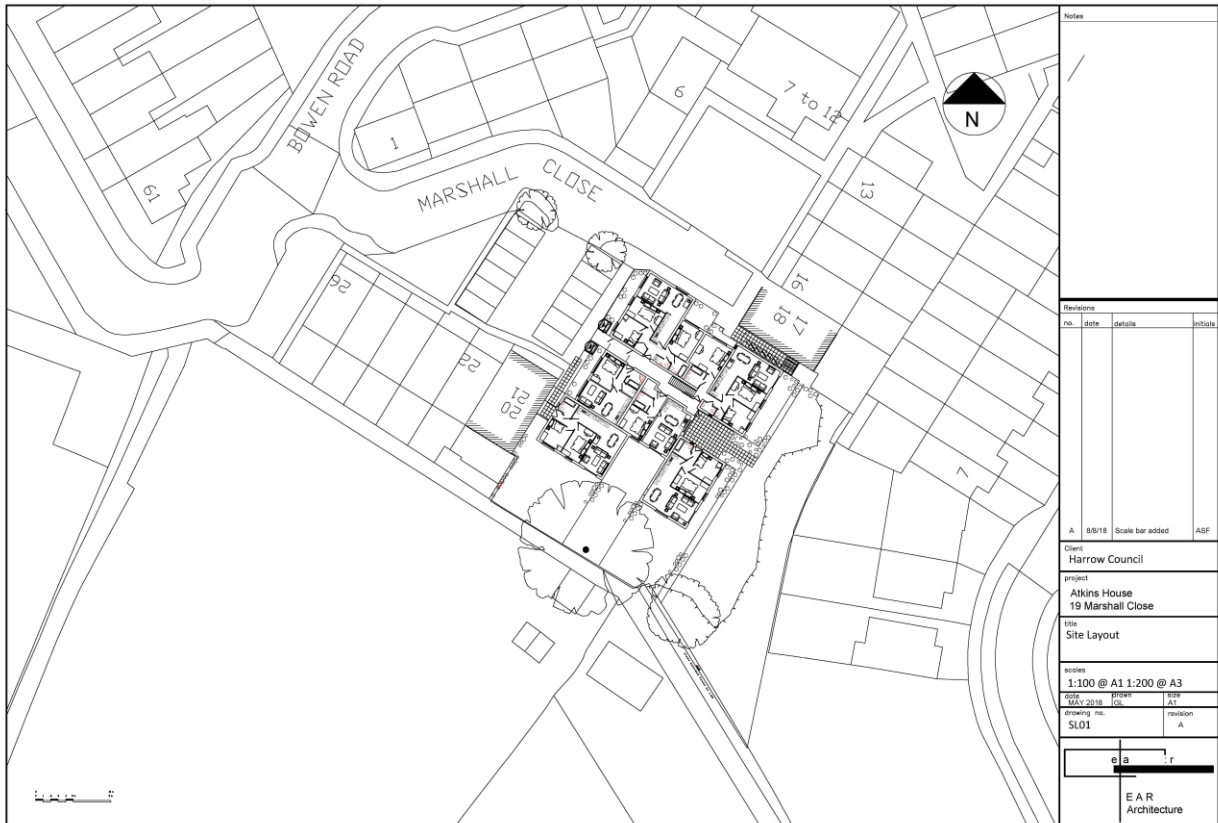
The applicant can contact Harrow Drainage Section for further information.

# APPENDIX 2: SITE PLAN

## Existing Site Plan



## Proposed Site Plan



# Existing Floor Plan

Ground floor						
Ref	Access type	Subs ref	Area, m <sup>2</sup>	Sub rooms	No beds	Priority
1	Apartment	22-2P	85	4	3	250-260
2	Apartment	22-2P	85	4	3	250-260
3	Apartment	22-2P	84	3	2	250-260
4	Apartment	22-2P	77	4	3	250-260
5	Apartment	22-2P	84	3	2	250-260
Sub-totals						
			365	18	12	

First floor						
Ref	Access type	Subs ref	Area, m <sup>2</sup>	Sub rooms	No beds	Priority
1	Apartment	22-1P	64	3	2	250-260
2	Apartment	22-1P	64	3	2	250-260
3	Apartment	22-1P	64	3	2	250-260
4	Apartment	22-1P	64	3	2	250-260
Sub-totals						
			256	12	8	

Notes

no.	date	details	initials
A	25/07/18	Amended to reflect previous construction	AB

Client: Harrow Council  
 Project: Atkins House 19 Marshall Close  
 Title: Existing floor plans  
 Scale: 1:100 @ A1 1:200 @ A3  
 Date: May 2018  
 Drawing no: ES02  
 Revision: A  
 E A R Architecture

# Proposed Floor Plans

Ground floor						
Ref	Access type	Subs ref	Area, m <sup>2</sup>	Sub rooms	No beds	Priority
1	Apartment	22-2P	85	4	3	250-260
2	Apartment	22-2P	85	4	3	250-260
3	Apartment	22-2P	84	3	2	250-260
4	Apartment	22-2P	77	4	3	250-260
5	Apartment	22-2P	84	3	2	250-260
Sub-totals						
			365	18	12	

First floor						
Ref	Access type	Subs ref	Area, m <sup>2</sup>	Sub rooms	No beds	Priority
1	Apartment	22-1P	64	3	2	250-260
2	Apartment	22-1P	64	3	2	250-260
3	Apartment	22-1P	64	3	2	250-260
4	Apartment	22-1P	64	3	2	250-260
Sub-totals						
			256	12	8	

Notes

no.	date	details	initials
B	25/07/18	Amended to reflect latest plan	ABP
A	25/07/18	Amended to reflect construction	ABP

Client: Harrow Council  
 Project: Atkins House  
 Title: Proposed floor plans  
 Scale: 1:100 @ A1 1:200 @ A3  
 Date: May 2018  
 Drawing no: PS02  
 Revision: B  
 E A R Architecture

# Existing and Proposed Elevations

<p><b>Existing Elevation 5</b></p>	<p><b>Existing Elevation 6</b></p>	<p>Notes</p>																
<p><b>Proposed Elevation 5</b></p>	<p><b>Proposed Elevation 6</b></p>																	
<p><b>Existing Elevation 7</b></p>	<p><b>Existing Elevation 8</b></p>	<table border="1"> <thead> <tr> <th>no.</th> <th>date</th> <th>details</th> <th>initials</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>09/07/18</td> <td>Approved to reflect construction details</td> <td>ASP</td> </tr> <tr> <td>B</td> <td>09/07/18</td> <td>Approved to reflect ground conditions</td> <td>HE</td> </tr> <tr> <td>C</td> <td>22/07/18</td> <td>Approved to reflect revised plan</td> <td>ASP</td> </tr> </tbody> </table>	no.	date	details	initials	A	09/07/18	Approved to reflect construction details	ASP	B	09/07/18	Approved to reflect ground conditions	HE	C	22/07/18	Approved to reflect revised plan	ASP
no.	date		details	initials														
A	09/07/18	Approved to reflect construction details	ASP															
B	09/07/18	Approved to reflect ground conditions	HE															
C	22/07/18	Approved to reflect revised plan	ASP															
<p><b>Proposed Elevation 7</b></p>	<p><b>Proposed Elevation 8</b></p>	<p>Client: Harrow Council</p> <p>Project: Atkins House</p> <p>Title: Existing and Proposed Elevations sheet 2</p> <p>Scales: 1:100 @ A1 1:200 @ A3</p> <p>Date: 05 May 2018</p> <p>Drawing no: ELE02</p> <p>Revision: C</p>																
			<p>E A R Architecture</p>															

**APPENDIX 3: PHOTOGRAPHS**



View of neighbouring properties



View of application building





View of application building



Boundary between application property and neighbouring residents





Rear elevation of application building



Side elevation of application building





Garden area to side and rear of application building



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