

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 21st November 2018

1/01	<p>Pg 20 – INFORMATION</p> <p>Amend GLA Community Infrastructure Levy – 3,165.7sqm x 35 = £110,810 Local Community Infrastructure Levy – 3,165.7sqm x 55 = £174,130</p> <p>Delete 4.6 - “(including petition from the residents of Rectory Close with 6 signatures)</p> <p>Appendix 1: CONDITIONS</p> <p>Condition 2 and Plan Nos. - to be amended as follows:</p> <p>ADD the following drawings and documents: Drwg No. A-681-51 Rev A Letter from EAS drainage dated 19th July 2018 - Letter from Middlemarch Ecology dated 7th August 2018 - Nocturnal Emergence and Dawn Re-entry Bat Surveys (Report No: RT-MME-128143) August 2018, prepared by Middlemarch Environmental - Outline Bat Mitigation Strategy (Report No: RT-MME-128834-01) August 2018, prepared by Middlemarch Environmental - Outline Construction Logistics Plan (July 2018); - Letter from hgh Consulting (29th August 2018); - Letter from hgh Consulting (18th October 2018); - Letter from XCO2 (24th October 2018).</p> <p>AMEND the following drawings and documents: Drwg No TPP/CCHRGP/010 Rev B - Arboricultural Report (March 2018) - Biodiversity Report (April 2018) - This should be correctly re-named: Preliminary Bat Roost Assessment (April 2018) - Letter from EAS drainage dated 29th October 2018 (amend to correct date: 24th October 2018)</p>
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AMEND Conditions 11 and 12 to include the following progression points:

- 11 **Prior to occupation**, details of the lighting of all external areas (including buildings) within the site **to be** submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality in accordance with Policies DM 1 and DM 2 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the development does not unduly impact on the biodiversity potential of the site in accordance with policy DM 20 of the Harrow Development Management Policies Local Plan (2013).

- 12 **Prior to occupation**, a scheme for the hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters, external seating and boundary treatment **to be** submitted to the Local Planning Authority in writing to be agreed. Soft landscaping works shall include: planting plans including details of a minimum of 16 new trees (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The hard and soft landscaping details shall demonstrate how they would contribute to privacy between the approved private terraces and communal garden/open space areas. The scheme shall also include proposed finished levels, means of enclosure circulation areas, minor artefacts and structures (such as furniture, temporary refuse storage area and signs). The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy (2012) and policies DM 1 and DM 22 of the Harrow Development Management Polices Local Plan (2013).

ADD CONDITIONS

- 15 Ecological Management Plan
The development hereby approved shall not progress beyond damp proof course level until detailed proposals for ongoing management, monitoring and reporting of onsite biodiversity features, including details of how this will be funded in perpetuity have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

16. Bird and Bat Nesting Boxes and invertebrates

The development hereby approved shall not progress beyond damp proof course level until proposals for increasing the availability of bird nesting places, bat boxes and invertebrate habitats within the site have been submitted to and agreed in writing by the Local Planning Authority. The bat proposals shall include bat boxes and a bat loft including a minimum of 6 habitat boxes. The bird box proposals shall include a minimum of 2 Schwegler 2H open fronted bird nest boxes and 2 Schwegler 2GR nest boxes to be incorporated into the building at a height above 3 metres. The invertebrate proposals shall include:

- a) 2+ Log piles/loggeries to be created (one shaded, one partially shaded) together with plans encompassing topping up with logs and shredding's; and
- b) 4 artificial invertebrate shelters to be provided. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

17. Hedgehog and other small vertebrates

Prior to commencement of the development hereby approved details of the protection of hedgehogs and other small vertebrates to be submitted to and agreed in writing by the Local Planning Authority. Details of actions to be taken during demolition and construction to protect hedgehogs and details of access points to be created in fences to allow hedgehogs and other small vertebrates access to and from the site. The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

Agenda Item 10 - Representations on Planning Applications

Item:	Address:	Speakers:
1/01	Clavering Nursing Home, Royston Grove	Objector: Melville Lovatt, on behalf of several objectors Applicant: TBC
2/06	Anmer Lodge, Coverdale Close & Stanmore Carpark, Dennis	Objector: Lisa Bertie Applicant: Matthew Williams, Agent
2/07	121 Rowlands Avenue, Harrow	Objector: Solomon N'Jie Applicant: TBC

