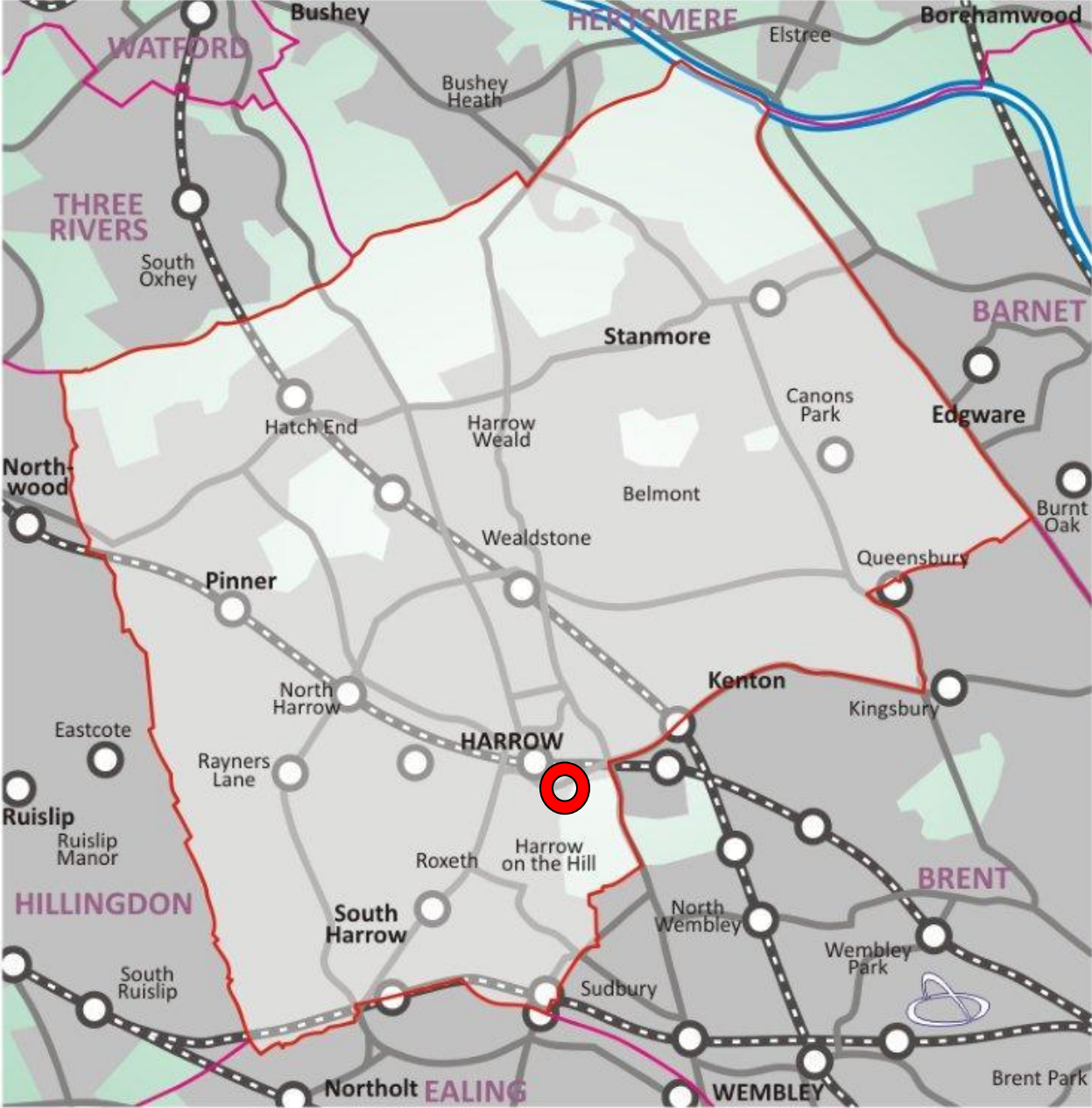
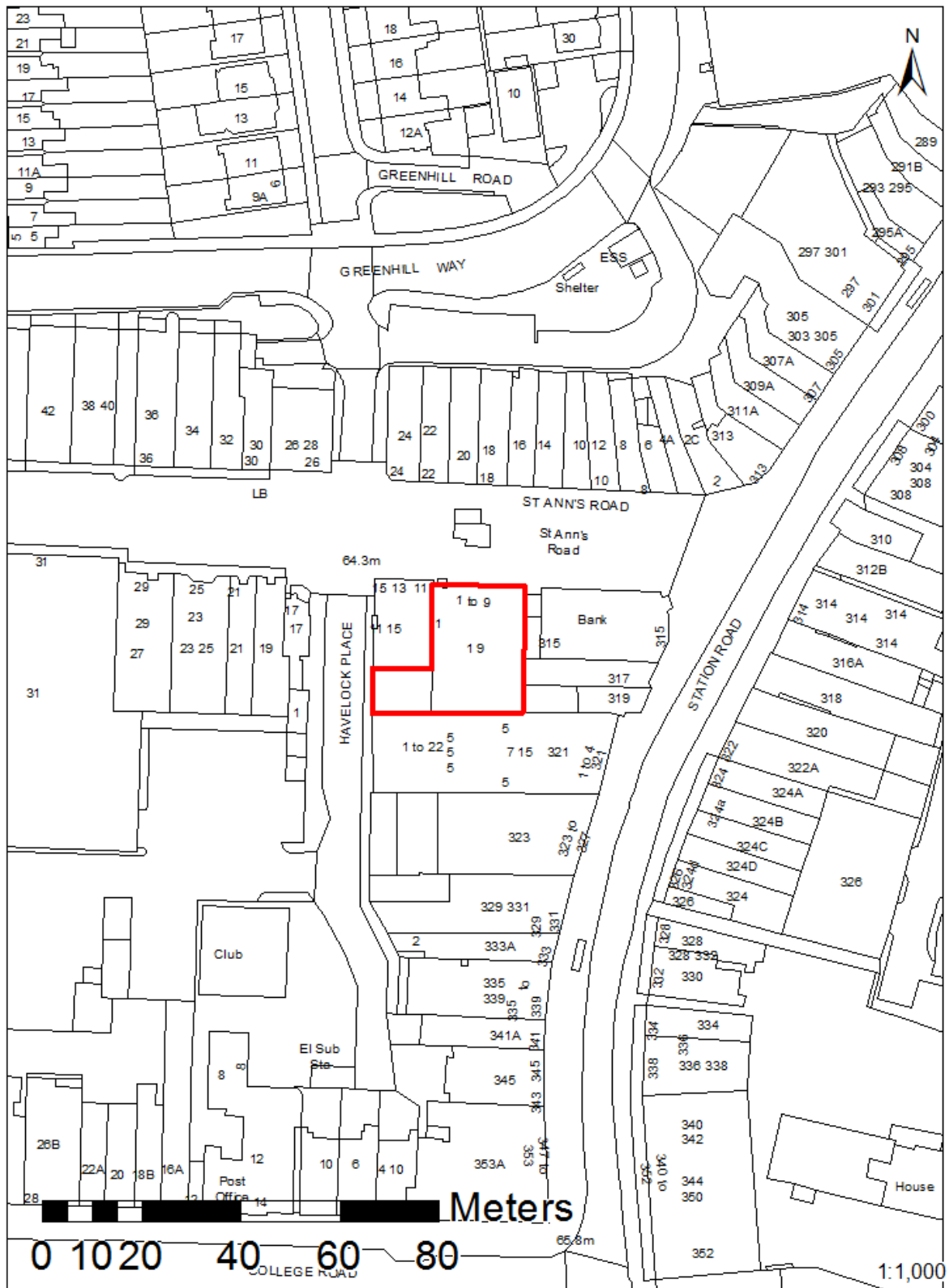


 = application site



1-9 St Anns Road	P/4893/18
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1-9 St Anns Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

13TH February 2019

APPLICATION NUMBER: P/4893/18
VALIDATE DATE: 22/11/2018
LOCATION: 1 - 9 ST ANNS ROAD HARROW
WARD: GREENHILL
POSTCODE: HA1 2DX
APPLICANT: MR MO DAGGER
AGENT: Mr George Mundie
CASE OFFICER: RAPHAEL ADENEGAN
EXPIRY DATE: 22/02/2019

PROPOSAL

Creation of fourth and fifth floors for office use (Use class B1); external alterations to third floor including infill to north east corner

RECOMMENDATION

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposed development of the site would provide a high quality development of additional 698sq.m of office space in the heart of Harrow Town Centre and in a sustainable location. The proposed development would be appropriate within the urban environment in terms of quality and character and socio economic.

The proposed redevelopment of the site would result in a modern, simple design that responds positively to the local context, and would not have a negative impact on the adjoining Listed Building, NatWest Bank. The development would have a positive impact on the town centre providing high quality sustainable office space for future business. The business floorspace would be accessible for all future occupiers and users of the development. The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers and businesses.

INFORMATION

This application is reported to Planning Committee as it is for the construction of more than 500sq.m of commercial floorspace and therefore falls outside Schedule 1b of the Scheme of Delegation.

Statutory Return Type:	Minor Development: All Other
Council Interest:	None
Net additional Floorspace:	698sq.m
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£24,430.00 plus indexation

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.

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

The Site	
Address	1-9 St Anns Road, Harrow
Applicant	Altomart Ltd
Ward	Greenhill
Local Plan allocation	n/a
Conservation Area	n/a
Listed Building	Grade II Listed opposite (bank)
Setting of Listed Building	n/a
Building of Local Interest	n/a
Tree Preservation Order	n/a
Other	Harrow & Wealdstone Opportunity Area, Town Centre

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Financial and Professional Service / Retail (A2) Ground Floor; Office (B1) 1 st , 2 nd and 3 rd floor.
	Existing Use Class(es) sqm	Use Class A1/A2 290sqm
Proposed Use(s)	Proposed Use / Operator	Commercial use (B1A) as existing on 4 th and 5 th floor above
	Proposed Use Class(es) sqm	Use Class B1 (Office) 698sqm
Employment	Existing number of jobs	Unknown
	Proposed number of jobs	Unknown

Transportation		
Car parking	No. Existing Car Parking spaces	6
	No. Proposed Car Parking spaces	6
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	None
	No. Proposed Cycle Parking spaces	22
	Cycle Parking Ratio	

Public Transport	PTAL Rating	6
	Closest Rail Station / Distance (m)	250m (Harrow on the Hill Station)
	Bus Routes	Several Along Station Road. Bus Station at Harrow on the hill Station
Parking Controls	Controlled Parking Zone?	Zone E
	CPZ Hours	Non-Parking Permits
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Internal Refuse Storage to rear and basement of building.

Sustainability / Energy	
Development complies with Part L 2013?	N/A
Renewable Energy Source / %	N/A

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a four storey building (including basement) located on the southern side of St Anns Road.
- 1.2 The existing building is constructed of red brick with a lead roof.
- 1.3 There is a ramped service access leading to the basement, which is accessed from Havelock Place.
- 1.4 The ground floor has a lawful use as a shop (use class A1).
- 1.5 The first and second floors are currently in lawful use as offices (Class B1). These floors benefit from prior approval granted under ref: P/4655/14 to convert into 6 self-contained flats.
- 1.6 The third floor, though in office, also benefits from Prior Approval to convert into 3 residential units (P/0933/15).
- 1.7 The site is located within a primary frontage of the Town Centre and falls within the sub-area of Harrow Town Centre as designated in the Harrow and Wealdstone Intensification Area.
- 1.8 The rear boundary of the site adjoins site allocation No. 16 (Havelock Place) as designated in the Harrow and Wealdstone Area Action Plan 2013.
- 1.9 Whilst the site is not located within a conservation area, it is located within the setting of the adjacent Natwest Grade II Listed Building.

2.0 PROPOSED DETAILS

- 2.1 The application proposes extending the existing building with the addition of two new floors to provide office accommodation.
- 2.2 The proposal seeks external alterations to the third floor which would include the replacement of the existing lead clad roof with brickwork to match the lower levels of the building.
- 2.3 New fenestration including full-height windows are proposed to the existing third floor.
- 2.4 The new fourth floor would be constructed in brickwork to match the existing and would comprise approximately 380sq.m of office spaces.
- 2.5 The new fifth floor would be inset from the lower levels and constructed in dark grey metal cladding. This floor would comprise approximately 318sq.m of office spaces.

- 2.6 It is also proposed to construct a new lift head and access stairs to the roof which would be constructed in the same metal cladding as that used for the fifth floor.
- 2.7 Access to the new office space would be via the existing entrance off St Ann's Road.
- 2.8 It should be noted that the proposed development, with the exception of fenestration, is identical to the scheme approved under reference P/1466/16 in September 2016 which was subject to S106 Agreement. No agreement has yet been signed.
- 2.9 The external design for the proposal remains much the same as the approved residential option, Juliet balconies and doors have been replaced with windows. This application also included a change to the elevations on the third floor to harmonise the third floor with the new floors.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status and date of decision
P/1547/12	Removal of existing plant unit from roof & installation of four external roof mounted air condenser units (retrospective)	GRANTED - 30/08/2015
P/4655/14	Conversion of first and second floor offices (class b1a) to six self-contained flats (class c3) prior approval of transport impacts of the development and of contamination risks and flooding risks on the site)	GRANTED - 20/01/2015
P/0933/15	Conversion of third floor offices (class b1a) to 4 self-contained flats (class c3) (prior approval of transport & highways impacts of the development and of contamination risks and flooding risks on the site).	GRANTED - 17/04/2015
P/1279/15	Change of use of retail shop (use class a1) to financial & professional services (use class A2)	GRANTED - 11/05/2015
P/5497/15	Alterations to third floor level (flats 3 & 4) to infill and align glazed wall with external building line on corner and frontage; installation of two additional windows on side elevation	GRANTED - 19/01/2016
P/1466/16	Addition of Fourth and Fifth Floors to Provide Eight Flats; External Alterations to Third Floor; Extension to Refuse Store.	GRANTED - 26/9/2016 Subject to S106. No Final Decision.

4.0 CONSULTATION

4.1 A total of 38 consultation letters were sent to neighbouring occupiers and businesses regarding this application.

4.2 The public consultation period expired on 13th December 2018.

4.3 Adjoining Properties

Number of Letters Sent	38
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken, together with the responses received and officer comments::

Consultee	Summary of Comments	Officer Comments
LBH Highways	<p>As the site is within the Heart of Harrow area where AAP19 policy will apply, on-site parking should ideally be limited to disabled person's parking only. The level of proposed parking is within the parameters of the London Plan 2016 standards however, the draft London Plan standards would require a car free development in this PTAL 6a location. If Planning are minded to allow the proposed parking, a condition should be applied requiring a minimum of two spaces to be designated as disabled person's parking bays and one space must have active electric vehicle charging facilities with the remaining spaces being provided with passive charging facilities.</p> <p>The proposed cycle parking is acceptable.</p> <p>A construction method statement should be secured by pre-commencement condition</p>	Noted
LBH Drainage	We do not have any drainage comments to be made.	Noted
LBH Planning Policy and Research	No response has been received.	
LBH Refuse and Waste Department	No response has been received.	

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 2015 [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.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

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

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Sustainability

6.2 Principle of Development

6.2.1 The application site is located within the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and The London Plan (2016). The detailed area plan is set out in the adopted Harrow and Wealdstone Area Action Plan (AAP) (2013) and therefore any redevelopment and changes of uses proposed within this area will be considered against the policies contained within AAP alongside the adopted Development Management Policies Local Plan (DMP) (2013).

6.2.2 Strategic objective 11 of The Harrow Core Strategy (2012) [CS] identifies that the Council aspires to “Strengthen Harrow town centre and maintain or enhance the vitality and viability of all town centres...”. Core Policy CS1L states that “Harrow’s town centres will be promoted as the focus for community life, providing residents with convenient access to a range of shops, services, cultural and leisure facilities, as well as local employment opportunities and areas of good public transport.”

6.2.3 The ground floor shop (Class A1) is currently vacant. This application does not propose any alterations to this unit.

6.2.4 The first and second floors of the building were last in use as offices (Class B1). These floors benefit from prior approval to convert into residential accommodation comprising a total of six units (reference P/4655/14). This conversion has not yet commenced. The third floor of the building also benefits from prior approval (reference P/0933/15) to convert into residential accommodation, comprising four flats. Site visit and the proposed floor plan indicate that this has not been implemented. As such, the application property retains its original authorised office use.

6.2.5 The application site falls within the sub area of Harrow Town Centre West as set out in the AAP. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy. The policies seek to redirect all new development within the Harrow and Development Opportunity Area, to town centers and to previously developed land in suburban area.

- 6.2.6 Specifically, Policy DM32 of the Development Management Policies Local Plan 2013 [DMP] states that new office floorspace within town centres will be supported where the scale of provision is appropriate and the development complies with other relevant development plan policies. The amount of employment floorspace to be provided in schemes throughout the area will be determined by the nature of the proposed employment uses and the extent of enabling residential or other uses required. In this respect, the proposed scheme to provide additional office floorspace is considered acceptable in principle.
- 6.2.7 Notwithstanding this, Policy CS1.B of the CS and policy DM1 require all development to 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

6.3 Character and Appearance of the Area

- 6.3.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass
- 6.3.2 Core Policy CS1.B specifies 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 Policies AAP1 and AAP4 of the AAP seeks to a high standard of development within the Harrow Town Centre and throughout the Heart of Harrow. Policy AAP1 states that development within all three sub areas of Harrow town centre will be required to strengthen its character, legibility and role as a Metropolitan Centre. Policy AAP6(B) indicates that building heights should be of a scale consistent with the site's surroundings, having regards also to the need to achieve a high standard of development in accordance with Policy AAP4.
- 6.3.4 The surrounding area has a strong urban character, without any significant coherence or commonality of design, with the exception of the three-storey Victorian terrace buildings on the opposite side of St Anns Road. Buildings such as the Natwest Bank building, a Grade II Listed Building, the subject site and adjoining six-storey building at 11-15 St. Anns Road and Sheridan House (on the corner of Havelock Place and St Anns Road) provide significant landmark buildings in the immediate area. The differences in form and design of these buildings are indicative of the variances in the built form in the locality. In close proximity to the site, these buildings nonetheless serve to contextualise the development site.

6.3.5 In 2014 Planning permission (ref: P/1197/14) was granted for a new six storey building at the rear of No.321 Station Road, adjoining the rear boundary of the application site. The construction of this building is completed.

i) 6.3.6 Planning permission (reference P/1466/16) was granted in September 2016 for the erection of two additional floors to the application property. The current application, with the exception of changes to aspects of the fenestration, is identical to the scheme approved 2016 in terms of scale, bulk and design. This scheme was subject to S106 Agreement, which states that *“Notwithstanding any approvals granted for the conversion or change of use (including prior approval P/4655/14), the existing office floor space at first and second floor of 1-9 St Anns Road is retained and renewed.”* No agreement has yet been signed, and as such cannot be implemented.

New 4th and 5th Floors

6.3.7 The subject application proposes to extend the existing building with the addition of two new floors. Specifically, the proposed fourth floor would be constructed in brickwork to match the lower levels. This floor has been designed to align with the adjoining building at no. 11-15 St Anns Road. The proposed fifth floor would also align with the adjoining building and would be constructed in dark grey metal cladding to match.

6.3.8 As stated in paragraph 6.3.6, the proposed development is similar to the scheme approved at the site in 2016. Notwithstanding, there is the need to contextualise the current proposal giving it is mainly for commercial use unlike the mixed-use proposal of 2016. Given the town centre location of the site, the six storey buildings adjoining properties at no.11-15 St Anns Road and 321 Station Road (rear of the site, fronting Havelock Place) and the six storey building at Sheridan House (corner of Havelock Place and St Anns Road), the addition of the two floors would not appear out of context or scale in this locality. Furthermore, within the wider town centre context, maximum building heights range from 3- 7 storeys. Of note, is the development of the former Harrow Post Office building on College Road to provide buildings up to 20 storeys in height. Accordingly, in this wider context, the scale of the building including the required lift head and access stairs to the roof area would be comparable in height to the other buildings in the vicinity and would be appropriate within the town centre setting

6.3.9 The proposed design of the extension would also reduce the overall prominence and bulk within the streetscene. Specifically, while the lower levels would be constructed of brickwork, the use of metal cladding at fifth floor ensures that this level distinguishes from the appearance of the lower levels, thereby breaking up the mass of the building. The footprint of this level has also been set back from the northern and eastern elevations albeit nominal. The reduced prominence of the fifth floor, in urban design terms, is considered to be an appropriate mechanism in addressing the prominence of the additional floors.

Impact on adjoining heritage asset

- 6.3.10 Notwithstanding this, and whilst the Conservation Officer raised an objection to the 2016 scheme approved by Members on 29/06/2016 in terms of its height and massing and the impact it would have on the setting of the adjacent listed building, officers were satisfied that on balance, when considering the existing 6 storey development (No. 321 Station Road) within the setting of the listed building, the current appearance of the application premises and the public benefit that would result, the proposal would preserve the setting the listed building, in accordance with relevant policy of the NPPF, London Plan policy 7.8 C and D, Harrow Core Strategy policy CS1, and Development Management Policies Local Plan policy DM 7. Therefore, as this current scheme is of a similar scale and massing as the 2016 scheme, it is considered that adjoining heritage asset would be preserved in this context.
- 6.3.11 Accordingly, the design approach is considered to satisfactorily relate to the surrounding development, while the appropriate proportions of the additional storeys would sit comfortably within its surroundings. The proposal would therefore accord with policies 7.4.B and 7.6.B of the London Plan, policy CS1.B of the CS and policies AAP 1, AAP4 and AAP6 of the AAP.

Landscaping

- 6.3.12 As the buildings on the site would abut the boundaries, no provision is made for the setting of the building, in common with other surrounding buildings in the town centre. The design of the building would ensure that any adverse impacts upon the character of the area are minimised, the development would derive its setting from a high quality public realm adjacent to the site.

Refuse Storage

- 6.3.13 Policy AAP4 of the AAP requires that development proposals makes satisfactory provision for the disposal and storage of waste and recycling materials.
- 6.3.14 Refuse stores would be located externally within the rear ramped service access, leading to the basement. The applicant has indicated that two additional bins would be provided within the existing refuse storage area. It is considered that should the proposed refuse storage area not be sufficient, it is noted that additional capacity could be accommodated within the basement. As such, it is considered that sufficient refuse storage provided can be provided with the application site.

6.4 Residential Amenity

- 6.4.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

- 6.4.2 There are no specific policies within the AAP which deal with safeguarding residential amenity but eludes that development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.
- 6.4.3 The proposed development would introduce 698sq.m of office floorspace to the existing office building. In this respect, the proposed development would materially increase the use profile of the property. Given the character and scale of development surrounding the site, owing to the location within the town centre, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area.
- 6.4.4 With the exception of its eastern boundary, the application property and proposed extension adjoin a similar scale commercial building. While the proposed development would extend higher than the neighbouring residential block (Alfa Court) to the south, the 5th floor extension would be set-in considerably and would align with the established rear elevation. There are no habitable windows in the flank of Alfa Court that may result in loss of privacy. Accordingly, in this respect, no undue harm would result to the amenity of this neighbour.

321 Station Road

- 6.4.5 Given the orientation between the properties, the proposed development would not result in an undue harm to the level of daylight, outlook or privacy experienced by the front (west) and rear (east) facing windows within the neighbouring property.
- 6.4.6 While it is noted that the proposed development at no. 321 Station Road includes habitable room windows within the northern flank elevation, the approved plans for this development indicate the installation of an external louvre system to these windows. It is assumed that this louvre system was proposed to restrict overlooking and protect privacy. In this respect, the proposed development would not have an undue impact on the privacy or outlook experienced by the occupiers of these habitable rooms. Accordingly, while the applicant’s daylight and sunlight assessment submitted for the earlier application of 2016 has confirmed that these windows would retain good levels of daylight in the absence of the louvre detail, due to the presence of these louvres, it is considered that no light would be obtained from over the development site. Furthermore, sunlight is not a material consideration for this property because the windows facing towards the development site face 90 degrees of due north. As such, the proposal would not result in an undue loss of light to the future occupiers of this development.

6.4.7 While the proposal includes windows facing the amenity area of this adjoining property, it is considered that in built up areas within the Town Centre location that some level of mutual overlooking would exist given the compact nature of the urban built form.

11-15 St Anns Road

6.4.8 The adjoining property to the west of the application premises, no. 11-15 St Anns Road, is a six storey building containing residential accommodation.

6.4.9 The front elevation of this property aligns with the application premises and as such, no loss of amenity would occur in this respect. The rear facing windows of this adjoining property are located 90 degrees west of the application property. It is noted that the rear elevation of this property includes bedroom windows that are immediately adjacent to the application premises and living rooms, which are dual aspect. Given the relationship between the properties, the proposed development would not result in an undue loss of sunlight or outlook to these windows. Furthermore, given the relationship between the properties, any overlooking would occur at oblique angles and for this reason, would not result in an undue harm to the occupiers.

6.4.10 The applicant's daylight and sunlight assessment has confirmed that the bedroom windows that are immediately adjacent to the application premises would retain a good quality of daylight in the proposed condition.

6.4.11 Accordingly, while it is noted that the western flank elevation of the application premises and the adjoining properties at 321 Station Road and 11-15 St Anns Road are located in close proximity, as discussed above, the addition of two floors at the application premises is not considered to result in an undue harm to the amenity of the current and future occupiers of these properties.

6.4.12 The proposed development would have an acceptable impact on the amenities of neighbouring occupiers, would be compatible with the surrounding commercial uses and would therefore accord with the aims and objectives of policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Plan (2013), and the adopted SPD: Residential Design Guide (2010).

6.5 Traffic and Parking

6.5.1 Policy AAP 19 of the AAP also seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility

- 6.5.2 The application site is located within an area with a PTAL (Public transport Accessibility Level) of 6a, which is considered to be an excellent level of accessibility to public transport nodes and community facilities. Notwithstanding this, the surrounding area includes extensive parking controls. It is considered that a number of users will utilise the very good public transport links to the site. The level of proposed parking is within the parameters of the London Plan 2016 standard. Accordingly, while the proposal would not introduce any additional parking spaces at the site, this is considered acceptable.
- 6.5.3 The applicant has indicated that 22 cycle parks would serve the additional office floorspace. The proposal plans demonstrate that these cycle parks would be provided in the basement area of the host building, in line with London Plan Standards. The basement is accessed via the vehicle access ramp from Havelock Place.
- 6.5.4 In summary, the highway network is unlikely to suffer from any adverse impact in capacity and parking impact terms hence the proposal is acceptable on highway grounds. Notwithstanding this, the Council's Highways Officer has requested that a construction management plan is submitted to the Local Authority prior to works commencing on site.

6.6 Sustainability

- 6.6.1 The London Plan 2016 seeks to achieve a 35% reduction in carbon dioxide emissions over the Building Regulations 2013. Harrow Council has adopted a Supplementary Planning Document on Sustainable Building Design (adopted May 2009).
- 6.6.2 For minor development proposals, the development plan at this point does not set out energy and sustainability targets greater than those required by Building Regulations. As these standards will be secured through other legislation, no conditions are required in relation to sustainability measures. Accordingly, no conflict with sustainability policies in the development plan is found. Notwithstanding this, it is noted in the applicant's Design and Access Statement sets out the measures to achieve a sustainable development

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 Unlike the 2016 which combines residential and commercial accommodation, the applicant has indicated that the overall strategy of the building is now to retain 1st, 2nd and 3rd floors as office use, and add two additional floors of office use. This retains and creates more office space which is now dwindling in Harrow.
- 7.2 The proposed additional floors have already been approved as residential use and the bulk of the proposal is similar to that proposed previously.

- 7.3 Overall, the proposal represents an investment in the Harrow Town Centre providing additional sustainable office space. By retaining the current office use it retains job opportunities, which is considered will enrich the vibrant active town centre in Harrow. The offices will be built to a high quality, providing accessible for all within a sustainable location. Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers.
- 7.4 For these reasons, 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 approval.

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

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

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2. Approved Drawing and Documents

000; 116; 200; 201; 204; 205; 206; 207; 208; 209; 210; 211; 212; 213; 214; 215; 217; 218; 219; 220; Planning Statement dated October 2018 and Heritage Statement dated October 2018

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

3. Materials

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until samples of the materials/ or details to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- a: the upper floor extension
 - b: the brick infill to the existing building and fourth floor extension
 - c: the windows/ doors including details for the balconies and privacy screens
- 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 and to ensure a satisfactory form of development in accordance with policy 7.4B of The London Plan 2016, policy CS.1B of the Harrow Core Strategy and policies AAP 1 and AAP 4 of the Harrow and Wealdstone Area Action Plan 2013.

4. Refuse Storage

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, in accordance with policy 7.4.B of The London Plan 2016 and policy DM1 of Harrow Development Management Policies Local Plan 2013.

5. Construction Method

No development shall take place, including any works of demolition, until a Construction Method Statement & Logistics Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide 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 constructing the development
 - (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (e) wheel washing facilities
 - (f) measures to control the emission of dust and dirt during construction
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - (h) measures for ensuring no existing habitats nearby are unduly impacted by the potential construction works.
 - (i) detailed timeline for the phases and implementation of the development
- The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it 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.

6. Parking Arrangement

No development shall take place before full details of, size, layout, identification and location of a minimum of two car parking spaces to be designated as disabled person's parking bays have been submitted to, and approved in writing by, the Local Planning Authority. One space must have active electric vehicle charging facilities with the remaining space being provided with passive charging facilities. Before the first occupation or use of the development these parking spaces shall be provided in accordance with the approved details and thereafter retained for the sole use of parking for the development hereby approved.

REASON: To ensure adequate parking facilities for people with disabilities are permanently provided in accordance with the London Plan 2016 standards.

7. Cycle Storage

Notwithstanding the submitted details, before the development hereby approved is occupied, details of the facilities for the secure parking of bicycles in accordance with London Plan Standards (2016) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the delivery of a sustainable development which seeks to minimise travel by private car in accordance with the National Planning Policy Framework, policy 6.9 of The London Plan (2016) and Policies DM1 and DM43 of the Harrow Development Management Policies Local Plan 2013.

8. Removal of Permitted Development

The premises shall be used for the purpose specified in the application and for no other purpose, including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To protect the boroughs employment floor space, in accordance with policy DM31 of the Development Management Policies Local Plan 2013.

9. Permitted Development

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

REASON: In order to prevent the proliferation of individual telecommunication items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy Framework (2018)

The London Plan (2016):

2.13, 2.15, 4.2, 5.1, 5.2, 5.3, 5.7, 5.9, 5.10, 5.12, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6, 7.15.

Draft London Plan (2017):

SD1, SD5, SD6, GG6, S12, D2, G5, SI12, T4, T5, T6, S1, E9, D10, D1, D12

Local Development Framework

Harrow Core Strategy (2012)

CS1 Overarching Policy

Harrow and Wealdstone Area Action Plan (2013)

AAP1, AAP4, AAP9, AAP19

Development Management Policies Local Plan 2013

DM1, DM2, DM10, DM31, DM32, DM42, DM45.

Supplementary Planning Documents

Supplementary Planning Document – Access for All (2006)

2. Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was not sought prior to the submission of this application..

3. Mayoral CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment **24,430.00 plus indexation** of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of 24,430.00 plus indexation for the application, based on the levy rate for Harrow of £35/sq.m and the stated increase in floorspace of 698m².

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

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

5. 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.

6. Party Wall Act

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: communities@twoten.com

7. Compliance with Planning Conditions

IMPORTANT: 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.

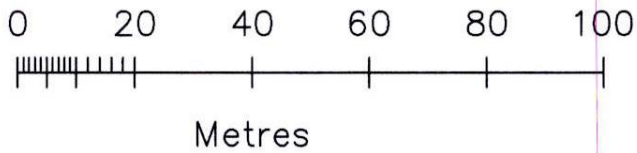
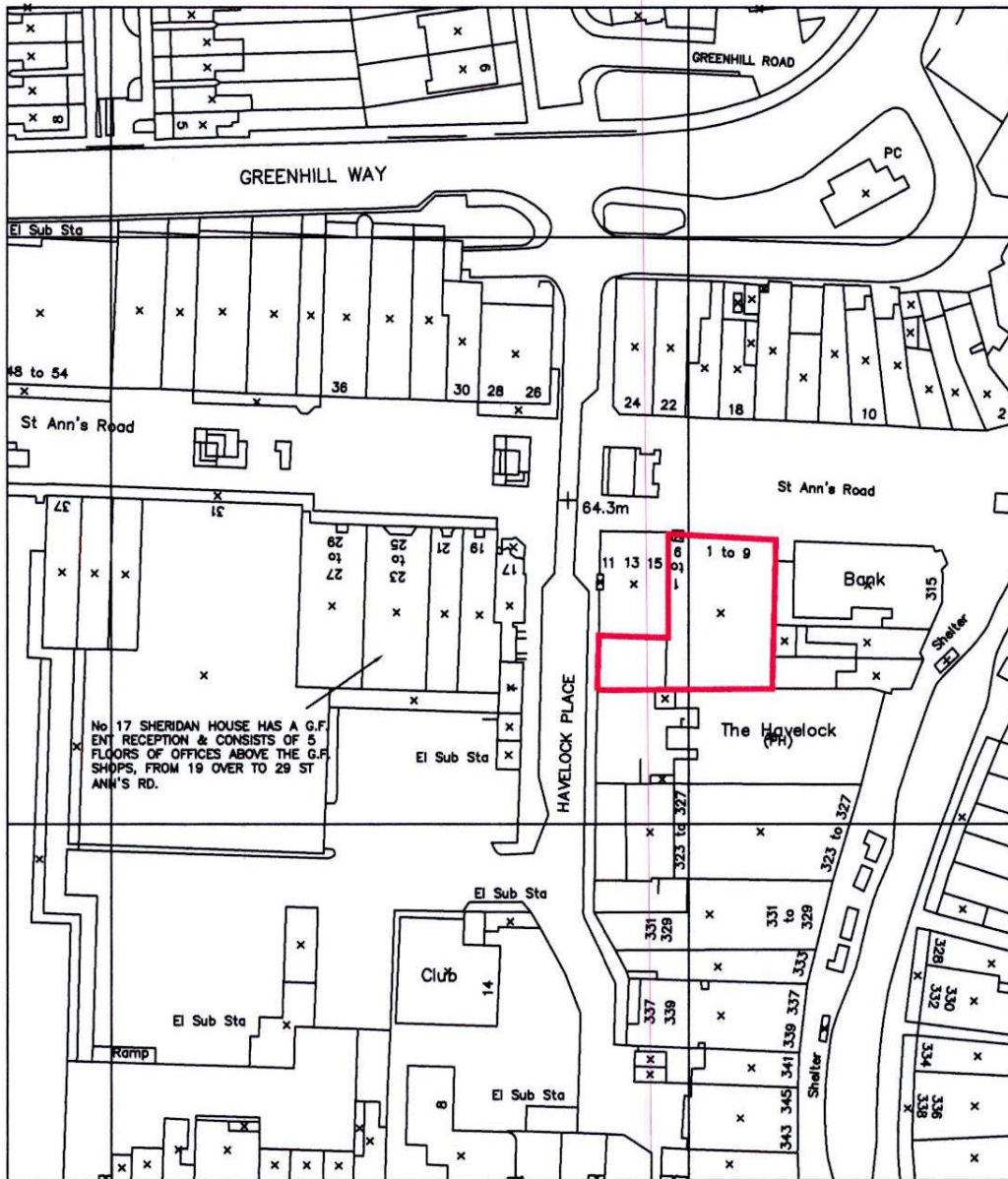
8. Liability for Damage to Highway

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.

9. Construction Design Management Regulations

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 01541 545500.

APPENDIX 2: SITE PLAN



ocation plan

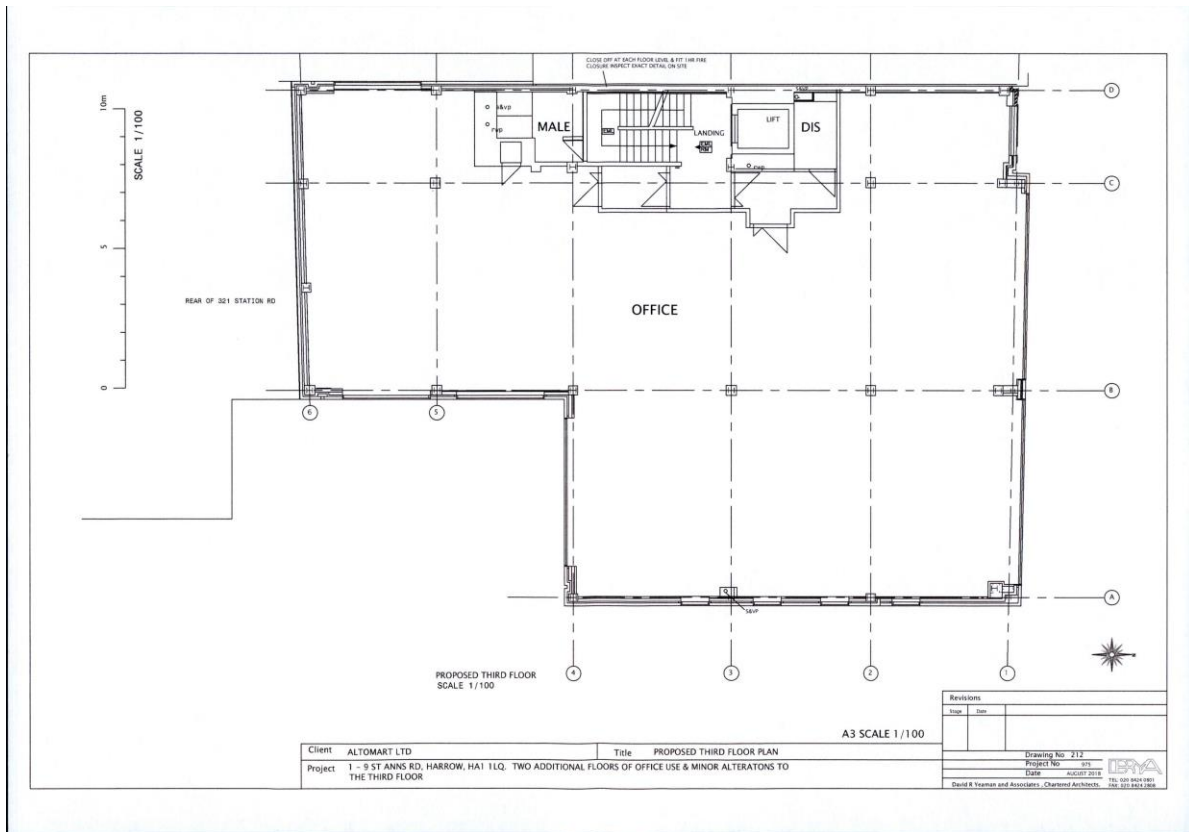
APPENDIX 3: SITE PHOTOGRAPHS



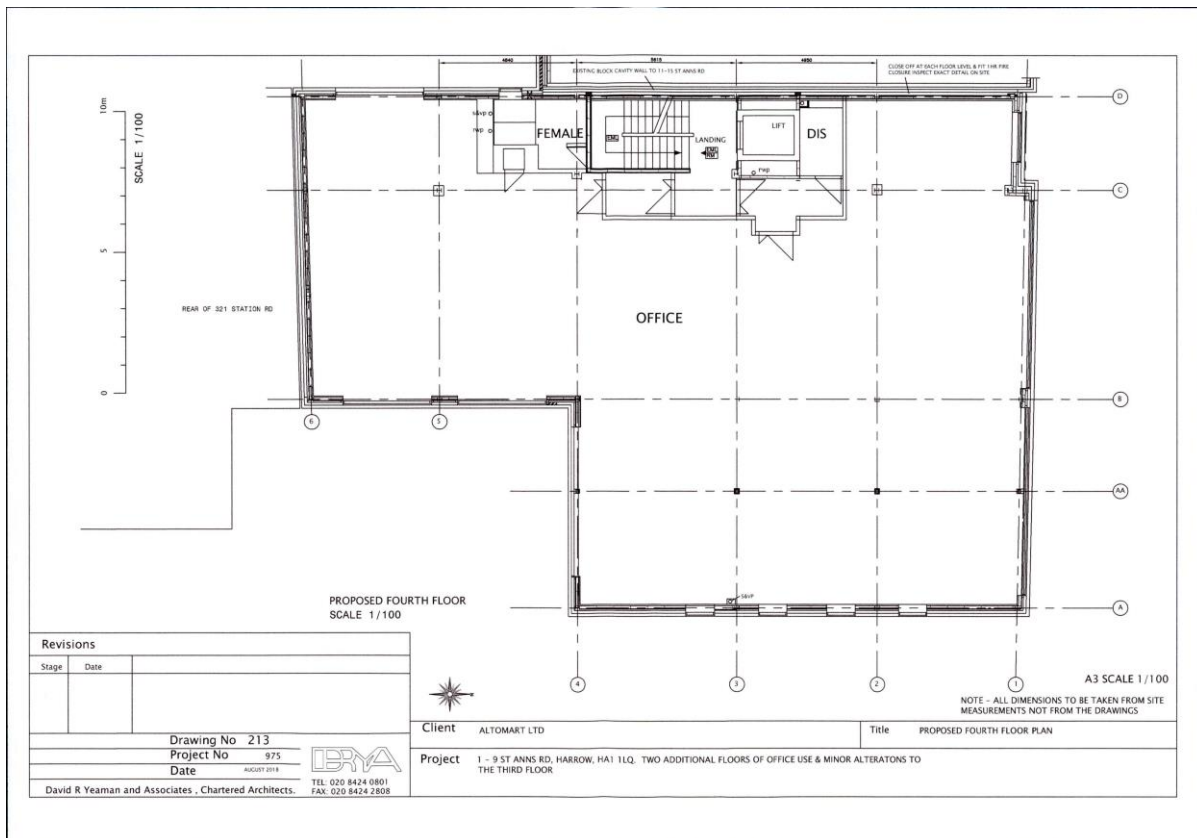




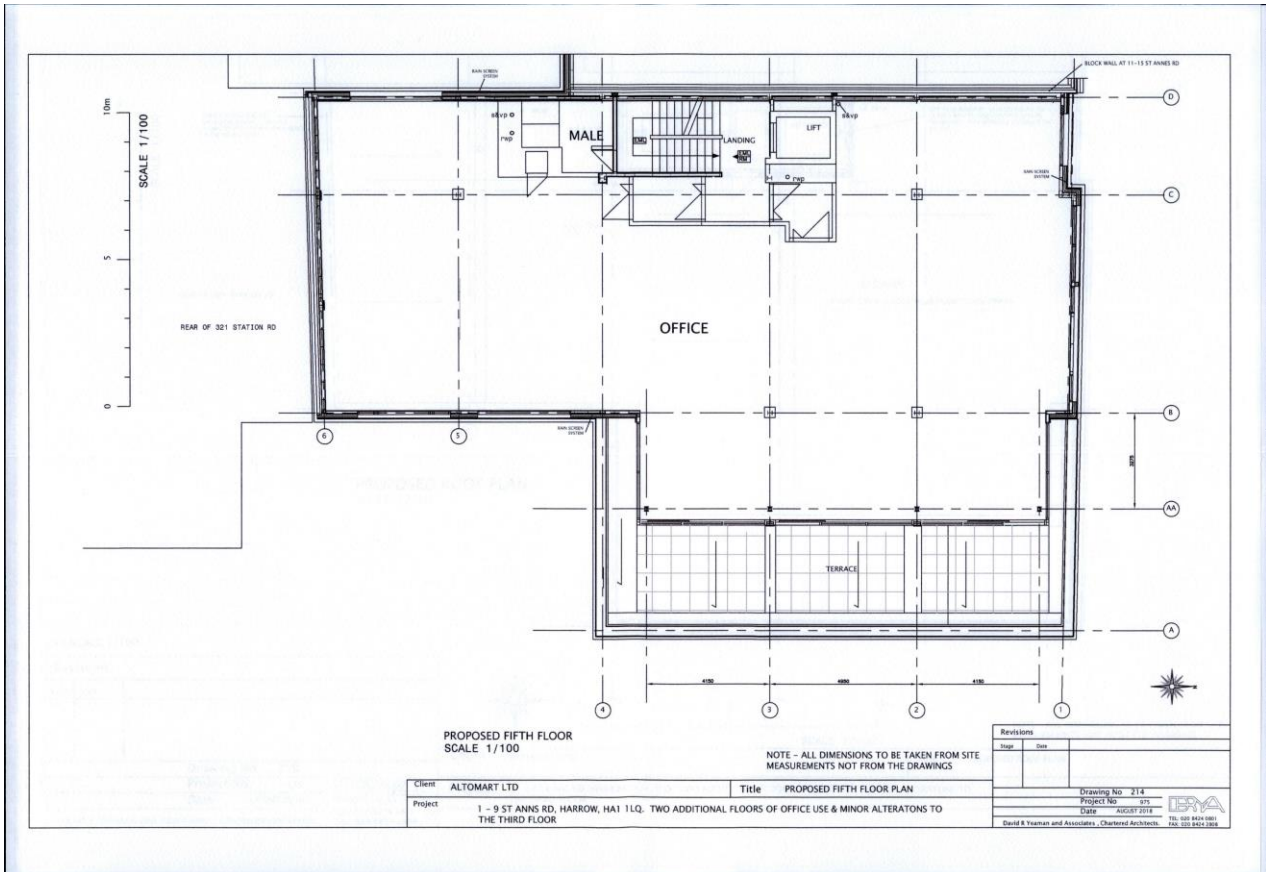
APPENDIX 4: PLANS AND ELEVATIONS



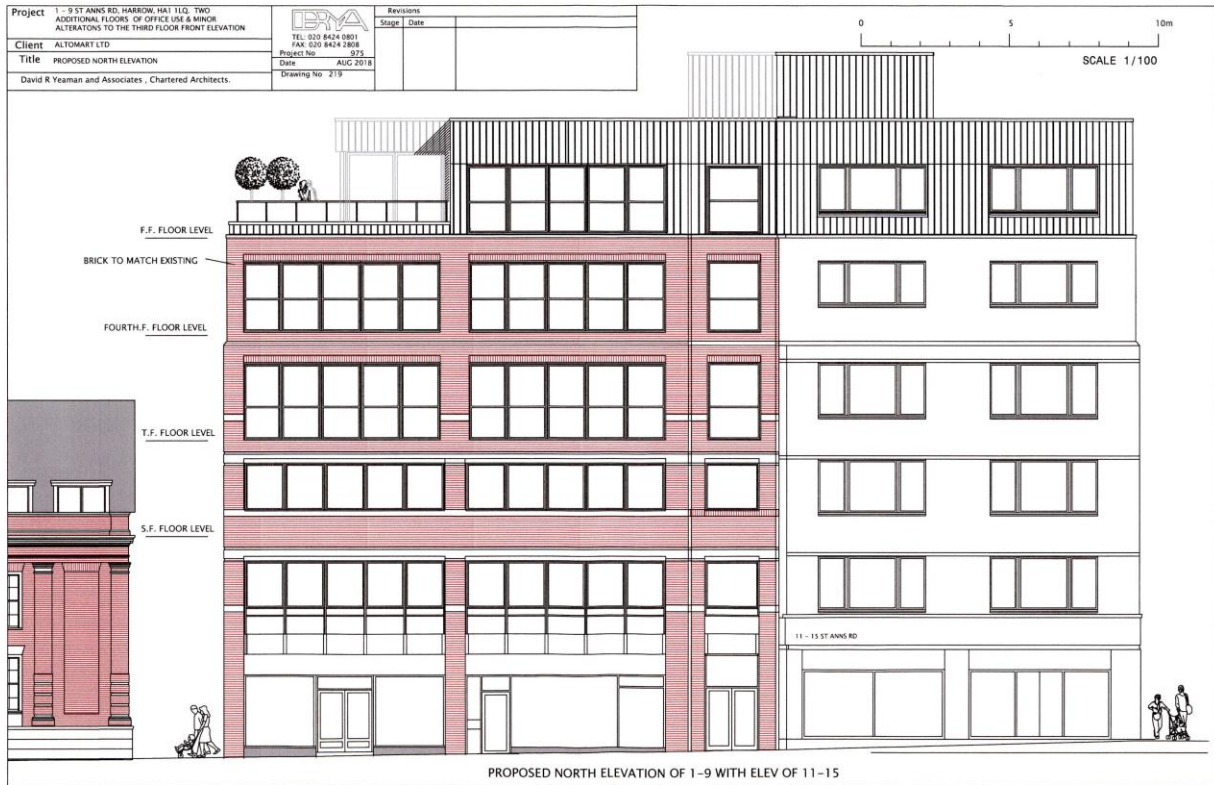
3rd Floor



4th Floor



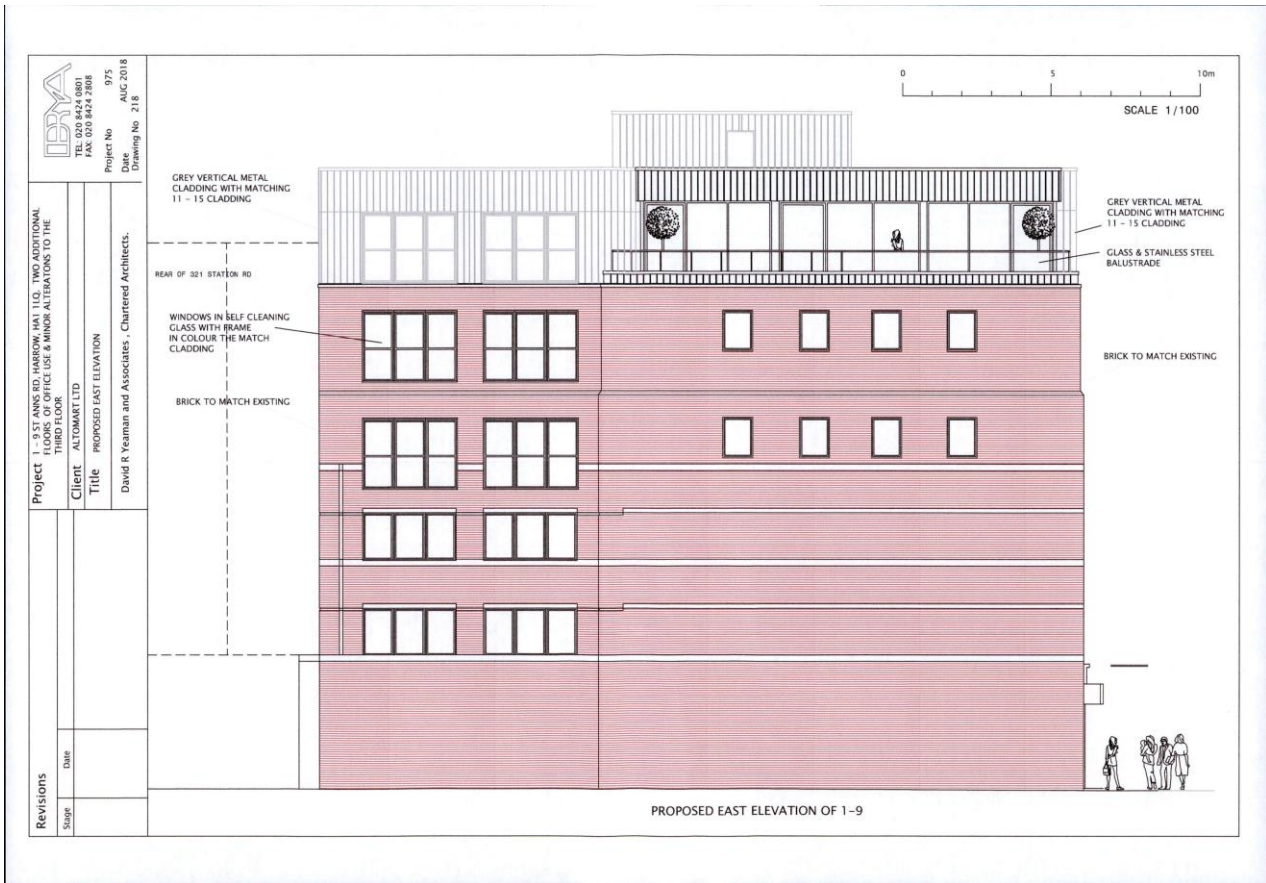
5th Floor



Front (North) Elevation



Rear (South) Elevation



Rear (East) Elevation



Rear (West) Elevation

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