

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 21st November 2018

<p>2/05</p>	<p><u>Item 1</u></p> <p>Within the application fact sheet to include/amend the following: Parking controls are as follows: CPZ Hours 8:30am – 18:30pm Monday to Saturday Zone D ends at number 8 Harrow View, HA1 1 RG</p> <p>Housing Density:</p> <table border="1" data-bbox="225 882 1366 1715"> <thead> <tr> <th colspan="3" data-bbox="225 882 1366 958">Housing</th> </tr> </thead> <tbody> <tr> <td data-bbox="225 958 536 1146" rowspan="4">Density</td> <td data-bbox="536 958 951 996">Proposed Density hr/ha</td> <td data-bbox="951 958 1366 996">2.7</td> </tr> <tr> <td data-bbox="536 996 951 1034">Proposed Density u/ha</td> <td data-bbox="951 996 1366 1034">104</td> </tr> <tr> <td data-bbox="536 1034 951 1072">PTAL</td> <td data-bbox="951 1034 1366 1072">6</td> </tr> <tr> <td data-bbox="536 1072 951 1146">London Plan Density Range</td> <td data-bbox="951 1072 1366 1146">70 -130</td> </tr> <tr> <td data-bbox="225 1146 536 1715" rowspan="12">Dwelling Mix</td> <td data-bbox="536 1146 951 1184">Studio (no. 1/ %)</td> <td data-bbox="951 1146 1366 1184">20%</td> </tr> <tr> <td data-bbox="536 1184 951 1223">1 bed (no. 1/ %)</td> <td data-bbox="951 1184 1366 1223">20%</td> </tr> <tr> <td data-bbox="536 1223 951 1261">2 bed (no. 3/ %)</td> <td data-bbox="951 1223 1366 1261">60%</td> </tr> <tr> <td data-bbox="536 1261 951 1299">3 bed (no. / %)</td> <td data-bbox="951 1261 1366 1299">0</td> </tr> <tr> <td data-bbox="536 1299 951 1337">4 bed (no. / %)</td> <td data-bbox="951 1299 1366 1337">0</td> </tr> <tr> <td data-bbox="536 1337 951 1411">Overall % of Affordable Housing</td> <td data-bbox="951 1337 1366 1411">N/A</td> </tr> <tr> <td data-bbox="536 1411 951 1449">Social Rent (no. / %)</td> <td data-bbox="951 1411 1366 1449">N/A</td> </tr> <tr> <td data-bbox="536 1449 951 1487">Intermediate (no. / %)</td> <td data-bbox="951 1449 1366 1487">N/A</td> </tr> <tr> <td data-bbox="536 1487 951 1525">Private (no. / %)</td> <td data-bbox="951 1487 1366 1525">100%</td> </tr> <tr> <td data-bbox="536 1525 951 1563">Commuted Sum</td> <td data-bbox="951 1525 1366 1563">N/A</td> </tr> <tr> <td data-bbox="536 1563 951 1637">Comply with London Housing SPG?</td> <td data-bbox="951 1563 1366 1637">YES</td> </tr> <tr> <td data-bbox="536 1637 951 1715">Comply with M4(2) of Building Regulations?</td> <td data-bbox="951 1637 1366 1715">YES</td> </tr> </tbody> </table>	Housing			Density	Proposed Density hr/ha	2.7	Proposed Density u/ha	104	PTAL	6	London Plan Density Range	70 -130	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
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<p>2/01</p>	<p><u>Conditions (Page 77)</u></p> <p>Add the following conditions:</p> <ul style="list-style-type: none"> • Prior to the occupation of the extension hereby permitted, a Phase 1 habitat survey shall be undertaken of the whole school site and submitted to and 																																					

approved in writing by the Local Planning Authority. The survey shall provide recommendations with regards to delivering the national curriculum and mitigations measures immediately adjacent to the proposed extension, as set out in a strategy based on the findings of the survey work undertaken.

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).

- Prior to the occupation of the extension hereby permitted, five bat boxes (Two Schwegler 1FS and Three Schwegler 1 FF) shall be installed in locations to be submitted to and approved in writing by the Local Planning Authority.

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).

- No removal of trees/scrub/hedges shall be carried out on site between 1 March and 31 August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

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).

- Any external illumination or light spill from the modified building should be mimimised and so designed as to avoid disturbance to commuting or foraging bats and their prey.

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).

Informatives (Page 78)

Add the following informative:

Informative: The submitted PEA shall be supplied to GiGL with full who, what, where and when details before work proceeds beyond the footings level.

Addendum Item 1:**Planning Conditions Update (Page 201)****Amend Condition 1 (approved drawing and documents) as follows:**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1126_PL_002 (Site Location Plan); 1126_PL_003 Rev. B (Proposed Site Plan); 1126_PL_004 Rev. B (Proposed Lower Ground Floor Plan); 1126_PL_005 Rev. B (Proposed Upper Ground Floor Plan); 1126_PL_006 Rev. C (Proposed First Floor Plan); 1126_PL_007 Rev. C (Proposed Second Floor Plan); 1126_PL_008 Rev. C (Proposed Third Floor Plan); 1126_PL_009 Rev. C (Proposed Fourth Floor Plan); 1126_PL_010 Rev. A (Proposed Fifth Floor Plan); 1126_PL_011 Rev. A (Proposed Basement Floor Plan); 1126_PL_012 (Existing Site Plan); 1126_PL_013 (Existing Ground Floor Plan); 1126_PL_014 (Existing First Floor Plan); 1126_PL_015 (Existing Roof Plan); 1126_PL_016 (Existing Elevations - North and West); 1126_PL_017 (Existing Elevations - South and East); 1126_PL_019 (Roof Plan); 1126_PL_200 Rev A (Block A Elevations); 1126_PL_201 Rev. C (Block B Elevations); 1126_PL_202 Rev. A (Block C Elevations); 1126_PL_203 (Block D Elevations); 1126_PL_204 (Sections - Block C); 1126_PL_223 (3b/5p House Elevations - Block D); 1126_PL_224 (4b/7p House Elevations - Block D); 1126_PL_250 Rev. B (Site Sections AA & BB); 1126_PL_251 Rev. B (Site Sections CC & DD); 1126_PL_252 (Site Sections EE & FF); 1126_PL_500 Rev. E (Phase 1 and Temp. Car Park), Technical Note (dated 17/09/2018),

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

Amend Condition 13 (construction method statement and logistics plan) as follows:

The development shall be carried out in accordance with the submitted Construction Management Plan (dated 10/10/18)

Reason: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of the Local Plan, and to ensure that development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of the Local Plan

Add the following condition:

Construction Traffic Management Plan

The development of any buildings hereby approved shall not be commenced until a construction traffic management plan which details vehicular movements within the site has been submitted to, and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details or any amendment or variation to them as may be agreed in writing by the local planning authority

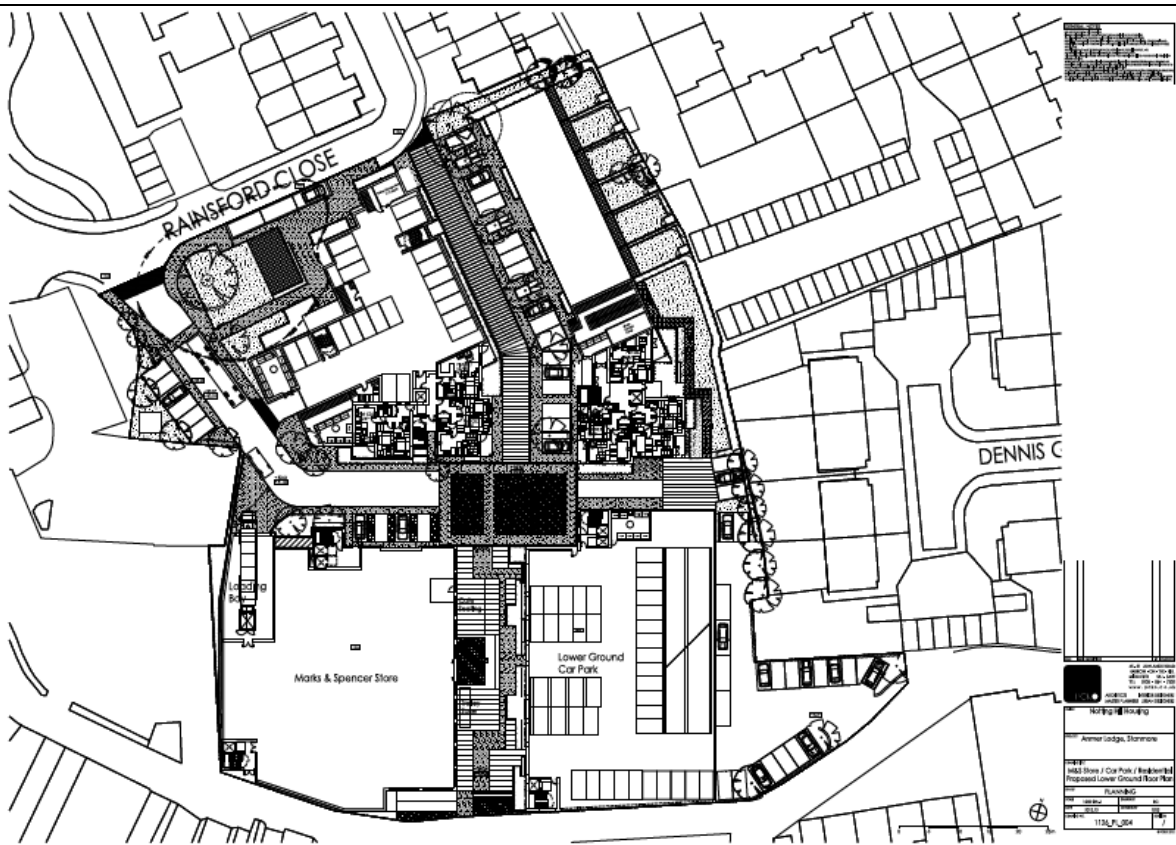
Reason: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of the Local Plan, and to ensure that development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of the Local Plan

What about the report approved in this application.

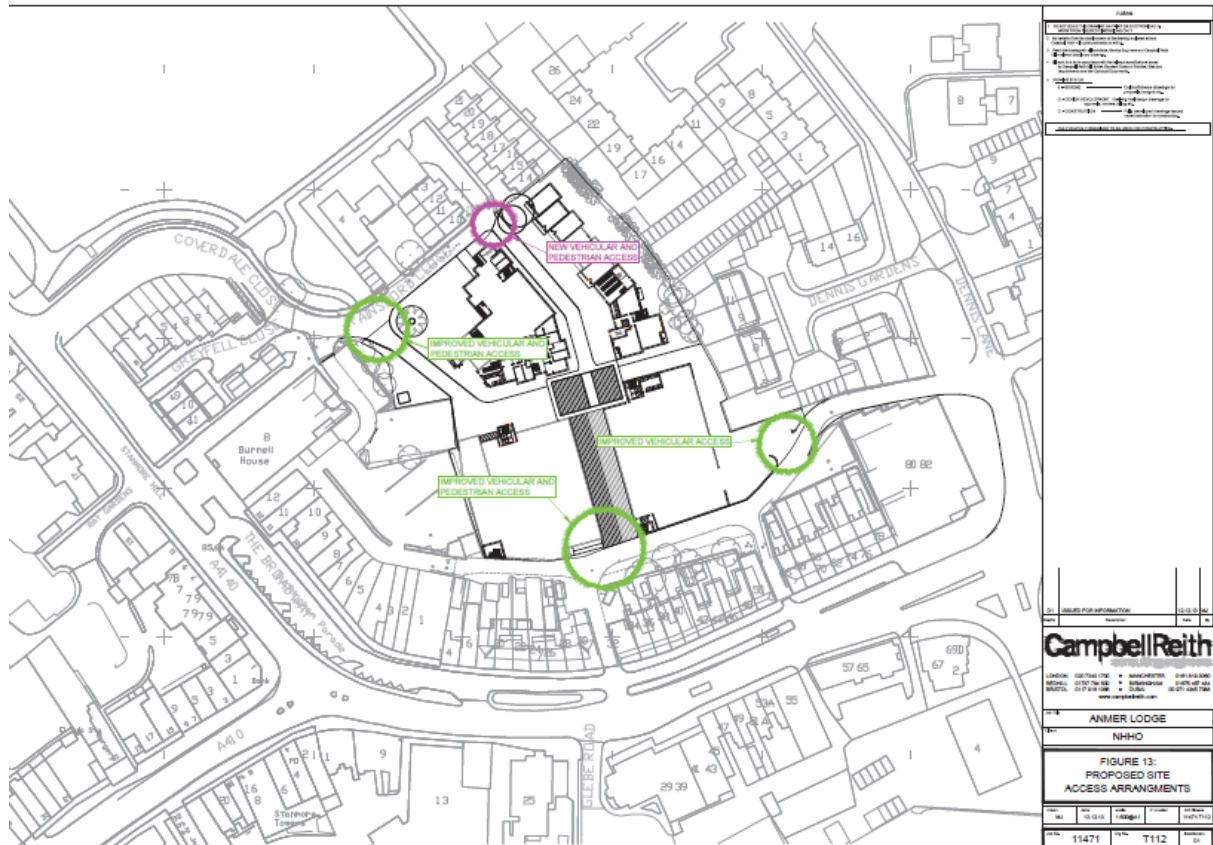
Add the following Informative:

Protection of Highway

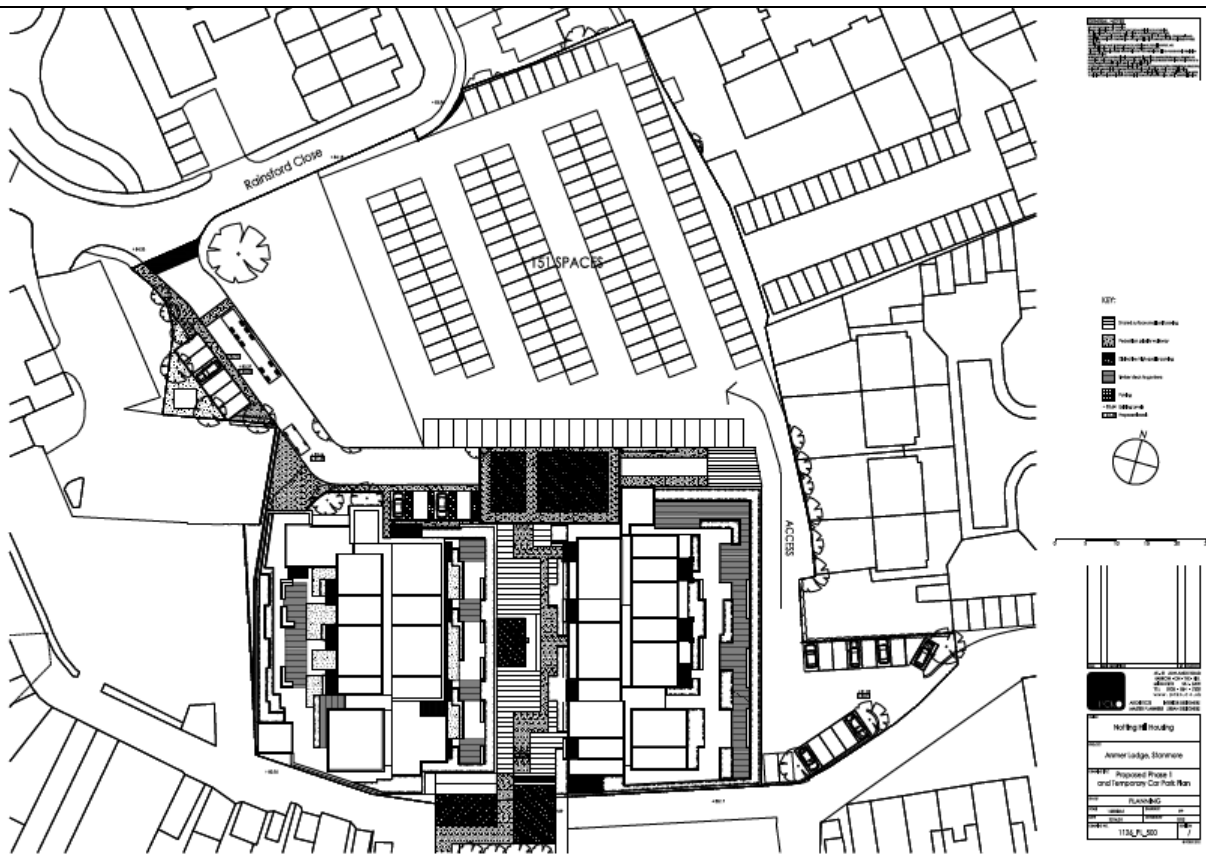
The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please 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.



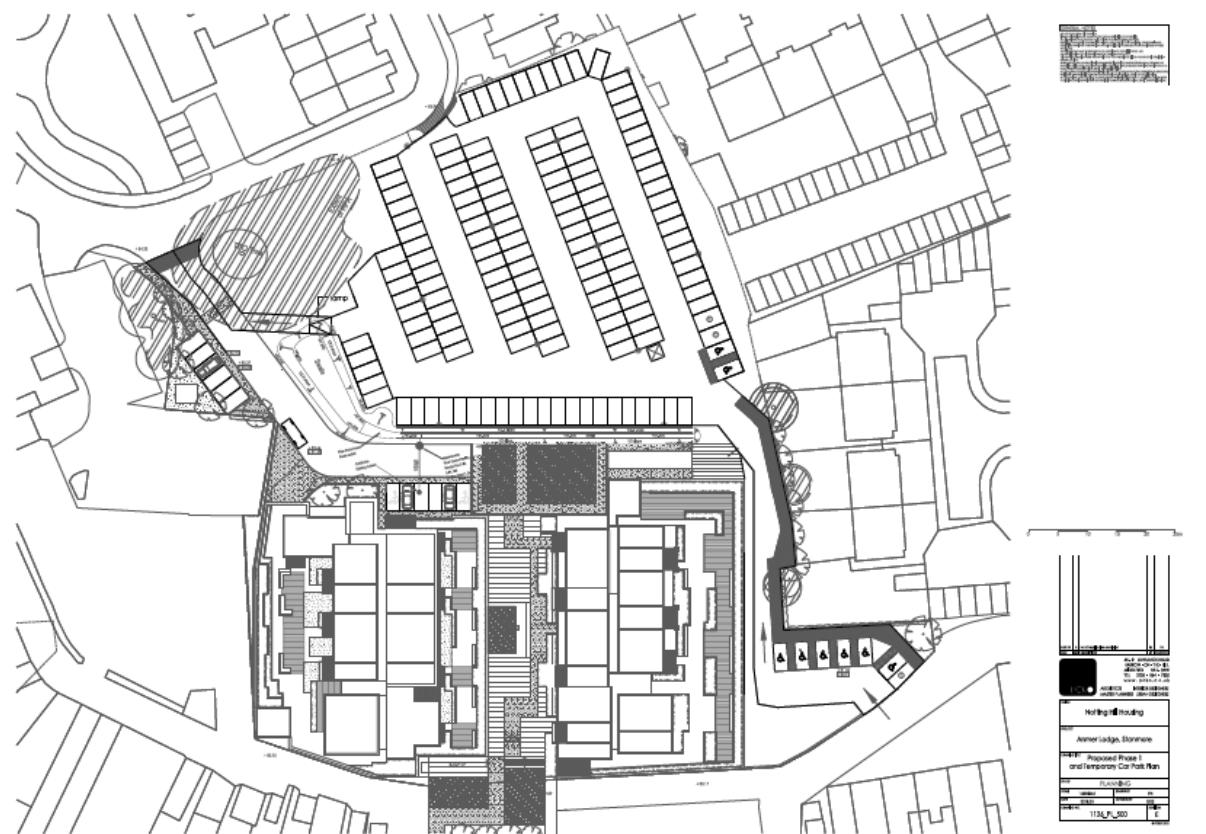
Approved layout for the whole site



Approved layout for the whole site showing improved vehicular access in green and new vehicular access in purple



Approved phase 1 and temporary car park plan



Proposed temporary car park plan

2/07

Item 1

An email was received from the neighbour at number 119 Rowlands Avenue citing

inaccuracies within the report. The matters raised are addressed below and the email is attached as an appendix:

1. The statement at Section 2.5 which reads: *'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'* is incorrect and should read as follows:

'There would be a gap of 1.0m as per approved application P/3509/14'

Whilst that statement and correction is correct, it does not change the fact that the extension has been pushed inwards in order to protect the hedging and therefore reducing the passageway to 0.75m. The approved scheme did not take account of the hedging.

2. Boundary line shared with number 121 is drawn incorrectly.

This boundary line is correct as per the location plan.

3. Fence has not been erected within 121 to protect greenery. Architect has provided inaccurate information in order to justify a larger extension and this should be removed from the report.

During a site visit it was noted that if the fencing had been built right on the boundary, the hedging would have to be removed. The fence has been erected further into the applicant's site and consequently set of what is deemed as the curtilage boundary. The extension as built is set at least a minimum distance of 0.75m from this newly erected fencing and not the boundary line of the curtilage, which if taken into account would provide a greater separation distance.

4. The dense vegetation is a hedge and as such does not block light.

The issues relating to neighbour amenity have been addressed in the report under section 6.3

5. The statement that the gap separating the two properties is largely the same as before is incorrect.

No figure is put on that statement but rather it simply implies that there is still a sufficient gap to mitigate any harm. Besides, the photographs submitted to assert the above comment are taken from different angles.

6. There are no large amounts of open space around the buildings

In comparison to most suburban areas the space around buildings within Rowlands Avenue is considered to be generous.

7. The arguments used to justify approving this scheme are subjective because 20 neighbours did not support the scheme.

The Council applies its adopted policies guidance and officer judgement in order to make recommendations on applications. Such recommendations

	<p><i>take into account all material site considerations and representations made against the proposal. Officers also have to balance the weight of refusing an application and subsequently being able to defend the Council's decision on appeal. The Officer in this case has made a 'on balance' recommendation based on the site circumstances.</i></p>