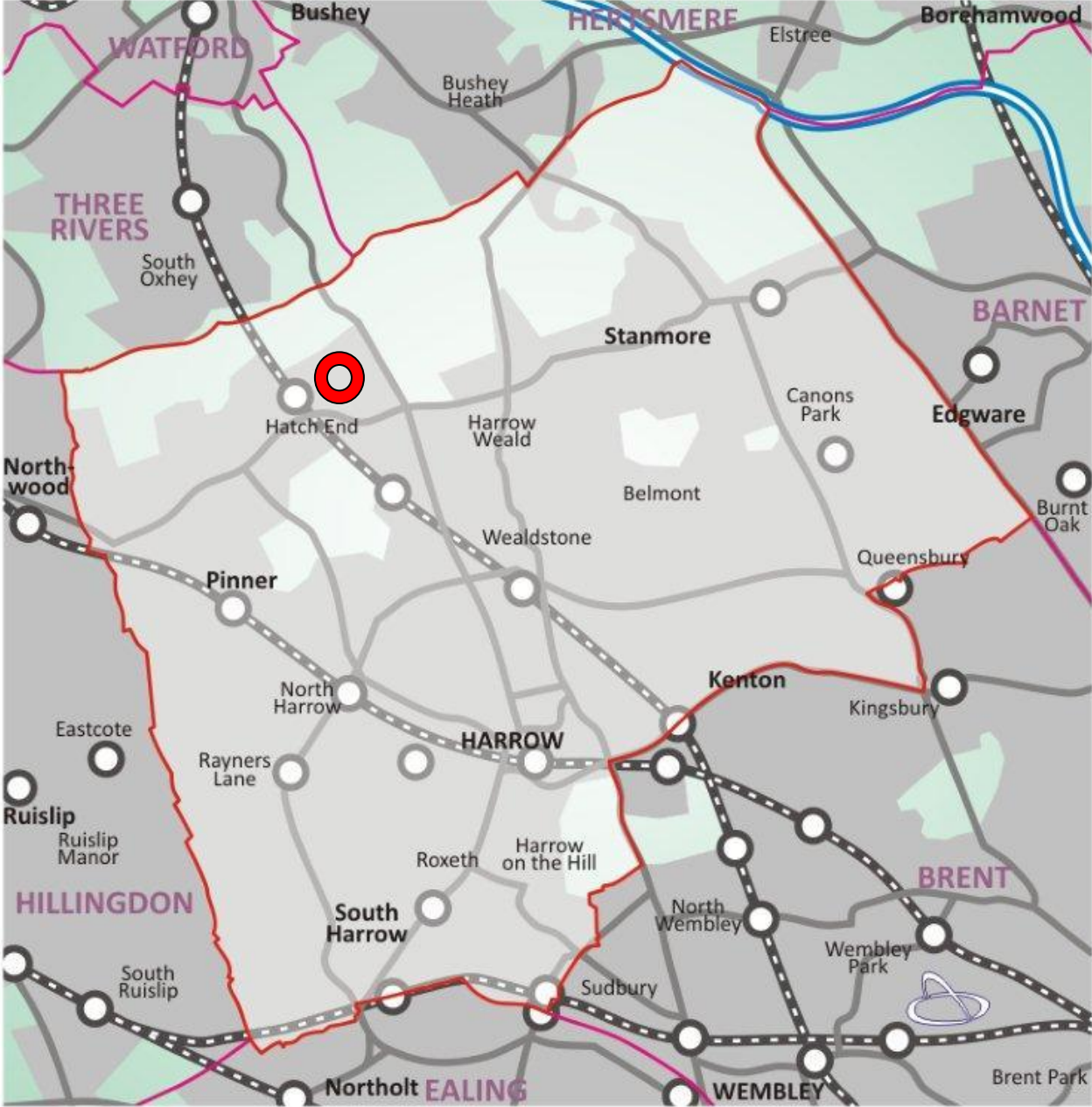
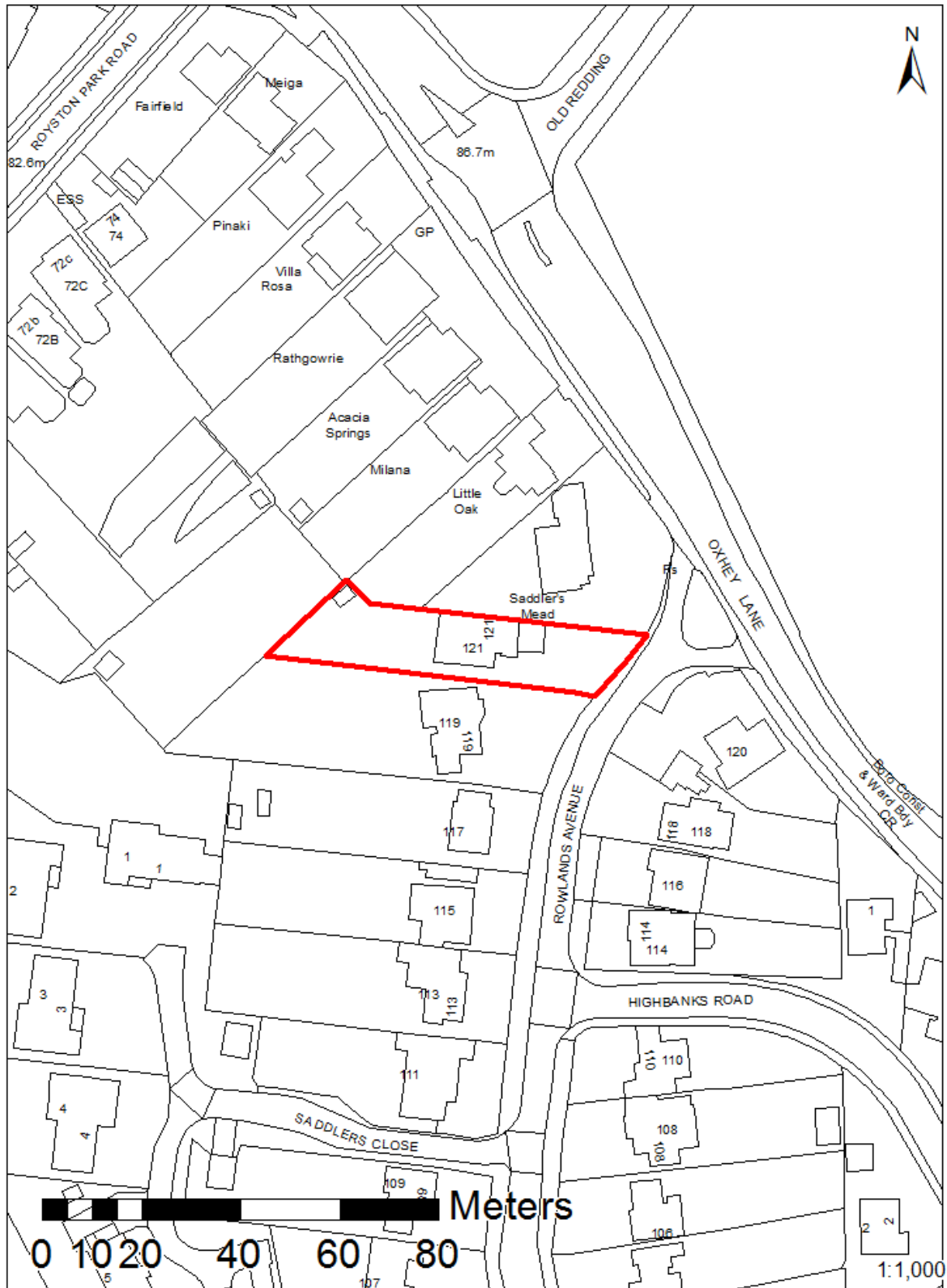


 = application site



<b>121 Rowlands Avenue, Harrow</b>	<b>P/1245/19</b>
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# 121 Rowlands Avenue HA5 4AW



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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

22<sup>nd</sup> May 2019

**APPLICATION NUMBER:** P/1245/19  
**VALIDATE DATE:** 14/03/2019  
**LOCATION:** 121 ROWLANDS AVENUE, HARROW  
**WARD:** HATCH END  
**POSTCODE:** HA5 4AW  
**APPLICANT:** MR LAKHANI  
**AGENT:** JUTTLA ARCHITECTS  
**CASE OFFICER:** TENDAI MUTASA  
**EXPIRY DATE:** 09/05/2019 (EXTENDED)

### PROPOSAL

Single storey and two storey front extension; two storey side to rear extension; single storey rear extension; alterations to roof to raise ridge height; external alterations, Formation of basement in rear garden; single storey glazed rear extension to form staircase enclosure (retrospective)

### RECOMMENDATION

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 the in this report.

### 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: E21 Householder Development  
Council Interest: N/A  
GLA Community Infrastructure Levy (CIL) Contribution (provisional): £14,940.00 based on 249sqm increase in floor space  
Local CIL requirement: £27,478.00 based on 249sqm increase in floor space

## **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

### Assessment

#### 1.0 SITE DESCRIPTION

- 1.1 Two-storey detached dwellinghouse located on the western side of Rowlands Avenue and setback from the road by approximately 18m.
- 1.2 The subject site has a single storey front projection which has been recently built and in use as a garage and features a rear basement.
- 1.3 The development has recently being built on the site based on planning permission granted under P/3509/14 for a two storey front extension; two storey side extension and first floor rear extension; basement, external alterations. Some elements of this scheme have not been built in accordance to the approved plans.
- 1.4 The property features a rear garden of an irregular shape. However, it is approximately 27m deep as measured from the rear wall of the rear extension.
- 1.5 Adjoining property to the north, Saddlers Mead, is a corner site containing a two storey detached property and is unextended. It is a triangular site and the rear wall of the dwellinghouse is in line with front wall of the garage at the subject site.
- 1.6 Adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall.
- 1.7 The site is not located in a conservation area, however it is located in a Critical Drainage Area

#### 2.0 PROPOSAL

- 2.1 The development has recently being built based on planning permissions granted under P/0331/14 and P/3509/14 for a two storey front extension; two storey side extension and first floor rear extension; basement, rear extension and external alterations. This has not been built in accordance to the approved plans. Also it is acknowledged that on the approved application, the proposed side elevation facing number 119 showed the first floor element to be stepped in but the floor plan did not show a step in. However, the rear elevation did show a full width first floor extension which was consistent with the approved floor plan.

- 2.2 The application seeks retrospective planning permission for the following:
- 2.3 Approved:  
The front garage was approved at a depth of 4.80m, 6.05m width and would feature a flat roof with a height of 2.70m.
- As built:  
The garage as built now is in accordance with the approved scheme.
- 2.4 Approved:  
The first floor front extension would be stepped. It would project forward 3.45m from the recessed portion of the existing front elevation of the dwelling for a width of 2.5 metres. It would project forward for an additional 0.90 metres for a width of 4.65 metres. It would have a pitched roof. Two rooflights are proposed to the southern roofslope and one rooflight is proposed to the northern roofslope of the two storey front extension.
- As built  
This has largely been built according to approved plans apart from the front fenestration which now includes a larger window.
- 2.5 Approved:  
The two storey side extension would have a width of 1.65 metres and would measure 10.67 metres in depth. It would have a roof that would continue in line with the main roof of the existing dwelling.  
There would be a 0.75 metre gap for pedestrian access between the flank elevation of the two storey side extension and the shared boundary with No. 119.
- As built:  
This element has not been built in accordance with the approved plans. The side wall has been set in from the boundary shared with number 119 by approximately 0.22m. In addition the fencing has been moved from the actual boundary and erected within number 121 to protect the greenery and this has resulted in the reduction in width of the pedestrian access. The roof of the house has been built 0.6m higher than what was approved.
- 2.6 Approved:  
The first floor rear extension would project 2.3m in depth to align with the side projection. It would have a subordinate hipped roof.
- As Built  
This element has been built according to the approved plan.
- 2.7 Approved:  
Two rooflights are proposed in the rear roofslope of the existing roof.  
Three windows are proposed in the ground floor side extension adjacent to 119.  
Three windows are proposed to the first floor of the northern elevation facing Sadlers Mead, and with four rooflights on the ground floor roofslope.

As built

These elements have largely been built in accordance with the approved plans apart from 1 long window on the side elevation facing number 119. (The other three windows proposed on the ground floor have been omitted from this scheme).

2.8 Approved:

The proposed extensions would have materials to match the existing.

As built

These elements have largely been built in accordance with the approved plans apart from 2 long windows on the side and front elevations facing number 119 and the front. Some of these windows have now been removed)

2.9 Glass box at the rear approved on far right side

As built

The glass box is more central than what was approved and therefore has even less impact than the position it was approved

**3.0 RELEVANT PLANNING HISTORY**

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

<b>Description</b>	<b>Status and date of decision</b>
P/1472/18 Single storey and two storey front extension; two storey side to rear extension; single storey rear extension; alterations to roof to raise ridge height; external alterations, Formation of basement in rear garden; single storey glazed rear extension to form staircase enclosure (retrospective)(amended plans)	Refused for the following reason: The proposal, by reason of excessive scale and bulk of the garage, would harm local character and amenity, contrary to policies DM1 of the Local Plan, CS1 of the Core Strategy, and 7.4 and 7.6 of the London Plan (2016).
P/3509/14 Two storey front extension; two storey side extension and first floor rear extension; external alterations	Granted on 24/11/2014
P/0331/14 Formation of basement in rear garden; single	Granted on 28/07/2014

storey glazed rear extension to form staircase enclosure	
P/1730/13 Two storey front and side and first floor rear extensions; external alterations	Granted on 14.08.2013
P/0092/13 Two storey front and side and first floor rear extensions; external alterations	Refused on 17-May-2013 for the following reason: The proposed extensions, by reason of their size, scale, bulk and siting, would be overbearing, and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policy 7.6B of The London Plan (2011), Policies D4 and D5 of the Harrow Unitary Development Plan and the adopted Supplementary Planning Document: Residential Design Guide (2010).
P/1709/12 Single storey side first floor front and rear extensions; alterations to roof including insertion of one rooflight in front and two in either side roofslopes; external alterations.	Refused on 05/09/2012 for the following reason:  The proposed extension, by reason of their size, scale, bulk and siting, would be overbearing, and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policy 7.6B of The London Plan (2011), Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Document: "Residential Design Guide (2010)".
P/1995/09 Single storey side extensions: first floor front and rear extensions; external	Refused 19- Nov-2009 refused for the following reason: he proposed first floor rear extension, by reason of its excessive bulk, rearward projection and siting, would



alterations including remodelling of roof to provide accommodation in roof space	be overbearing and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to saved policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: Extensions: A Householders Guide (2008).  Appeal dismissed 06Aug-2010
P/3959/08 Single storey side, first floor front and rear extensions, external alterations including roof alterations to provide accommodation in roof space	Refused on 02- Feb- 2009 for the following reason; he proposed extensions, by reason of their size, scale, bulk and siting, would be overbearing, visually obtrusive in the streetscene and result in an unacceptable overpowering impact on Saddlers Mead to the detriment of the residential amenities of the occupiers of that property contrary to Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Extensions: A Householders guide (2008)".

#### 4.0 **CONSULTATION**

- 4.1 A total of 15 notification letters were sent to neighbouring properties regarding this application.
- 4.2 The public consultation period expired on 10/04/2019 and 14 objections were received from adjoining residents. The objections are largely the same as those raised under the refused application number P/1872/18 and most of the objectors have maintained that those objections still stand and therefore these have been left as per previous application.
- 4.3 A summary of the responses received along with the Officer comments are set out below:

<b>Summary of Comments</b>	<b>Officer Comments</b>
<u>Impact of two storey side extension</u> Objects to the	This part of the proposals as built is actually set in than the approved plans and as such the impact of this element is considered to have

application due to: two storey side extension too close to the neighbour at number 119 and as such is contrary to the SPD in terms of the	been sympathetically designed due to it being set away from the boundary. As such the proposed extension would not be overbearing or result in loss of outlook as explained in section 6.4.3 of the report under neighbour amenity.
<u>Design</u> The proposals would be out of keeping with the surrounding.	The extensions have been sympathetically designed so as to respect the character of the area which varies. These extensions have been designed to meet the requirements of the SPD.
<u>Front extension</u> The garage has not been built in accordance with approved plans and as such would be out of character with the surrounding and would be harmful to neighbouring amenity.	The forward projection at the front of the garage is considered a modest addition considering the detached nature of the properties along Rowlands Avenue and as such would not cause any loss of light to neighbouring building and also would still respect the character of the area.
<u>Decking and fencing</u> The height of the fencing is more than 2m and the decking will cause privacy issues	Any overlooking of rear gardens will not be greater than what is currently being experienced.
<u>Boundary Infringement</u> Issues raised regarding close proximity of boundary to number 119.	Boundary treatments and access are third party wall matters which are dealt with under separate legislation. This is not a material planning issue.
<u>Loss of light to bedroom window at number 119</u> Due to a mistake on a previous application the built structure has resulted in loss of light	The mistake on the side elevation and floor plan is noted, however it is considered that due to dense vegetation along this shared boundary the bedroom in question received limited light. Furthermore, it is noted that adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly at the rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall. As such this new situation would not exacerbate the existing situation. The gap

	separating the two buildings is largely the same as before the extensions were built.
<u>Views</u> The front extensions obstruct front views at number 119	Views are not considered a material planning issue unless they are protected by law.
<u>Basement and loft at number 119</u> In previous applications it was stated that number 119 has a basement and loft conversion	These have been noted and excluded from this application. The mistake is noted and regretted but it does not have a bearing on this decision or the previous decisions at number 121.
<u>Overlooking to number 120</u> New full height front window would allow overlooking across the road at number 120.	It is not uncommon for windows to be inserted to the front at second floor level. Due to the separation distances with buildings across the road, this would not result in overlooking to this neighbouring building.
<u>Inaccurate drawing</u> Inaccurate drawing showing height of raised roof which is overbearing to number 119.	The height was measured on site and found to be consistent with the submitted plans. Also because the extension has been built, it was possible to assess the impact in situ. It is considered that even if the height was 8.70m as claimed by the objector it would still be acceptable due to the separation distances. The additional 0.20m would not be so harmful as to warrant a refusal of this application.
<u>Objection citing a different address</u> Objector appears to be complaining about a different site where permission was refused	We cannot comment on a different scheme. The council has provision for a complaints procedure.
<u>Dealing with breach of planning</u> The council should ask the applicants to demolish what has been built without planning permission in order to deter others.	The planning system allows for retrospective planning permission where breach of permission has occurred. In this case the applicants have exercised that right.
<u>Neighbour consultation</u> Number 115 Rowlands not consulted	The Council is obliged to notify adjoining occupiers only
<u>Building line</u> Breach of building line	The building lines on this side of Rowlands Avenue are staggered and as such there is no clear building line

<p><u>Loss of Greenery</u> Proposals have led to loss of greenery</p>	<p>This is not part of this planning application assessment as there was no condition attached to the granted permissions regarding loss of greenery. During a site visit it was noted that the boundary treatment is largely the same as before the works.</p>
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#### 4.4 Statutory and Non Statutory Consultation

Hatch End Association – Objecting to the proposals due to loss of greenery, overbearing impact and breaching of building lines.

### 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 National Planning Policy Framework (NPPF) 2019 sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.

5.4 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).

5.5 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;

Character and Appearance of the Area and host property  
Impact on Residential Amenity

### 6.2 Character and appearance of the Area

6.2.1 The character of the area is pre-dominantly made up of detached buildings of differing designs and sizes and sitting on large plots. Therefore the street has no clear pattern of development, however it consists of evenly spaced houses at first floor. In this context there are relatively large amounts of open space either side of No 121.

6.2.2 This application will assess whether cumulatively the extensions as built would maintain the character of the dwelling and not harm the amenities of neighbouring buildings. There has been no material change in planning policy since the previous applications were approved. The bulk of the extensions have been built in accordance with the approved plans. For the purposes of this application these elements would remain proportionate to the existing dwellinghouse in accordance with the National Planning Policy Framework (2019), policies 3.5C and 7.6B of The London plan (2016), policy DM1 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

The matters to be assessed under this retrospective planning application are as follows:

Raising of the ridge height by 0.6m  
Extending both the length and height of the garage  
New fenestration  
Setting in of extensions from the boundary shared with number 119  
Minor amendments to the basement

### 6.2.3 Extension of Front Garage

Within a recent application P/1472/18, submitted to remedy the breach of planning permission the application was refused because it was considered that the proposal, by reason of excessive scale and bulk of the garage, would harm local character and amenity. The garage has been reduced to the footprint approved under P/3509/14 and as such it is considered that the garage as built would remain subordinate to the existing dwelling and as such is considered to remain a proportionate addition to the original dwellinghouse. It would have no negative impact on the street scene as it remains set away from the street by a distance of approximately 25m. A reason for refusal has been addressed.

All the other aspects of the proposals were considered acceptable within the refused application P/1872/18 and as such the assessment below is as per the previous report to committee.

#### 6.2.4 Front and side fenestration

It is considered that due to the detached nature of the building, its position being set away from the street and neighbouring buildings together with the varied character and appearance along Rowlands Avenue, the fenestration detail is acceptable in terms of its appearance and character.

#### 6.2.5 Roof and set in from boundary shared with number 119

It is considered that the marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable.

#### 6.2.6 The roof of the house has been built 0.6m higher than what was previously approved. The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene.

The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties. No increase in width is proposed. It is considered that the additional modest additional height of the new roof as built would not be noticeable within the street scene and nor would it appear out of context within the streetscene.

#### 6.2.7 Minor amendments to the basement

At the rear the glass box housing the stairs has been positioned centrally as opposed to the approved plans which showed it to be located at the far right side of the dwelling. It is considered that this marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable

#### 6.2.8 In conclusion, it is considered that cumulatively the approved extensions and those built without the benefit of planning permission in terms of impact upon the character and appearance of the existing dwellinghouse and the streetscene and wider neighbourhood would accord with the aims and objectives of the Council's development plan policies.

#### 6.2.9 Subject to conditions, the development has been built in accordance with the National Planning Policy Framework (2019), policies 3.5C and 7.6B of The London plan (2016), policy DM1 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

### 6.3 Residential Amenity

#### 6.3.1 Policy DM1 seeks to "ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded. 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". This is supported at Paragraph 6.18 in the RDG which states that " the

acceptability of an extension will be determined on a case by case basis taking into account particular site considerations including: the design and character of the existing and neighbouring houses (established pattern of development)".

6.3.2 The bulk of the extensions, i.e the two storey side, front side and rear extension, loft and basement have previously been considered acceptable in terms of their relationship with both adjoining neighbouring buildings save for the addition of a flank floor window in the elevation facing 119, the increase in roof height, the set in from the boundary, and the size of the garage, all other aspects would remain the same as previously approved. Given that there has been no significant change in planning policies since the approved applications, for the purposes of this application, the proposed two storey front, side and rear extensions and basement are considered to be acceptable in relation to both neighbouring dwellings.

This application will assess the impact of the extensions which were built without the benefit of planning permission as follows:

6.3.3 Raising of approved ridge height:

It is considered that marginal raising of roof height from the approved scheme by 0.60m would not harm the amenities of neighbouring amenities and in this respect would not be harmful to the amenities of neighbours in terms of loss of light, outlook or overbearingness. Because the roof profile is pitched the majority of the increase in roof height would be in the middle of the pitch and also it is noted that the separation distances with neighbouring building would ensure that no harm would occur. An objection has been raised from number 119 that the proposals would be overbearing and result in loss of privacy, however the elements built without the benefit of planning permission are set away from this neighbour and as such a larger gap still exist between the two buildings. During a site visit it was noted that the boundaries are made up of high hedges and trees which afford some screening.

6.3.4 Set in from boundary shared with number 119:

It is considered that the set in from the boundary shared with number 119 would not present any harm on the amenities of this neighbouring building. It is also noted that new ground floor windows will face this boundary but because of the boundary treatment no overlooking, overbearing or loss of privacy would occur. A first floor window facing number 119 was installed without the benefit of planning permission. This window has now been removed.

6.3.5 Increase in width, height and length of garage

It is considered that the projection at the front/ side and length of the garage would not be so far forward as to be harmful to the amenities of both neighbours as these will remain detached and the garage will remain set away from the streetscene. This element has been amended to reflect what was approved in 2014.

- 6.3.6 Mistake on floor plan and side elevation on previously approved plans:  
An objection has been raised because within the previously approved plans there was a disparity on the floor plan and elevation facing number 119. The elevation drawing showed a set in at first floor level but the floor plan did not show this set in. The mistake on the side elevation and floor plan of the approved plans is noted, however it is considered that due to boundary treatment (large tall trees and thick hedging), the bedroom in question received limited light due to the boundary treatment and as such this new situation would not exacerbate the existing situation. The gap separating the two buildings is largely the same as before the extensions were built, therefore it is considered that there is no obstruction of light due to the built extensions.
- 6.3.7 Fenestration:  
It is noted that the fenestration and a new window which has been inserted to the side elevation facing number 119 as built is not in accordance with the approved plans. This window has been removed.
- 6.3.8 In light of this it is considered that the amenities of both neighbouring properties will not be harmed and the extensions as built have not severely detracted from the approved scheme to warrant a refusal and subsequent enforcement action as the extensions do not harm neighbour amenity

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The development as built has not been found to negatively impact the character and appearance of the property and the area. Furthermore, the extensions and external alterations will not have an unacceptably harmful effect on the amenity of the neighbouring occupiers subject to the removal of the side window.



## **Conditions**

### 1. Approved Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents: P101, P102, P103, P201, P202, P301, P302, P401, P402, P601, P602, P603

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

### 2. Glazing Flank Future

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).

## Informatives

### 1. Policies

The following policies are relevant to this decision:

**The National Planning Policy Framework (2019)**

**The London Plan 2017 (Draft)**

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

**The London Plan 2016:**

7.3, 7.4B, 7.6B

**The Harrow Core Strategy 2012:**

CS1.B

**Harrow Development Management Policies Local Plan 2013:**

DM1

**Supplementary Planning Documents:** Residential Design Guide 2010.

### 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 GLA CIL

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 £14,940.00

This amount includes indexation which is 323/323. 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).

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) 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\\_lia](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_lia)

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[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.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](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto: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

#### 4 Local CIL

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

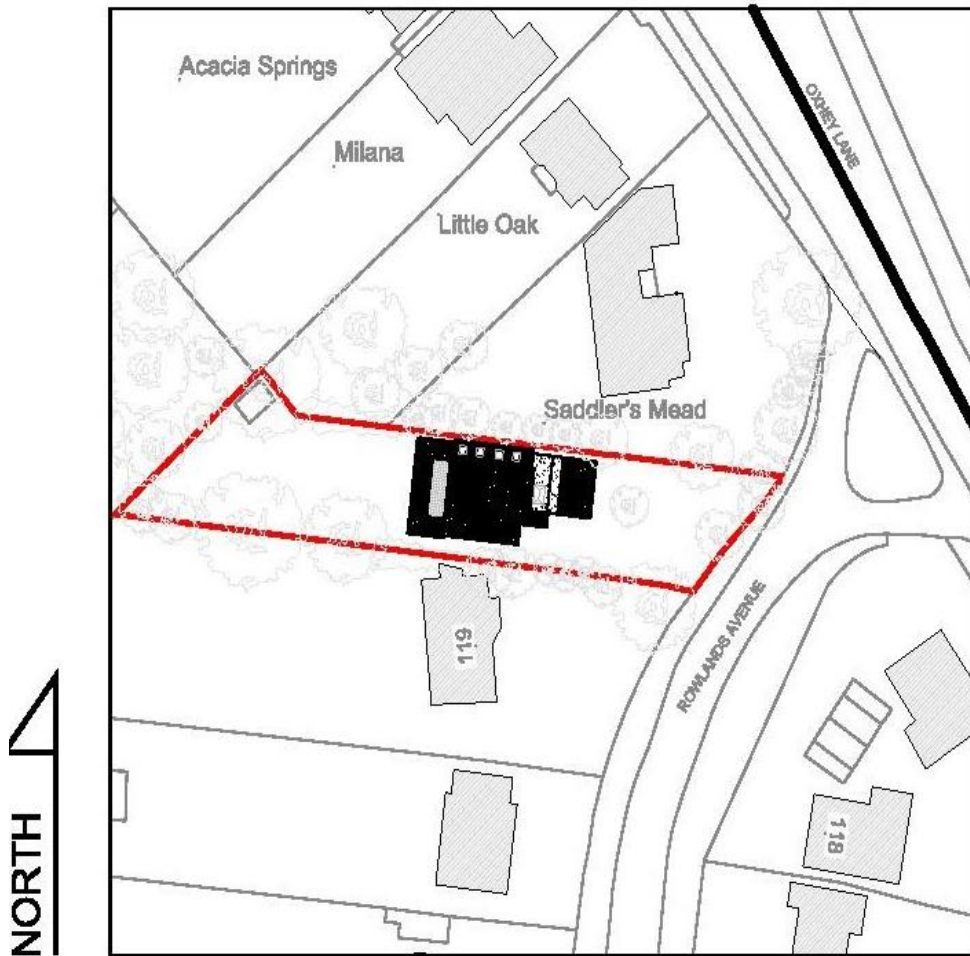
All other uses - Nil.

The Harrow CIL Liability for this development is: £27,478.00.

#### Checked

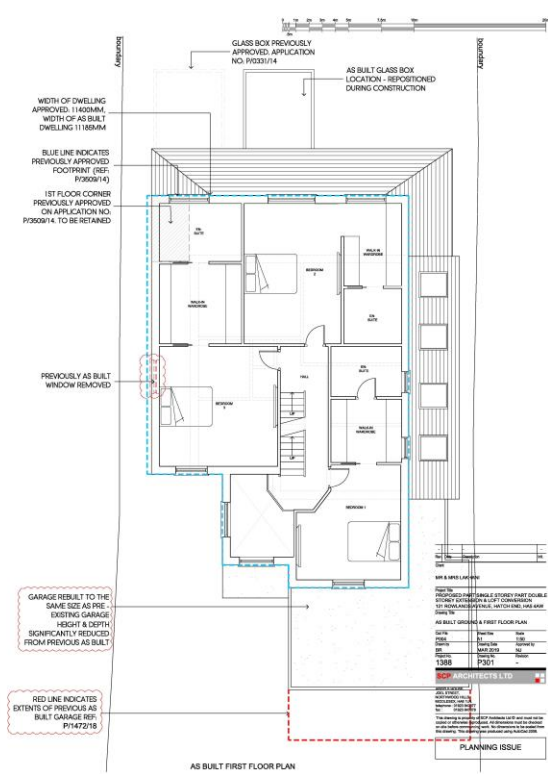
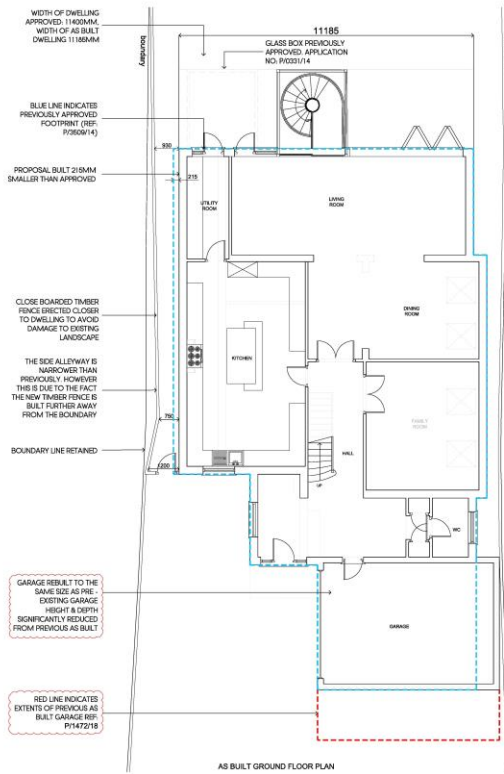
Interim Chief Planning Officer	Beverley Kuchar 8/5/19
Corporate Director	Paul Walker 9/5/19

**SITE PLAN**

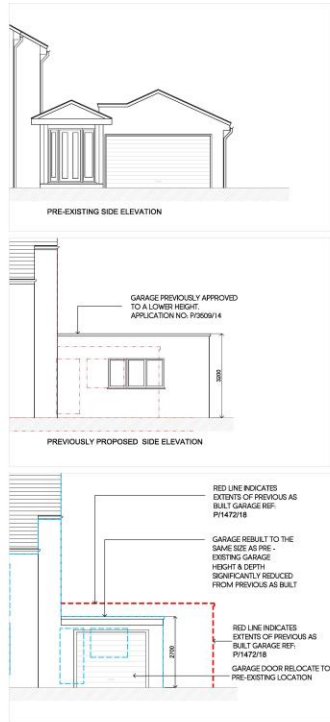
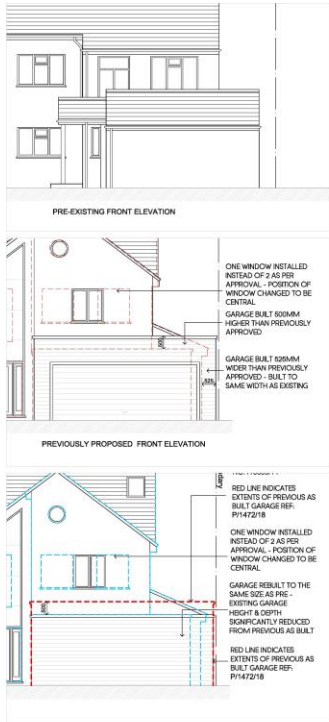


**LOCATION PLAN**  
SCALE 1:1250

# PLANS AND ELEVATIONS







Ref	Description	Date
01	Issue	10/01/2019

BP & LINES ARCHITECTS

PROJECT NAME: SINGLE STOREY PART DOUBLE STOREY EXTENSION & C/P CONVERSION 101 ROWLANDS AVENUE, WEST HAVESAM, WINDSOR, NSW 2115

GARAGE ELEVATIONS

DATE	DESCRIPTION	BY
10/01/2019	ISSUE FOR PERMIT	BP
10/01/2019	ISSUE FOR PERMIT	BP
13/08	PERMIT	BP

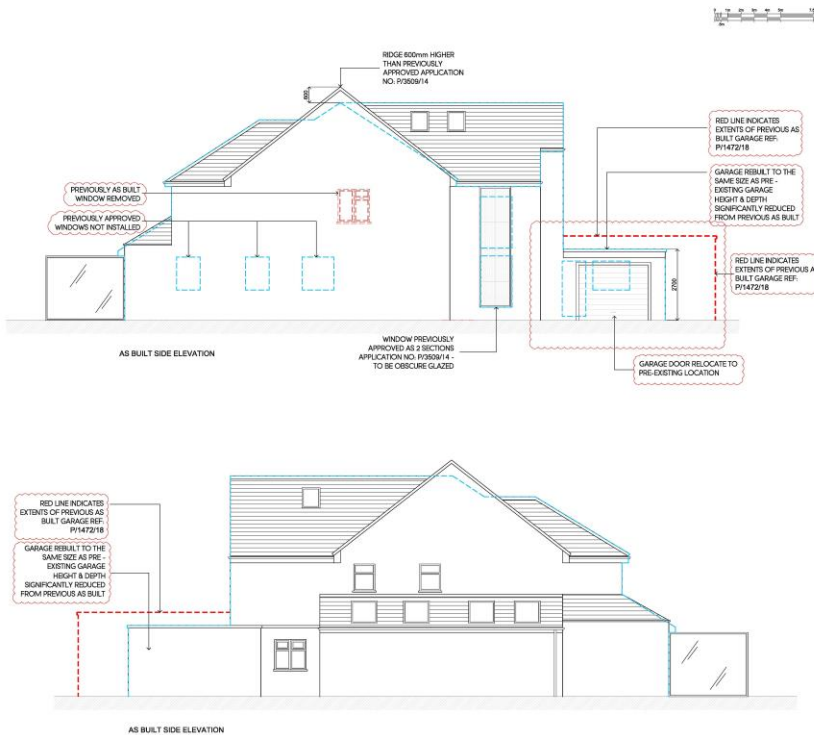
BP & LINES ARCHITECTS & LTD

13/08 PERMIT

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PLANNING ISSUE

More elevations



Ref	Description	Date
01	Issue	10/01/2019

BP & LINES ARCHITECTS

PROJECT NAME: SINGLE STOREY PART DOUBLE STOREY EXTENSION & C/P CONVERSION 101 ROWLANDS AVENUE, WEST HAVESAM, WINDSOR, NSW 2115

AS BUILT SIDE ELEVATIONS

DATE	DESCRIPTION	BY
10/01/2019	ISSUE FOR PERMIT	BP
10/01/2019	ISSUE FOR PERMIT	BP
13/08	PERMIT	BP

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PLANNING ISSUE



Photographs showing extensions as built  
Side window removed





Garage reduced in size



Passage way to boundary with number 119





Rear



elevations





Looking towards Number 119







Looking towards Saddlers





Towards

119





High level window at 119







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