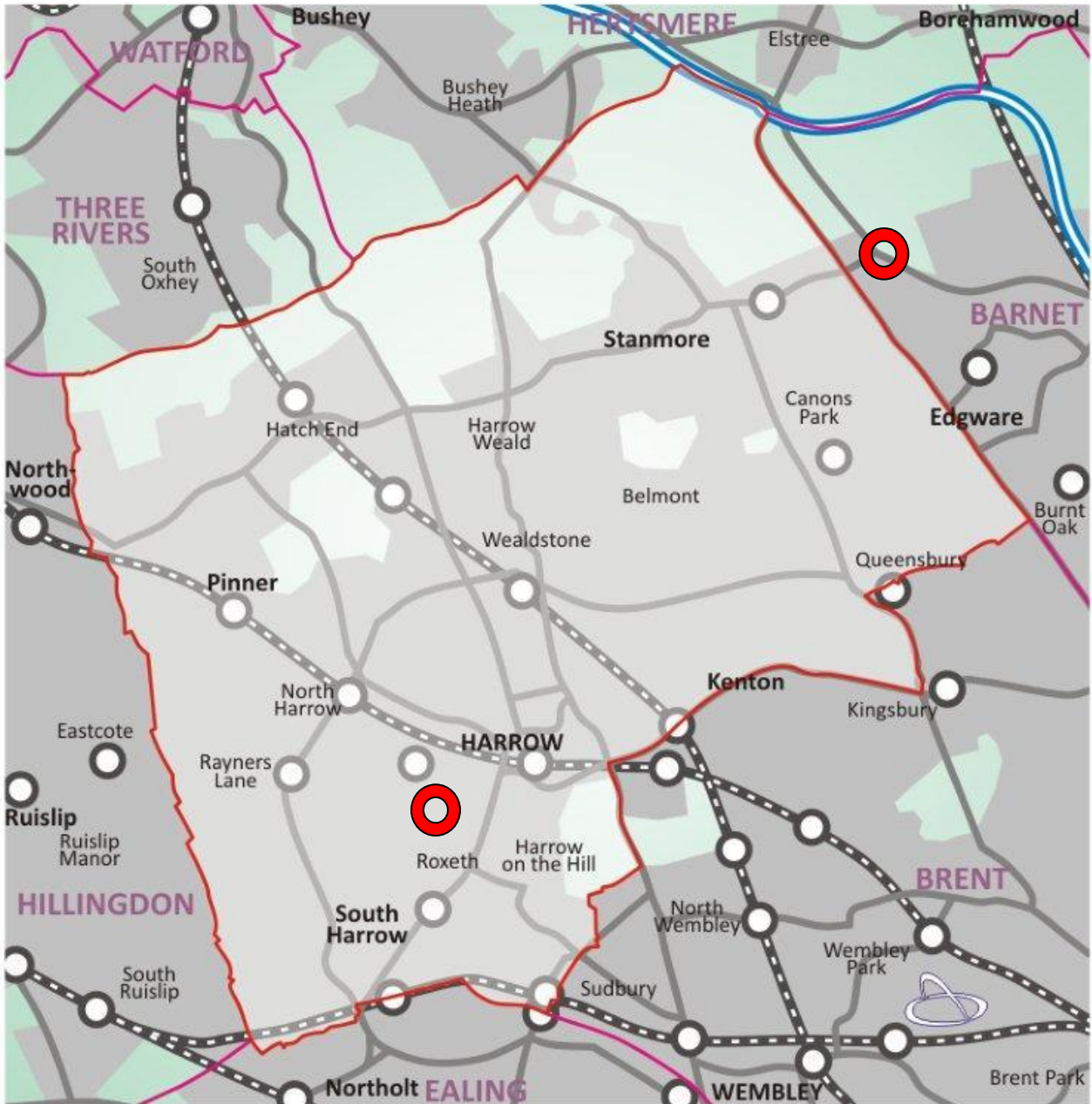


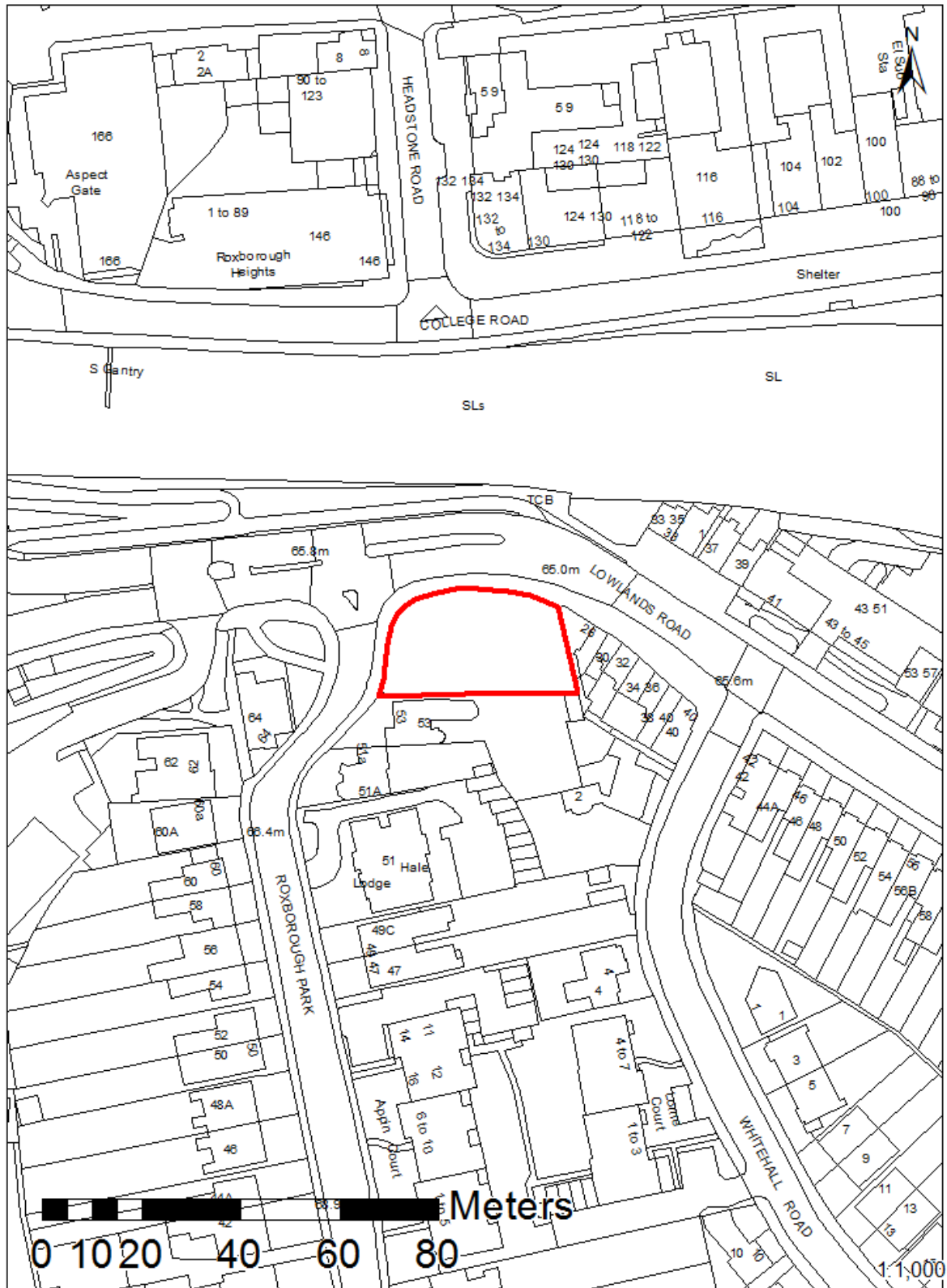
 = application site



16-24 Lowlands Road, Harrow, HA1 3AT

P/4101/18

16-24 Lowlands Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

23 January 2019

APPLICATION NUMBER: P/4101/18
VALIDATE DATE: 08/10/2018
LOCATION: 16-24 LOWLANDS ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 3AT
APPLICANT: Mr N MISTRY
AGENT: IPWP ARCHITECTS
CASE OFFICER: CATRIONA COOKE
EXTENDED EXPIRY DATE: 30/04/2019

PROPOSAL

Redevelopment to provide two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park

RECOMMENDATION A

The Planning Committee is asked to:

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

That if, by 30TH April 2019 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the appropriate reason.

The proposed development, in the absence of a legal agreement for the restriction of resident parking permits, would fail to comply with the requirements of policies 7.4.B and

7.5 of The London Plan 2016 and policy CS1.J of the Harrow Core Strategy 2012 and Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

REASON FOR THE RECOMMENDATIONS

The proposed development would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers

INFORMATION

This application is reported to Planning Committee as the proposed development is on land owned by the Council and would create over 100m² floor space. The proposal therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (E)13 Minor Dwellings
Council Interest: No
GLA Community
Infrastructure Levy (CIL)
Contribution:
Local CIL requirement:

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 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 proposed access 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	16-24 Lowlands Road, Harrow, HA1 3AT
Applicant	Mr Nitan Mistry
Ward	Greenhill
Local Plan allocation	H9
Conservation Area	Adjacent Roxborough Park and The Grove Conservation Area
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Flood Zone	Partially located within flood zones 3a and 3b
Other	

Housing		
Density	Proposed Density hr/ha	
	Proposed Density u/ha	
	PTAL	6a
	London Plan Density Range	
Dwelling Mix	1 bed, 2 person 2 bed, 3 person 2 bed, 4 person 3 bed, 5 person	

Transportation		
Car parking	No. Existing Car Parking spaces	NA
	No. Proposed Car Parking spaces	2 Disabled bays
Cycle Parking	No. Existing Cycle Parking spaces	n/a
	No. Proposed Cycle Parking spaces (residential use)	18
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance	Harrow on the Hill/404m
	Bus Routes	H9, H10, H11, H14, H17, H18, H19, 114, 140, 182, 183, 186, 340, 258,395,

Parking Controls	Controlled Parking Zone	YES
	CPZ Hours	
	Other on-street controls	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Collection from front entrance

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 This application relates to a 730sqm vacant site located at the junction of Lowlands Road, to the north and Roxborough Park to the west.
- 1.2 The southern boundary of the site adjoins no. 53 Roxborough Park, a two-storey detached dwelling.
- 1.3 The eastern boundary adjoins a local listed single-storey commercial building known as 26-40 Lowlands Road.
- 1.4 The application site is located within a controlled parking zone with residents permit for on-street parking.
- 1.5 The opposite side of Lowlands Road is occupied by multi-storey commercial buildings, with the Metropolitan railway line to the rear.
- 1.6 The opposite side of Roxborough Park Road is occupied by two-storey detached and semi-detached residential dwellings.
- 1.7 The boundary of the Roxborough Park and The Grove Conservation Area is adjacent to the site, to the south.
- 1.8 The site is included in the Site Allocations Plan as site H19, designated for residential development (9 units).
- 1.8 The site is partially located within flood zones 3a and 3b.

2.0 PROPOSAL

- 2.1 The proposal seeks to redevelop the site to create nine flats. Two, two bed, three person, two two bed, three person, three one bedroom two person and three three bedroom five person flats.
- 2.2 The proposed development takes the form of an L-shaped building, extending 32.4m along Lowlands Road and 17.3m along Roxborough Park. The proposed building would be part two storey/part three storey
- 2.3 The proposal would include a mix of hard and soft landscaping. Designated bin and cycle storage would be provided to the south of the proposed building.
- 2.4 The third floor would be set in 6.7m at the eastern end of the site, adjacent to the parade of locally listed buildings, and 1m at the corner with Roxborough Park.
- 2.5 An undercroft provides access from Roxborough Park to a parking area, accommodating 2 wheelchair accessible spaces.

2.6 Cycle parking and refuse storage would be located adjacent the common boundary with no. 53 Roxborough Park.

3.0 RELEVANT PLANNING HISTORY

EAST/244/00/FUL

2/3 storey building to provide 8 flats with parking at front

Granted: 08 June 2000

EAST/1400/02/FUL

Detached two / three storey building with basement parking to provide 9 flats

Granted: 17 February 2003

P/905/05/CFU

Detached 2/3/4 storey building to provide 9 flats with basement parking

Granted: 20/12/2005

P/1467/06

Redevelopment of site comprising part single, part two and part three storey building to provide 9 self- contained residential dwellings with basement car parking (resident permit restricted)

Granted: 26 October 2006

P/3059/16

Redevelopment for a part three and four storey building for 9 residential units with roof terraces parking landscaping amenity space at rear boundary fencing and bin / cycle storage

Refused: 08 September 2016

Reasons for refusal:

1. The proposed development by reason of its massing, scale, poor architectural design rationale, detailing and use of materials, would fail to provide a high quality design that would appear appropriate within the character and scale of surrounding development, to the detriment of the adjacent locally listed buildings and the setting of the Roxborough Park Conservation Area. The proposed scheme would therefore fail to accord with the design aspirations of the National Planning policy Framework (2012), policies 7.4 and 7.6 of The London Plan (2016), core policy CS1B of Harrow Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).
2. The proposed upper floor rear facing roof terraces, by reason of their siting and proximity to no. 53 Roxborough Park would give rise to direct and perceived overlooking, to the detriment of the privacy of these occupants. The proposal is therefore contrary to policy 7.6.B of The London Plan (2016), policy DM1 of the Development Management Policies Local Plan 2013 and the adopted Supplementary Planning Document: Residential Design Guide 2010.
3. Insufficient information has been provided to assess the flood and drainage risks associated with the proposed development. Accordingly, a full assessment has not been undertaken in accordance with Paragraph 103 of the NPPF, CS1U of the Core Strategy and DM9 of the DMP.”

4.0 CONSULTATION

- 4.1 A total of 12 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The public consultation period expired on 29th October 2018.

4.3 Adjoining Properties

Number of letters Sent	12
Number of Responses Received	3
Number in Support	0
Number of Objections	3
Number of other Representations (neither objecting or supporting)	0

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

Summary of Comments	Officer Comments
Out of character with adjoining locally listed shops and The Roxborough Park and the Grove Conservation Area	
Inadequate parking and impact on highway safety	The Highways Authority have reviewed the application and have raised no objection.
First and second floor flats overlook the bedroom window on the first floor of 64 Roxborough Park	Development would be sited 11.5m from No. 64 Roxborough Park and therefore it is considered that there would be an acceptable impact on this neighbouring property.

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken.

LBH Highways

No objection subject to conditions and S.106 to restrict parking permits.

LBH Drainage

No objection subject to conditions

Conservation Officer

To link in with the setting of the conservation area and locally listed buildings my view is that details of brickwork; materials, balcony railings and boundary treatments need to be conditioned.

Conservation Area Advisory Committee

They should provide samples of bricks for approval and samples of the cladding for the second floor.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The 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.

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

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough. Given that that the draft London Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications. 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.

5.5 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Layout, Design, Character and Appearance
- Housing Supply, Mix and Density
- Residential Amenity
- Transport and Parking
- Flood Risk and Development

6.2 Principle of Development

6.2.1 National Planning Policy Framework (2018) advises at paragraph 123 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.

6.2.2 The application site is located adjacent to the Harrow and Wealdstone intensification area boundary and is identified as allocated site 'H19: 16-24 Lowlands Road' as defined within the adopted Site Allocations Local Plan (2013). The site allocations document indicates that the site is only suitable for residential development.

6.2.3 Policy 3.8 of The London Plan (2016) encourages the borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'.

6.2.4 Given the site is currently vacant and is suitable for residential development, as identified within the site allocations document, the principle of redeveloping the site to provide 9 residential units is accepted. In accordance with the aforementioned policies, the proposed mix of house types and unit sizes proposed within the development is supported.

6.3 Layout, Design, Character and Appearance and Impact on the setting of the Conservation Area and Locally Listed Building

6.3.1 The proposal plans demonstrate the redevelopment of the site to provide a part Two / part three storey residential building. The proposed building would form an L-shape, with a height of two-storeys along the eastern end of the Lowlands Road frontage, increasing to three storeys at the corner of Lowlands Road and Roxborough Park. The building would include two storeys suspended over a ground floor undercroft at the southern end of the site, adjacent to no. 53 Roxborough Park.

- 6.3.2 In architectural terms, the building includes a contemporary design approach. Proposed materials would include render, brick, metal cladding in addition to large glazed sections to the entrance and hallway element.

Massing, Siting and Scale

- 6.3.3 In terms of the siting and overall footprint of the building, the proposed front building line (Lowlands Road) is acceptable. The proposed building line does not project forward of the adjoining locally listed building and allows for small landscaped and defensible areas to the front of the building. The proposed depth and rear building line of eastern projection of the building is also considered to be acceptable in terms of site coverage and its relationship with the surrounding development. At ground floor, the footprint of the southern projection (Roxborough Park) is acceptable. Notwithstanding this, the projecting bay to units 4, 5 and 6 and associated depth of projection within the four-storey element appears to inform a part-cantilevered third floor. This would result in an unsympathetic architectural treatment (discussed further below) that would partly overhang the highway on the corner. In response to the curve in Roxborough Park, properties on the eastern side of the street have been set further back in their plot. In this context, the proposed building would result in an uncomfortable relationship with the highway.
- 6.3.4 The proposed two-storey height along the Roxborough Park frontage is acceptable. The proposed increase in height to three-storeys on the corner of Roxborough Park and Lowlands Road is also acceptable. Specifically, the proposed L-shape ensures the building addresses both street frontages, while the rise in steps towards the road junction creates a higher prominent corner element that appropriately defines the entrance to Roxborough Park. Furthermore, the relationship between the two storey element fronting Lowlands Road and the adjacent locally listed terrace is acceptable.
- 6.3.5 The eastern boundary of the site adjoins a locally listed parade of shops. This parade is single storey in height and was constructed in the late 19th century. The detailing to the building includes stone and terracotta, with a modelled balustrade. It is the single storey character and high quality and decorative design that forms the special interest of the parade and provides a landmark quality. It is considered that the two storey element of the proposed building in close proximity to the listed parade would not dominate the listed buildings and would not detract from key views towards them.

6.4 Housing Supply, Mix and Density

- 6.4.1 The NPPF encourages the effective use of land through the reuse of suitably located previously developed land and buildings. London Plan Policy 3.3 provides explicit strategic support for the provision of housing within London.
- 6.4.2 London Plan Policy 3.4 Optimising Housing Potential seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. The application site area is 0.02 hectares and it

has a public transport accessibility level (PTAL) score of 6a indicating an excellent level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The proposed units and habitable room densities fall well within the overall matrix ranges for urban setting sites.

- 6.4.3 The proposed development would provide two x two bed three person dwellings, two x two bed four person dwellings, three x one bed two person dwellings and two x three bed five person dwellings. This would be consistent with the mix of accommodation within the surrounding area and comply with the policies listed above.

6.5 Residential Amenity

Neighbouring Occupiers

- 6.5.1 A core principle of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 7.6 of the London Plan states that the design of new buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings in relation to privacy, overshadowing, wind and microclimate..
- 6.5.2 The proposed development would introduce 9 residential units to the application property. It is likely that up to a maximum of 33 people would occupy the proposed flats. Given the mixed character of the surrounding area and also the location of the site on the boundary of the opportunity area, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed building.
- 6.5.3 In terms of the impacts on the neighbouring amenity, it is noted that the eastern site boundary adjoins the single storey locally listed parade of shops. Given the commercial use of these properties, there would be no unacceptable loss of amenity as a result of the proposal.
- 6.5.4 At the rear, the application site adjoins a two-storey detached dwelling, located at no. 53 Roxborough Park. The proposed three-storey projection, adjoining the common boundary with this neighbour, would extend approximately 1.0m beyond the rear elevation of this neighbour. The rear elevation of the eastern projection of the building would be located approximately 7.3m from the common boundary. In this context, and also considering this property is located to the south of the application site, no undue loss of light would occur to this neighbour. While the proposed ground floor plan indicates that refuse storage and cycle parking would be located along this common boundary, no details have been provided in regards to the scale of the shelters. Should this application have been considered acceptable in other respects, a condition of approval would require further details in this respect.

6.5.5 Given the site is currently vacant and has been allocated for residential development of at least 9 units, it is considered that some loss of outlook would occur to the rear facing windows of this adjoining neighbour. Notwithstanding this, given the shape and scale of the plot and the designation for the site as detailed within the site allocations document, the proposed siting and footprint of the building is considered to represent an acceptable form of development that would not have an undue impact on the rear facing outlook of no. 53 Roxborough Park.

Future Occupiers

Room Size, Layout and Privacy

6.5.6 Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people's needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. This is supported by policy DM1 of the DMP (2013).

6.5.7 New Housing Standards were introduced in March 2016, which resulted in an amendment to the London Plan (2015). These standards hold significant weight and future residential units must show compliance with these standards.

6.5.8 Therefore from October 2015, policy 3.2 (c) requires that table 3.3 to be substituted with Table 1 of the nationally described space standards, which is set out in the table below. Policy 3.8 (c) of the London Plan relating to Housing Choice, from the 1 October should be interpreted as 90% of homes should meeting building regulations M4 (2) – 'accessible and adopted dwellings'. Policy 3.8 (d) will require 10% of new housing to meeting building regulations M4 93) – 'wheelchair user dwellings'.

Bedrooms	Bed spaces	Minimum GIA (sq m)			Built – in storage (sq m)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Proposed Flats	Gross Internal floor Area	Storage
Flat A (2 storey, 3 bed, 6 person)	103 sqm	4 sqm
Flat B (2 storey, 3 bed, 6 person)	130 sqm	4 sqm
Flat C (1 bed, 2 person)	52 sqm	2 sqm
Flat D (2 bed, 3 person)	61 sqm	2 sqm
Flat E (1 bed, 2 person)	51 sqm	2 sqm
Flat F (1 bed, 2 person)	51.5 sqm	2 sqm
Flat G (2 bed, 3 person)	62 sqm	2 sqm
Flat H (2 bed, 4 person)	71.5 sqm	2 sqm
Flat I (2 bed, 4 person)	71.5 sqm	2 sqm

6.5.9 As demonstrated within the above table, all of the proposed flats meet the minimum floor space standards as required by national housing standards. Each flat has also been provided with sufficient internal storage.

6.5.10 Each of the proposed units would be adequately lit and would have a useable and functionable layout, which would allow for good circulation and the inclusion of day to day household furniture. The proposed floor plans for many of units demonstrate that the main habitable rooms would be able to provide wheelchair accessibility.

Refuse Storage & Cycle Parking

6.5.11 The applicant has indicated that refuse and waste facilities for the units would be located at the rear of the site. Cycle parking would be provided adjacent to this southern boundary. This arrangement is considered acceptable subject to details of the scale of the proposed structured being approved.

Amenity Space

6.5.12 Policy DM26 of the DMP also requires new development 'to make adequate arrangements for the provision of amenity space for future occupiers of the development'.

6.5.13 Each of the proposed units have been provided with some form of private amenity space. Specifically, units H and I would a terrace with the remaining units having access to a communal garden at the rear. .

6.5.14 The proposed upper floor roof terraces given there set back are considered acceptable and would not result in an unacceptable level of perceived and actual overlooking towards 53 Roxborough Park.

6.6 Transport and Parking

- 6.6.1 The site is located in a ptal 6a area meaning that there are excellent public transport links. The proximity to the town centre also means that access to shops, restaurants and leisure facilities are all within easy walking distance. In accordance with London Plan standards, this proposal should be aiming for a very low car parking provision, ideally only making allowance for disabled parking, therefore the two disabled bays are acceptable.
- 6.6.2 The Highways Authority have reviewed the submitted details and raise no objection subject to conditions and a S,106 to restrict parking permits for future residents.

6.7 Flood Risk and Development

- 6.7.1 The proposed development is within Flood Zone 3a & 3b in accordance with the Council's SFRA Flood Map and as such, has a high probability of flooding (as defined by the national Planning Practice Guidance (PPG)). The NPPF stated in paragraph 103 that site-specific flood risk assessment are required for all new development, including minor development, in Flood Zones 2 and 3.
- 6.7.2 The Drainage Authority have reviewed the submitted details and raise no objection subject to conditions.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers
- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

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

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

2. Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and Access Statement; Heritage Statement; Flood Risk Assessment; 1100 Rev A; 1101 Rev A; 1102 Rev A; 1201 Rev B; 1202 Rev B; 1203 Rev B; 1300 Rev A; 1301 Rev A; 1302 Rev A; 1400 Rev A; 1601 Rev A; 1602 Rev A; 1603 Rev A; 1700 Rev A; 1702 Rev A; 2000 Rev A; 2003 Rev A; 3D Images;

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

3. Levels

The development hereby permitted shall not commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, in accordance with policies DM1 and DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

4. Surface Water Disposal

The development hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

5. Surface Water Attenuation

The development hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

6. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above podium slab level level until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been submitted to, and approved in writing by, the local planning authority:

- a: All external appearance of the building
- b: Boundary treatment
- c: Ground treatment

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

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area

7. Landscaping 1

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above podium slab level until there has been submitted to, and approved in writing, by the local planning authority, a scheme of hard and soft landscaping and boundary treatment. Soft landscape works shall include: planting plans which also detail the replacement planting along the boundary, and schedules of plants, noting species, plant sizes and proposed numbers / densities. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Development Management Policies Local Plan 2013.

8. Landscaping 2

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

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Development Management Policies Local Plan 2013.

9. Landscaping 3

All hardsurfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding, in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

10. Foul Water Disposal

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

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

11. Refuse

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.

REASON: To safeguard the appearance and character of the surrounding area and ensure a high standard of residential quality, in accordance with policy 7.4.B of The London Plan (2016) and Policy DM1 and DM45 of the Harrow Development Management Policies (2013)

12 Telecommunications Equipment

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant phase and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces in accordance with Policy 7.4 of the London Plan (2016), and DM 49 of the Development Management Policies Local Plan (2013), and to ensure that the development achieves a high standard of amenity for future occupiers the buildings in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

13 Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a demolition and construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Local Plan (2013) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development. This condition is a PRE-COMMENCEMENT condition.

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2018) (NPPF)

London Plan (2016): 3.3, 3.4, 3.5, 3.8, 5.13, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6

Draft London Plan (2017): D2, D4, D6, H1, H12, SI13, T4, T5, T6

Harrow Core Strategy (2012): CS1

Development Management Policies (2013): DM1, DM2, DM7, DM9, DM10, DM24, DM27, DM42, DM45

Supplementary Planning Document: Residential Design Guide (2010)

2. Considerate Contractor Code of Practice

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

3. The Party Wall etc. Act 1996

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

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

Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website:

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

Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: Ucommunities@twoten.comU4T

4. Sustainable Urban Drainage

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 (2012) 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 (2012) 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

5. Mayoral Community Infrastructure Levy (provisional)

Please be advised that this application attracts a liability payment of £28,630 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 upon the grant of planning permission will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £28,630 for the application, based on the levy rate for Harrow of £35/sqm.

6. Harrow Community Infrastructure Levy (provisional)

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 estimated CIL Liability for this development is: £89,980