

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 13th February 2019**

1/01	<p><b><u>Addendum Item 1:</u></b> <i>Conditions Update</i></p> <p><u>Amend Condition 7 as follows:</u> The development hereby permitted shall not commence until full details of biological enhancements for the site have been submitted to, and agreed in writing by, the local planning authority. The enhancements shall include;</p> <ul style="list-style-type: none"> <li>a) Provision of either 60% of the new roof space to be finished as a biodiverse green roof or green walls of at least 15 cm depth extending to at least 5 metre height and with a total area equivalent to 60%, unless demonstrated this would not be feasible to the satisfaction of the local planning authority</li> <li>b) 4 ‘Woodcrete’ Bat roost and maternity boxes to be incorporated within the fabric of the new building on the south side and positioned at just below roof level</li> <li>c) ‘Woodcrete’ or equivalent boxes for sparrows (3x terrace boxes) at just below roof level on 2/3 storey blocks and swifts (4x double boxes at just below roof level) to be incorporated within the fabric of the new building on the N, NE, E or SE aspect</li> <li>d) 15 invertebrate bricks to be included within the building façade (or holes of suitable depths and diameters to be drilled in the masonry) in sunlit locations between 1 and 2.5 metres height on the S aspect of new buildings , particularly where these adjoin soft landscaped areas</li> <li>e) Rainwater drainage to be arranged so that the ‘existing pond’ will hold at least 30 cm depth of water at its deepest point throughout the year</li> </ul> <p>Reason: To enhance the ecology and biodiversity of the area in accordance with Policies 5.10, 5.11 and 7.19 of the London Plan (2016) and Policy DM21 of the Harrow Development Management Policies (2013). This is a PRE-COMMENCEMENT condition to ensure that measures are agreed and built-in to the development to enhance biodiversity on the site</p>
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	<p><u>Amend Condition 19 as follows:</u>  The development hereby approved shall be used for education, cultural and community use only, and shall not be used for any other purpose, including any other use that would fall within Classes D1 or D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that order with or without modification).  Reason: To enable the Local Planning Authority to regulate and control the development of land having regard to the adopted development plan</p>
1/02	<p><b><u>Addendum Item 1:</u></b></p> <ul style="list-style-type: none"> <li>Remove condition 7 (Parking Spaces) and revise Condition 2 to reference a revised drawing regarding the parking layout.</li> </ul> <p>Condition 2 to read:</p> <p>1      <u>Approved Drawing and Documents</u></p> <p>The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:</p> <p>Drawings:</p> <p>509-C-6103; 509-E-2260; Acoustic Enclosures Limited; L(00)001 Revision P2; L(01)020 Revision P2; L(01)021 Revision P2; L(01)022 Revision P2; L(01)023 Revision P2; L(02)001 Revision P2; L(02) 002 Revision P2; L(03)001 Revision P2; OS 1695-18.1 Rev A; L(00)101 Revision P3; L(00)102 Revision P3; L(01)120 Revision P3; L (01)121 Revision P3; L(01)122 Revision P3; L(01) 123 Revision P3; L(01)124 Revision P3; L(01)131 Revision P3; L(02) 101 Revision P3; L (02) 102 Revision P3; L(03) 100 Revision P3; <b>VN81079-TR100 Revision C.</b></p> <p>Documents:</p> <p>Daylight and Sunlight Report dated 14<sup>th</sup> January 2019; Design and Access Statement; Transport Statement dated July 2018; Sustainable Drainage Systems Strategy dated July 2018; Full Travel Plan dated January 2019; Noise Impact Assessment dated September (Revision B); Air Quality Assessment; Phase 1 Flood Risk Assessment dated September 2018; Energy and Sustainability Statement dated August 2018; Waste and Servicing Strategy dated September 2018; Drainage and SUDS report dated September 2018; Arborocultural Impact Assessment dated September 2018; Specification for Soft Landscape works and Five Year Management Plan; Planning Statement dated August 2018.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>

	<p><b><u>Addendum Item 2:</u></b></p> <ul style="list-style-type: none"> <li>• Add an extra condition to prevent change of use from B1.</li> </ul> <p>Extra condition to read:</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the development hereby permitted shall be used for Class B1 (Business) only.</p> <p>REASON: To safeguard the character and amenity of neighbouring properties of the area and to accord with the wider Harrow View East Masterplan.</p>
2/02	<p><b><u>Addendum Item 1:</u></b></p> <p>Wording of condition 3 to read:</p> <p><i>The premises shall only be used for the purpose as set out in the application (Gym) and for no other purpose, including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).</i></p> <p><i>Reason: The use of the property for any other purpose would introduce additional material conditions that the Local Planning Authority would need to consider</i></p>
2/04	<p><b><u>Addendum Item 1:</u></b> <i>Consultation Update</i></p> <p>Additional Objections Received: 2 (including petition with 52 signatures)</p> <p><b>Summary of Comments</b></p> <p><u>Character</u> Out of character; although building footprint reduced impact at rear is still the same; building made shallower but rear elevation remains in the same place increasing impact in rear corners; crown roof is large and indicative of scale of development; building needs to be moved forward <i>The proposed building is considered to have an acceptable impact on the character and appearance of the locality as detailed in section 6.3 of the delegated report</i></p> <p><u>Amenity</u> loss of light; overlooking; noise and congestions; disruption during construction; balconies at second-floor overlooking; breaches 45 degree line; <i>The amenity impact of the proposal has been detailed in sections 6.4 and 6.5 of the report. An informative is included to ensure that the development is built in accordance with the Considerate Contractor Code of Practice. A Demolition and Construction Logistics Plan is also included to mitigate and manage impacts during demolition and construction.</i></p>

	<p><u>Highways and Parking</u>  Parking reduced in area; electric charging points will not be used so two more spaces are required;  <i>The parking impacts have been detailed in section 6.6 of the report. Electric Charging Points are encouraged in accordance with the London Plan. If the future occupants do not have an electric car, than the parking bay can still be used.</i></p> <p><u>Other</u>  What are the boundary treatments/gate proposed; rear elevation needs to be updated; flats on second floor still have a large area so could be intensified with occupants; units could be split in the future  <i>The boundary and gates details are secured by condition; The development would need to be built and retained in accordance with the approved plans; the appraisal is on the basis of the submitted information and not speculation of subdivision in the future;</i></p>
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## Agenda Item10 – Representations on Planning Applications

Item:	Address:	Speakers:
2/04	9 & 11 The Meadow Way,	Objector: Mr Bob Mehta Applicant: TBC