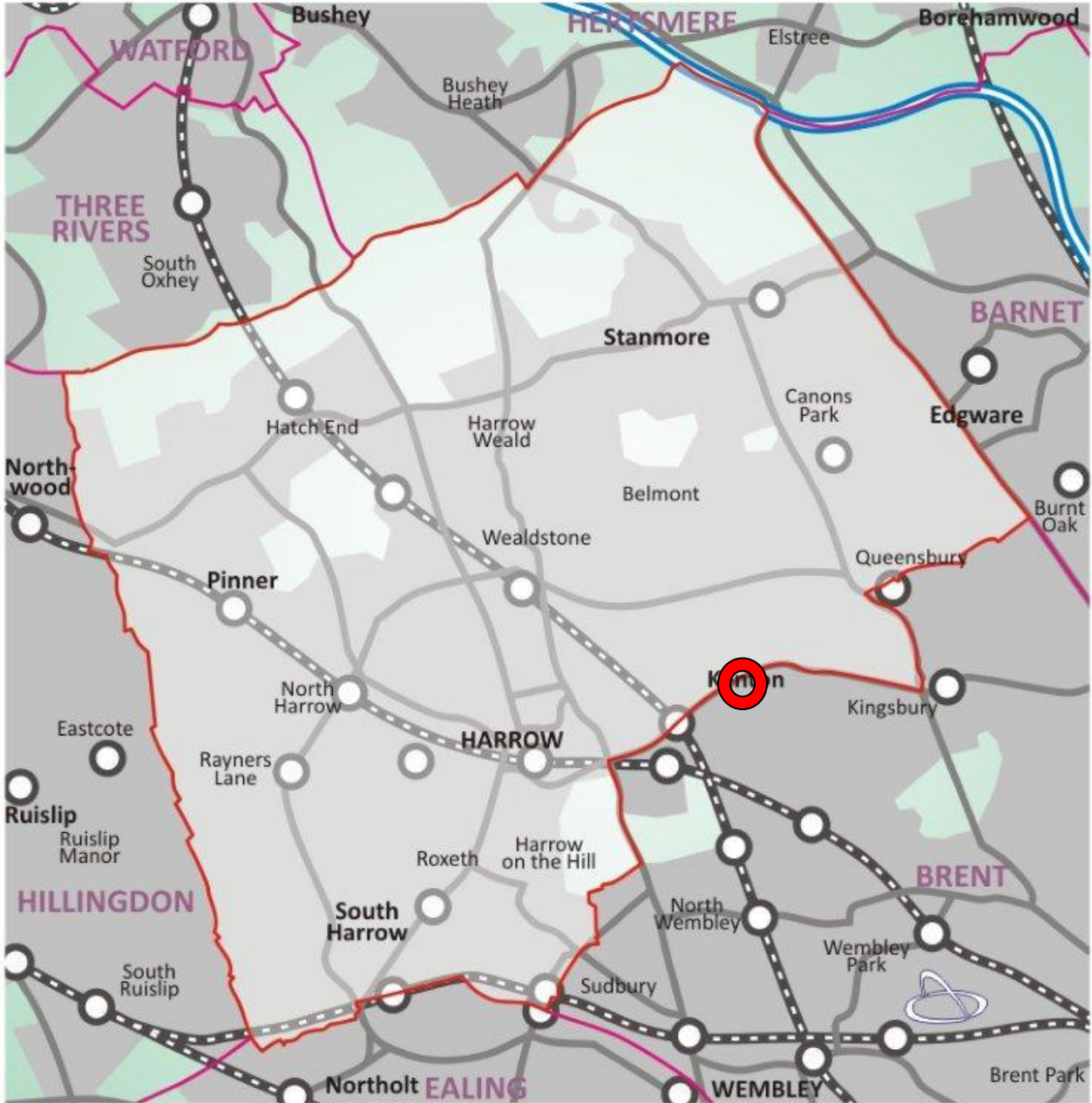


 = application site



42 Woodway Crescent	P/0231/19
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42 Woodway Crescent HA1 1NQ



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th APRIL 2019

APPLICATION NUMBER: P/0231/19
VALIDATE DATE: 23/01/2019
LOCATION: 42 WOODWAY CRESCENT
WARD: GREENHILL
POSTCODE: HA1 2NQ
APPLICANT: MRS NAYNABEN UMERIA
AGENT: MR AMIT PATEL
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 14/03/2019

PROPOSAL

Conversion of dwelling into three flats (1 x 3 bed 1 x 2 bed 1 x studio); single and two storey side to rear extension; single storey rear extension; raised terrace at rear; creation of basement; external alterations; bin and cycle stores

The Planning Committee is asked to:

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 development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policy 3.3 of The London Plan (2016), Policies DM1 and DM26 of the DMP (2013). Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

INFORMATION

This application is reported to planning committee due to the public interest received under part 1, Proviso E of the scheme of delegation dated 12th December 2018.

Statutory Return Type:	13 Minor Dwellings
Council Interest:	None
GLA Community	£6,300
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	<u>£16,809.36 (including indexation)</u>

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.

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the north western side of Woodway Crescent.
- 1.2 The house is adjoined to the north east by Woodway Court which sited at 90 degrees to the application site
- 1.3 There is a 1.8m change in level from the rear of the property to the garden. The application site and adjoining neighbouring property have 2.2m high raised patios at the rear with steps leading to the garden.
- 1.4 No 40 Woodway Crescent is unextended at the rear.

2.0 PROPOSAL

- 2.1 Single storey side to rear extension set 1.8m back from the front elevation and projecting 3m beyond the rear wall of the property. 2.7 m wide first floor side extension set 3.4m back from the front elevation. 4.5m wide first floor rear extension to a depth of 2m.
- 2.2 Construction of basement.
- 2.3 Conversion of property to three self contained flats, one three bed five person; one two bed 3 person flat and one studio flat.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
EAST/549/99/CLP	Certificate of lawful proposed development: replacement garage	Granted 29/07/1999
P/1912/17	Single storey side to rear extension; formation of basement; external alterations	Granted 20/06/2017

4.0 CONSULTATION

- 4.1 A total of 1 notification letters were sent to neighbouring properties regarding this application
- 4.2 The public consultation period expired on 26/12/2017

4.3 Adjoining Properties

Number of letters Sent	1
Number of Responses Received	13
Number in Support	0
Number of Objections	13
Number of other Representations (neither objecting or supporting)	0

4.4 A summary of the responses received along with the Officer comments are set out below:

Summary of Comments	Officer Comments
Exacerbate existing parking issues	This has been addressed at section 6.10 below.
Spoil family atmosphere of area	This has been addressed at section 6.5 below.
Out of Character	This has been addressed at section 6.4 below.

4.9 Statutory and Non Statutory Consultation

4.10 The following consultations have been undertaken:

LBH Drainage
LBH Highways
LBH Waste Officer
Hatch End Association
Historic England

4.11 Internal Consultation

4.12 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of Comments	Officer Comments
Drainage Team	Standard Drainage Conditions should be attached	Noted.

Highways Team	No objections subject to retention of existing parking space and bike storage condition	Noted
Waste Officer	No comments 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 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.

5.5 The document was published in draft form in December 2017 and is currently in the Examination in Public (EiP) stage, with the Panel’s report expected in Autumn 2019. Given that the draft Plan is in the EiP stage of the formal process it holds some weight in the determination of planning applications, although lesser weight will be given to those areas of the plan that are being challenged through the EiP process (including any potential inconsistencies with the NPPF).

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 the Development
- Character and Appearance of the Area
- Residential Amenity and Accessibility
- Drainage and Flood Risk
- Traffic, Parking and Drainage

6.2 Principle of Development

6.2.1 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.

6.2.3 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'. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed conversion of the property would constitute an increase in housing stock within the borough, and would therefore be acceptable in principle

6.2.4 There is no specific policy in the Council's Core Strategy that precludes the principle of converting an existing building to provide enlarged and new flats.

6.2.5 Policy DM 26 supports in principle the conversion of residential premises to flats where they provide a satisfactory standard of accommodation and contribute positively to their surroundings.

6.2.6 In this case it is considered that the principle of converting the building to flats is therefore acceptable.

6.3 Character and Appearance of the Area

6.3.1 The host property has an existing poorly designed side to rear dormer. The proposal would remove this element and create a subordinate two storey side to rear extension. Given the significant set back of the first floor side element and the modest width it is considered that the proposed extension would be proportionate to the host dwelling and in keeping with the area.

6.3.2 There are several examples of single storey rear extensions in the locality. The proposed full width single storey rear extension at 3m deep and 2.7m high from the existing raised patio would be proportionate to the host dwelling and in keeping with the area.

- 6.3.3 The proposed basement would be contained within the footprint of the extended property. It is considered that this element of the proposal would not materially alter the appearance of the property and would therefore be in keeping with the area

Refuse Storage

- 6.3.4 Details for a convenient location and arrangement for the storage of refuse bins is a requirement of policies DM1 and DM26 of the Development Management Policies Local Plan 2013 as part of a formal planning submission.
- 6.3.5 Generally for single family dwellings, a total of 3 domestic sized bins would be required, which would comprise a bin for general waste, a bin for recycling and a bin for organic (garden only) waste (optional). In addition, there is a requirement for a small bin for food waste. For the conversion of the existing site into three flats a total of 9 bins are most likely to be required in addition to the 4 small caddy bins for food waste. The proposal includes a bin storage area at the side of the building indicating 9 bins.
- 6.3.6 The bins proposed would be sufficient to provide each of the three flats proposed. A condition is recommended to ensure that other than on collection days the bins are stored in the designated bin stores.

Landscaping

- 6.3.7 Paragraph 5.5 of the adopted SPD states that forecourt treatment is an important part of suburban character in Harrow. It also states that forecourt changes being carried out as part of a conversion scheme should enhance traditional suburban character, even if the forecourt is currently comprised of a mix of hard and soft landscaping. The layout of the forecourt should comply with the relevant provisions set out in the Council's Accessible Homes SPD and should make provision for soft landscaping of the parts of the forecourt not needed to provide car parking space and access to the premises.
- 6.3.8 The submitted site plan shows parking for two vehicles and soft landscaping. A condition is recommended to require details of landscaping the forecourt prior to occupation.

Conclusion

- 6.3.9 Subject to the conditions mentioned above, it is considered that the external appearance and design of the development is consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B, 7.6B and 7.8 of The London Plan (2016), Core Policy CS1 (B) of the Harrow Core Strategy, policies DM1 and DM7 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

6.4 Impact on the Host and Neighbouring Amenity

- 6.4.1 Policies DM1 and DM26 of the DMP both seek to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.
- 6.4.2 Woodway Court to the east of the subject site is sited approximately 13m from the host dwelling. It is considered given this separation distance that there would be no unacceptable impacts on these neighbouring properties.
- 6.4.3 It is noted that an objection has been received from the adjoining neighbouring property to the west No. 40 Woodway Crescent regarding loss of light and privacy. However, it is considered that the proposed single storey extension at 2.7m in height above the existing raised terraces at both properties and 3m in depth would have an acceptable impact on the amenities of this neighbouring property. With regard to loss of privacy the proposed central steps would be set in excess of 4m from the shared boundary and therefore there would be an acceptable impact with regard to overlooking. With regard to the single storey rear extension a condition is recommended to ensure that the roof of the proposed single storey rear extension would not be used as a seating area which will protect the amenity of this neighbouring property.
- 6.4.4 The proposed single and two storey side extension would be set approximately 10m from properties in Woodway Court to the south,. Given this separation distance and that no additional windows are proposed in the flank wall, there would be an acceptable impact on these neighbouring properties. With regard to the first floor rear extension this would not dissect a 45 degree line drawn from the nearest corner of the adjoining neighbouring property No. 40 Woodway Crescent. Therefore it is considered that this element of the proposal would have an acceptable impact on the residential amenities of neighbouring properties
- 6.4.5 It is likely that up to a maximum of nine persons would occupy the proposed flats. Whilst there would be an increase in occupancy, it is considered that any disturbance or activity arising from the proposed conversion would still be residential and minor in scale, and not discernible from the use of the property as a single residential unit.
- 6.4.6 Based on the above, it is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise. A reason for refusal on this basis could not be justified.

6.5 Amenity of Future Occupiers

6.5.1 *Room Size and Layout*

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. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance 2016.

Flat no.	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
1 (3b, 5p) (over 2 floors)	Bedroom (double)	14	11.5
	Bedroom (double)	14	11.5
	Bedroom (Single)	9.5	7.5
	Internal Storage	2.5	2
	Total GIA	106	93
2 (studio)	Bedroom (double)	N/A	11.5
	Internal Storage		1.5
	Total GIA	39	39
3 (2b, 3p)	Bedroom (double)	14	11.5
	Bedroom (Single)	9.5	7.5
	Internal Storage	2	2
	Total GIA	64	61

6.5.2 With reference to the above table, it is considered that the proposed flats would have adequate gross internal floor area.

6.5.3 Flat 1 would have two bedrooms and a bathroom in the basement, while this is not ideal it is considered that given there would be terrace and high level windows there would be sufficient light and outlook to these rooms. The floor to ceiling heights of the proposed rooms in the basement would be 2.6m which would exceed the minimum requirement of 2.3m. Therefore, it is considered that each of the flats provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant guidance.

6.6 Outdoor Amenity Space

6.6.1 The adopted SPD and DM26 states that amenity space, either on a private or communal basis, should be provided. The submitted details show that Flat 1 would have a 64m² private garden and flats 2 and 3 would have a 142m² communal garden. This provision is considered to be acceptable.

6.6.2 Drainage and Flood Risk

6.6.3 The site is not identified within any floodzone, the road “Woodway Crescent” is identified within surface water floods zone 3a. The Drainage Authority have raised no objection subject to conditions. However, given that this proposal relates to extensions to an existing property and that the proposal would connect to existing utilities conditions are not justified.

6.7 Traffic and Parking

6.7.1 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

6.7.2 It is acknowledged that objections have been received with regard to parking issues. The London Plan requires a maximum of 2.5 spaces. The proposal would provide two parking spaces within the frontage. The Highways Authority have reviewed the submitted details and have raised no objection subject to a pre commencement condition for a construction traffic management plan.

6.7.3 Five secure and readily accessible cycle parking has been provided in line with London Plan Policy 6.9. The number and position of cycle storage has been indicated on plan at the rear of the site within the private rear garden of flat 1 and the communal garden which is considered acceptable.

6.7.4 The development would not result in any significant increase in traffic movements from the site or unreasonable impacts on highway safety and convenience, and would therefore accord with policies DM26 and DM42 of the DMP.

6.8 Accessibility

6.8.1 As the proposal relates to the conversion of an existing property there is no requirement for the units to be assessable homes

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposal would have an acceptable impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the area. Furthermore, the proposal would provide a satisfactory level of accommodation for future occupiers. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

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. Materials to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

3. Construction Logistics Plan

No development shall take place, until a 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;
- e) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- f) measures for the control and reduction of dust
- g) 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 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.

4. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: WD42-02-1001; WD42-02-1002; WD42-02-1003; WD42-02-1004B; Design and Access Statement

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

6. No Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

7. Bin 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.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

8. Restrict HMO Use Class

The development hereby permitted shall be used for Class C3 dwellinghouse(s) only and 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), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot, the openness of the site and availability of amenity space; and to safeguard the amenity of neighbouring residents, in accordance with policies DM1 and DM16 of the Councils Development Management Policies Local Plan (2013)

9. Landscaping 1

The development hereby permitted shall be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

10. Landscaping 2

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), 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. The development hereby permitted shall be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

Informatives

1. Policies

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2018)

The London Plan 2016

3.3; 3.5; 3.8; 5.13; 6.9; 6.13; 7.3; 7.4; 7.6

The Draft London Plan (2017):

D2; D3; D4; D5; H12; SI12; SI13; T5; T6; T.6.1

Policy D2 Delivering Good Design

Harrow Core Strategy 2012

Core Policy CS 1

Harrow Development Management Polices Local Plan (2013)

DM 1; DM2; DM10; DM12; DM22; DM24; DM26; DM27; DM42; DM44; DM45

Relevant Supplementary Documents

Supplementary Planning Document: Residential Design Guide (2010)

The London Plan Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2. Pre-application engagement

Grant without pre-application advice

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. Harrow has a pre-application advice service and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning applications

3. 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.

4. 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

5. 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.

6. Mayor of London CIL

INFORMATIVE: Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £6,300.

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

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

7. Harrow CIL

INFORMATIVE:Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

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 Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110sqm is £16,809.36

This amount includes indexation which is 326/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

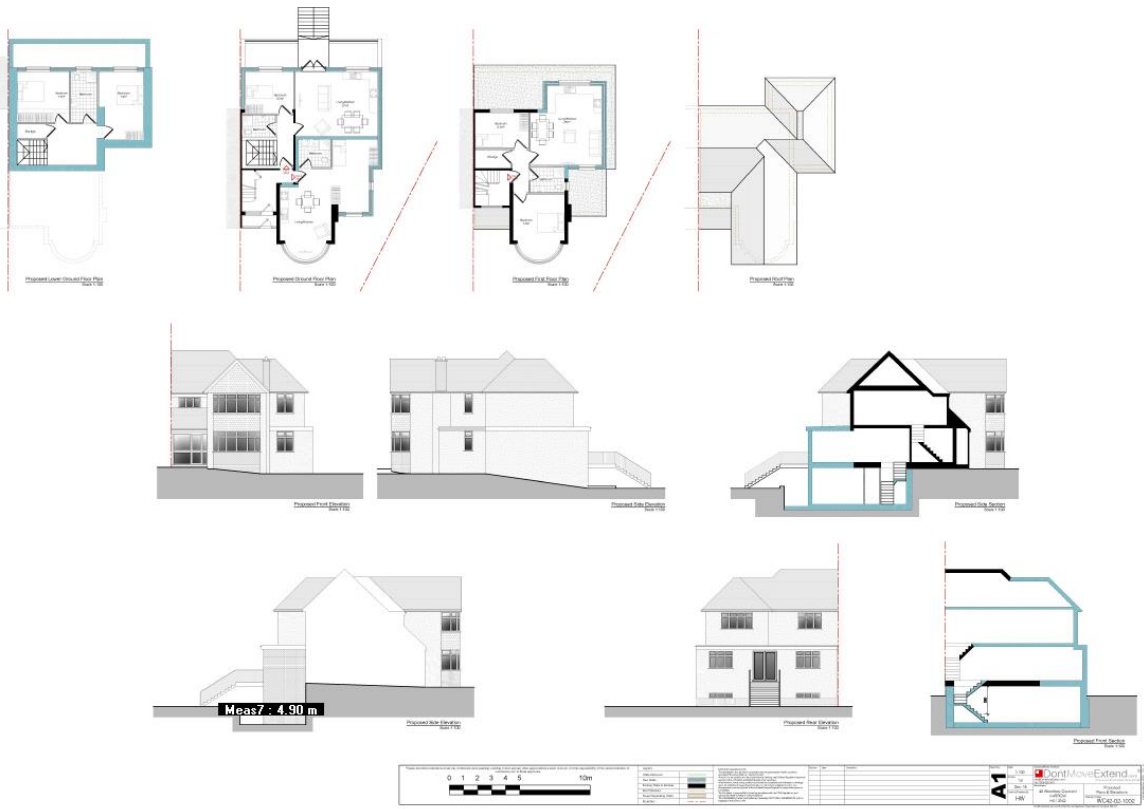
Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges

8. 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.

Checked:

Interim Chief Planning Officer	Beverley Kuchar	Yes
Corporate Director	Paul Walker	Yes



Accommodation Schedule						
Floor Number	Floor	Use of Buildings	Occupancy	Living Area	GFA Proposed	Area of 2.5m ² or more
1	Basement & Ground	3	5 Persons	23m ²	102m ²	102m ²
2	Ground	3	5 Persons	38m ²	38m ²	38m ²
3	First	2	3 Persons	28m ²	69m ²	69m ²
Common Area						



Site Photographs





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