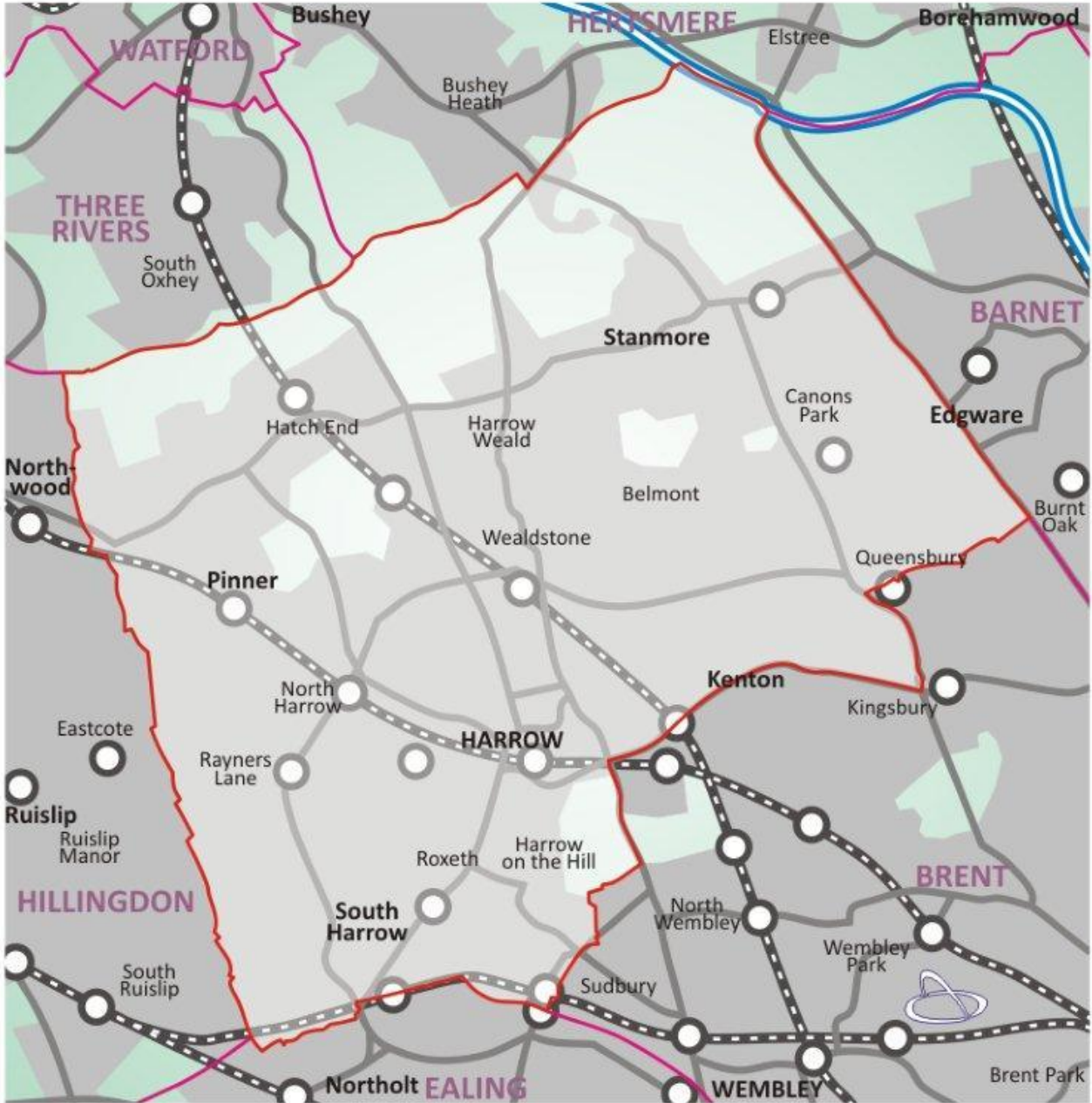


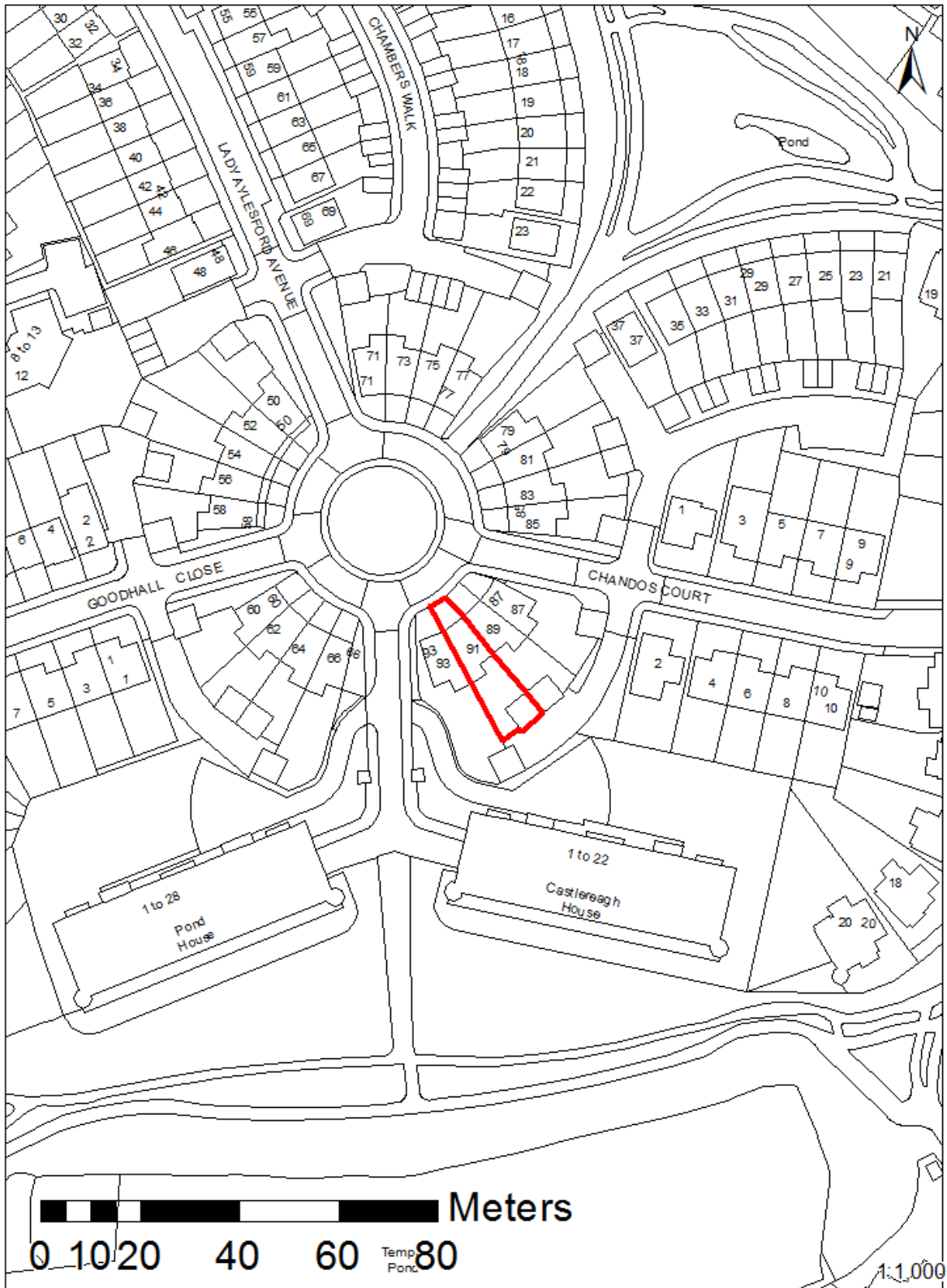
 = application site



91 Lady Aylesford Avenue, Stanmore

P/0879/19

91 Lady Aylesford Avenue HA7 4FG



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd May 2019

APPLICATION NUMBER: P/0879/19
VALIDATE DATE: 26TH FEBRUARY 2019
LOCATION: 91 LADY AYLESFORD AVENUE, STANMORE, HARROW
WARD: STANMORE PARK
POSTCODE: HA7 4FG
APPLICANT: MR SHAH
AGENT: REED DESIGN AND BUILD
CASE OFFICER: LAP PAN CHONG
EXPIRY DATE: 23RD APRIL 2019 (AGREED EXTENDED DATE: 5TH JUNE 2019)

PROPOSAL

Single storey rear extension (Demolition of rear conservatory)

The Planning Committee is asked to:

RECOMMENDATION A

- 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 proposal to extend the dwellinghouse, with a single storey rear extension at full width of the dwellinghouse, would accord with relevant policy and the proposed development would have an acceptable impact on the character of the area and the residential amenities of existing neighbouring occupiers.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

INFORMATION

This application is reported to Planning Committee as was called in by a nominated member of the Planning Committee due to the significant local interest, and the impact on the character and appearance of the area.

Statutory Return Type:	E21: Householder Development
Council Interest:	None
Net Additional Floor Area:	16.1m ²
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement (Provisional):	N/A

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

1.0 SITE DESCRIPTION

- 1.1 The application relates to a three storey terraced townhouse located on the south-eastern side of Lady Aylesford Avenue.
- 1.2 The terraced dwellinghouse is one of a group of four situated adjacent to the roundabout in close proximity to the junctions of Goodhall Close and Chandos Court.
- 1.3 The dwellinghouse has an original rear conservatory (2.4 metres depth) as do the adjacent neighbouring dwellings to both the east and west.
- 1.4 The dwellinghouse has not been previously extended.
- 1.5 The subject dwellinghouse has a rear garden which extends to a maximum depth of 13.2 metres along the eastern boundary and 10.3 metres along the western boundary.
- 1.6 There is an original double garage situated in the rear garden which is accessed to the rear of the site off Chandos Court.
- 1.7 The attached neighbouring dwellinghouse to the east, No. 89 Lady Aylesford Avenue, has an original conservatory set away from the shared boundary with the subject dwelling. The property also has an original double garage attached to the garage of the subject site.
- 1.8 The attached property to the west, No. 93 Lady Aylesford Avenue also has a single storey rear conservatory to the same depth as the subject dwelling. The property also has an original two storey garage at the furthest end of the rear garden.
- 1.9 The site is not subject to an Article 4 direction. However, permitted development rights have been removed for any works covering enlargements, improvements or other alterations to the original dwellinghouse under Condition 14 attached to planning permission EAST/1058/99/FUL dated 26 April 2001.
- 1.10 The property is not located within a conservation area or the setting of a listed building.
- 1.11 The site is not located within any flood zone or a critical drainage area.

2.0 PROPOSAL

- 2.1 Planning permission is sought for a single storey rear extension at full width of the dwelling and demolition of the existing rear conservatory.
- 2.2 The proposed single storey rear extension would have a maximum depth of 3 metres and a maximum width of 7.2 metres.

- 2.3 It would have a flat roof with a parapet wall. The maximum height would be 3 metres and the eaves height would be 2.8 metres.
- 2.4 It would have a sliding glazed door in the rear elevation. It would also incorporate one raised rooflight with 0.15 metres projection on the flat roof.
- 2.5 It would be used as a kitchen and dining area.

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
P/3466/17/PRIOR	Notification of intention householder extension: single storey rear extension: extending 4 metres beyond the original rear wall, 3 metres maximum height, 2.9 metres high to the eaves	Refused 7 th August 2017
Reasons for Refusal:		
1	Planning permission EAST/1058/99/FUL dated 26th April 2001 granted planning permission for the development of which the subject dwellinghouse forms a part. Condition 14 of the planning permission states that no development which would otherwise fall within Classes A to E in Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) shall be carried out without the prior written permission of the local planning authority. As a result of that condition Class A to Part 1 (of Schedule 2) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (which replaced the 1995 Order) does not apply to the subject dwellinghouse. Planning permission is therefore required for the proposed development.	
2	The flank wall of the proposed development splay out to each side, and as such would extend beyond the side elevations of the original dwellinghouse. As the proposed extension would not be limited in width to one half the width of the original dwellinghouse, the proposal would not comply with limitation A.1(j)(iii) to Class A of Part 1 (of Schedule 2) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.	
3	The proposed parapets do not appear to have been	

	included in the maximum height, thus the submitted drawings are inconsistent with the submitted application form. The proposed extension also overlaps with what appear to be balconies on the first floor, but no information is provided to ascertain whether the roof of the proposed extension would be accessible and usable as a balcony. As such, were permitted development rights applicable, insufficient information would have been provided with respect to A.1(k)(i) and A.4(2)(a) to Class A of Part 1 (of Schedule 2) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.	
EAST/1058/99/FUL	411 dwellings in 2-4 storey houses & flats; community facilities access; parking; public open space	Granted 26 th April 2001

4.0 **CONSULTATION**

4.1 A total of 2 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 23th March 2019.

4.2 Adjoining Properties

Number of letters Sent	2
Number of Responses Received	7
Number in Support	0
Number of Objections	7
Number of other Representations (neither objecting or supporting)	0

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

<p>Character and Appearance of the Area</p> <p><u>Summary of Comments</u></p> <ul style="list-style-type: none"> • Failure to respect the uniformity of the area. And high visibility from the rear gardens, the shared communal areas of terrace, the adjacent block of flats in Pond House and Castlereagh House and the side walkways to the Lake. • Harm on the openness of the area • Excessive depth, width and height <p><u>Officer Comments</u></p> <p>Refer to section 6.2</p>

<p>Residential Amenity</p> <p><u>Summary of Comments</u></p> <ul style="list-style-type: none"> • Loss of sunlight to the conservatory and the patio from afternoon to evening in both winter and summer to 89 Lady Aylesford Avenue • Loss of outlook from the kitchen window and loss of sunlight to the kitchen window of 89 Lady Aylesford Avenue • The proposed roof lights and glazed door would overlook the Juliet balconies and the rear gardens of the two immediate adjoining properties. • Overshadowing to the patio and the conservatory of no. 89 and 93 <p><u>Officer Comments</u> Refer to section 6.3</p>
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Other	
Summary of Comments	Officer Comments
Unacceptable to increase the density	<ul style="list-style-type: none"> • It is proposed to erect a single storey rear extension which would be used as kitchen and dining room, which would not increase the occupancy of the property or the density of the development in the area.
Worsen the overflowing drains during and after construction phrase	<ul style="list-style-type: none"> • The site is not located within any flood zone or a critical drainage area. LBH Drainage Authority has no objection. Nevertheless, an informative is attached to advise the applicant of sustainable drainage techniques.
Cooking smells due to increase in size of the kitchen	<ul style="list-style-type: none"> • Given the property will remain as residential use, the odour impact would not be unreasonable.
Increase in noise with the proposed glazed sliding door and the rooflight	<ul style="list-style-type: none"> • Given no significant increase in occupancy, any noise impact would not be unreasonable.
Removal of the double barrier to entry would attract intruders	<ul style="list-style-type: none"> • The sliding glazed door is not unusual.
Intensification of the use of the rear garden as a family playing area.	<ul style="list-style-type: none"> • Given no significant increase in occupancy, any noise impact would not be unreasonable.
Garage would be used as storage	<ul style="list-style-type: none"> • It is proposed to erect a single storey rear extension only
Exacerbate traffic congestion	<ul style="list-style-type: none"> • Given the scale of the proposed single storey rear extension, it would not have any highways implications. LBH Highways has no objection.

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken:

LBH Highways
LBH Drainage Authority

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

LBH Drainage Authority

Summary of Comments

Please advise the applicant to submit drainage layout drawing showing two separate surface and foul water connections and outfall details. Combined drainage system are not acceptable.

Please advise the applicant that if a soakaway is provided, full construction details of the soakaway with its location, size, storage volume and calculations should also be provided

Officer Comments

Noted. An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

LBH Highways Authority

Summary of Comments

No objection. No highways implication.

Officer Comments

Noted.

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) 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. The current NPPF was published in July 2018 and updated in February 2019.

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

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. Given that the draft Plan is still at early stages of the formal process it holds very limited weight in the determination of planning applications. Although this weight will increase as the Draft London Plan progresses to examination in public stage and beyond, applications would continue to be determined in accordance with the 2016 London Plan. It is anticipated that the Examination in Public will commence early 2019.
- 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;

Character and Appearance of the Area
Residential Amenity

6.2 Character and Appearance of the Area

- 6.2.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.2.2 Core Policy CS(B) states 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.’
- 6.2.3 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: “*All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted*”. It goes on to say that: “*The assessment of the design and layout of proposals will have regard to:*
- a: *the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;*
 - b: *the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;*
 - c: *the context provided by neighbouring buildings and the local character and pattern of development;*

- d: the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;*
- e: the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;”*

- 6.2.4 The Council has adopted Supplementary Planning Document – Residential Design Guide 2010 (SPD) to supplement the policies of the Harrow Development Management Local Plan (2013). The SPD would also apply to the subject properties. Paragraph 6.6 of the Council's adopted SPD: Residential Design Guide (2010) states that "extensions should harmonise with the scale and architectural style of the original building, and the character of the area" and that "An extension should have a sense of proportion and balance, both in its own right and its relationship to the original building and should not dominate the original building" (paragraph 6.11).
- 6.2.5 The depth of the original dwellinghouse is 9.6 metres and the proposed single storey rear extension would be 0.6 metres greater in depth than the existing rear conservatory. The proposed depth is therefore not considered to be excessive.
- 6.2.6 The proposed single storey rear extension would span across the full width of the plot and would be 3.4 metres wider than the existing rear conservatory. The proposed width is therefore not considered to be excessive.
- 6.2.7 The proposed single storey rear extension would have a flat roof of 3 metres height. It would be 0.6 metres higher than the existing rear conservatory and would still align with the height of the existing party wall with No. 93 Lady Aylesford Avenue. The eaves height would be 2.8 metres. The proposed rooflight would protrude only 0.15m from the proposed flat roof. The proposed height is therefore not considered to be excessive.
- 6.2.8 Whilst it is acknowledged that the property has a small rear garden area, it is considered that the enlargement over the existing conservatory would be modest and would still leave an acceptable amount of amenity space.
- 6.2.9 The proposed single storey rear extension would only be visible from a short section of the side walkway to Castlereagh House to the south-west of the subject site. It would not be readily visible from the rest of the side walkways as the view would be obscured by the existing two storey garage at No. 93 Lady Aylesford Avenue and the single storey garage of the subject site. Furthermore, the proposed single storey rear extension would also be sited approximately 30 metres away from the upper floor windows of Castlereagh House and 46 metres away from Pond House. As such, the proposed single storey rear extension would not be visually prominent from any public viewing points.
- 6.2.10 It is noted permitted development rights have been removed for any works covering enlargements, improvements or other alterations to the original dwellinghouse under Condition 14 attached to planning permission EAST/1058/99/FUL dated 26 April 2001. The purpose of this condition is 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 and availability of amenity space

and to safeguard the amenity of neighbouring residents and the appearance of the development. However, this condition does not imply all extensions would be resisted. The Local Planning Authority would assess the proposed development based on its own merits and the site circumstances.

- 6.2.11 Some properties in this area have been granted planning permissions for development of similar scale. A single storey rear extension which has a depth of 3 metres, width of 7.3 metres and height of 2.85 metres was granted at No.58 Lady Aylesford Avenue under P/2484/11. Similarly, a single storey rear extension which has a depth of 4 metres, width of 5.2 metres and height of 2.8 metres was granted at No.64 Lady Aylesford Avenue under P/1210/13. More recently, a single storey rear extension which has a depth of 3 metres, width of 7.4 metres and height of 3.1 metres was granted at No. 6 Lady Aylesford Avenue under P/4791/18. The proposed single storey rear extension would not detract from the existing pattern of development in the area.
- 6.2.12 It is considered that the proposed flat roof would be acceptable, given it would not be visible from the street scene and would harmonize sufficiently with the existing single storey rear conservatories in the area. Moreover, it would reduce the overall bulk of the proposal. A condition is recommended to ensure that materials used in construction would match those used in the existing dwellinghouse to ensure it would integrate successfully with the existing property.
- 6.2.13 Overall, given the modest height, depth, bulk and standard design, officers consider that there would be no harm to the street scene and in light of the surrounding pattern of development, the addition of a single storey rear extension to the dwellinghouse would not result in any unreasonable harm to the character and appearance of the area which would justify a refusal of the application.
- 6.2.14 In summary, the proposal is considered to be acceptable in terms of character and appearance, in accordance to policies 7.4B and 7.6.B of the London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

6.3 Residential Amenity

- 6.3.1 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.
- 6.3.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) states that *“All development and change of use proposals must achieve a high standard of privacy and amenity. 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 development, will be resisted (c)”*.

- 6.3.3 Paragraph 6.58 of the Residential Design Guide SPD (2010) states that rear extensions have the greatest potential for harm to neighbouring properties and that development should not cause an unreasonable loss of amenity.
- 6.3.4 Paragraph 6.59 of the adopted SPD (2010) states that a single storey rearward projection of up to 3 metres beyond the main rear wall of original terraced houses would normally be acceptable.
- 6.3.5 Paragraph 6.63 of the adopted SPD (2010) outlines that the height of single storey rear extensions should be minimised to restrict the impact on the amenities of the neighbouring residents and states that '*Subject to site considerations, the finished height of an extension abutting a residential boundary should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary*'.
- 6.3.6 To the west of the subject site, No. 93 Lady Aylesford Avenue also has a rear conservatory adjacent to the existing rear conservatory of the subject site, sharing a party wall of 3 metres height. The shared boundary is reinforced by a timber fencing. The proposed single storey rear extension would result in an additional 0.6 metres deep flank wall at a height of 3 metres beyond the rear elevation of the conservatory at this property. It would comply with paragraph 6.59 and 6.63 of the adopted SPD (2010). Given the limited depth of the flank wall visible beyond No. 93's rear elevation of the conservatory, it would not result in any unreasonable degree of impacts on residential amenities of the occupiers of this adjoining property in terms of loss of sunlight, loss of daylight, and overshadowing.
- 6.3.7 To the east of the subject site, No.89 Lady Aylesford Avenue contains a window to a habitable room in the adjacent rear elevation. The proposed single storey rear extension would result in an additional 3 metres deep flank wall. And the rear conservatory is sited 3 metres away from the shared boundary. The shadow would fall in the late morning to evening as the sun moves from south-east to west. It is acknowledged that there would be some impacts on the residential amenities of this neighbour. Given the limited depth of the flank wall visible beyond No. 89's rear elevation, the acceptable height of 3 metres, and the sufficient separation distance between the rear conservatory and the site boundary, the impacts are not considered to result in unreasonable harm. The proposed single storey rear extension would comply with paragraph 6.63 and 6.59 of the adopted SPD (2010) and therefore would not result in any unreasonable degree of impacts on residential amenities of the occupiers of this adjoining property in terms of loss of sunlight, loss of daylight, and overshadowing.
- 6.3.8 No side windows are proposed. Although the glazed sliding door in the rear elevation is close to the site boundaries, the resulting relationship from this would not be abnormal in suburban locations. Also, there would be no overlooking from the proposed rooflight. It is therefore considered that proposed single storey rear extension would not result in any detrimental harm on the privacy of the occupiers of adjoining properties.

6.3.9 In view of the above factors, the proposal is considered to be acceptable in terms of neighbouring amenity, in accordance to policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal to extend the dwellinghouse with a single storey rear extension would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area and the amenities of existing neighbouring occupiers.

7.2 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 grant.

Checked:

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

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

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

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

2. Approved Drawing and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents: 451 Rev 0, 452 Rev A, 453 Rev 0, 454 Rev 0

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

3. 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 match the appearance of the original dwelling and to safeguard the appearance of the locality.

4. Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank elevations of the development hereby permitted, without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5. No Balcony

The flat roof area of the single storey rear 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 amenity of neighbouring residents.

Informatives

1. **Policies**

The following policies are relevant to this decision:

The National Planning Policy Framework (2019)

The London Plan (2016):

7.4B Local Character

7.6B Architecture

Draft London Plan (2017)

D1 London's form and characteristics

D2 Delivering good design

The Harrow Core Strategy (2012):

CS1.B Local Character

Harrow Development Management Policies Local Plan (2013):

DM1 Achieving a High Standard of Development

2. **Pre-application engagement**

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council 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. **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 Portal website:
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Protection of 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.

5. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:
0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday

6. Surface Water Drainage Management

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

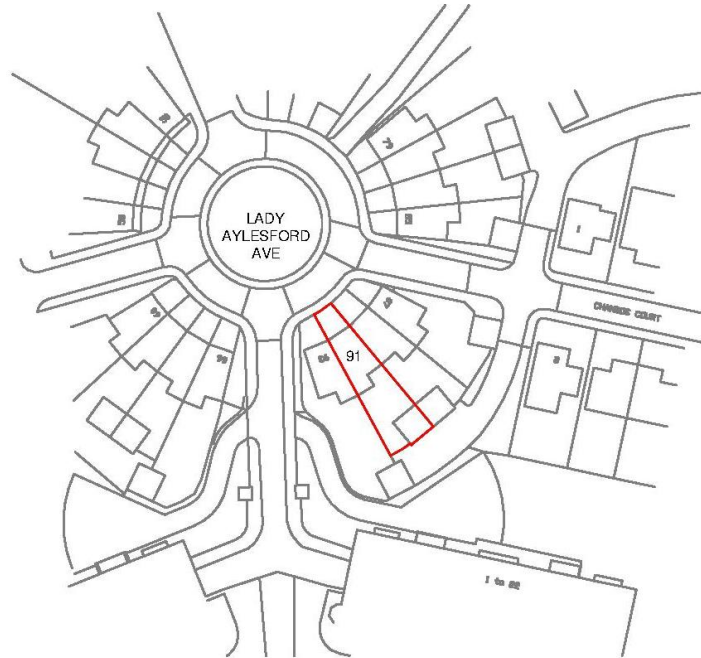
Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely

as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

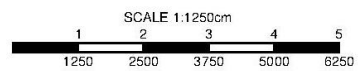
The applicant can contact Harrow Drainage Section for further information.

Plans Numbers: 451 Rev 0, 452 Rev A, 453 Rev 0, 454 Rev 0

APPENDIX 2: SITE PLAN



SCALE BAR



Scale: For the plan to be in scale, the above scale bar must measure correct (5cm) when printed

APPENDIX 3: SITE PHOTOS



Above: Rear view of No. 91



Above: Rear view towards No.89

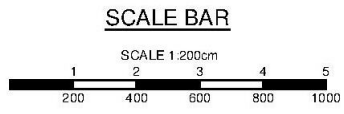


Above: Rear view towards No. 93



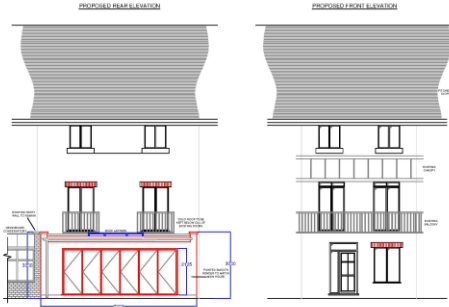
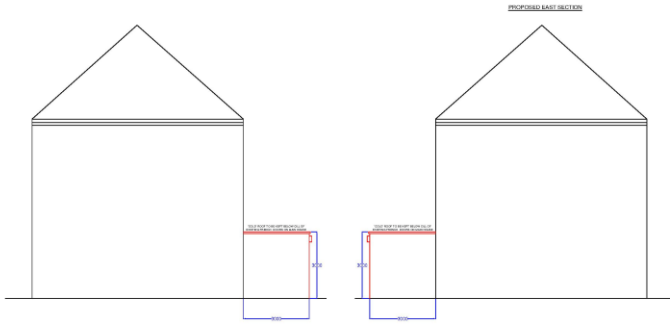
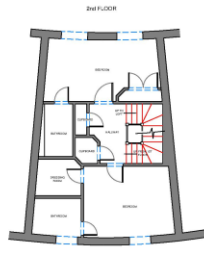
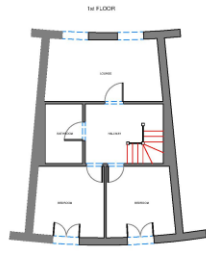
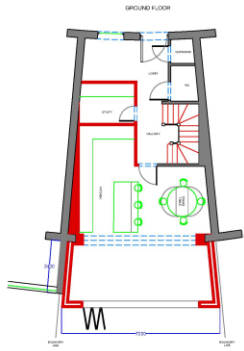
Above: Rear View towards Castlereagh House

APPENDIX 4: PLANS AND ELEVATIONS



Scale: For the plan to be in scale, the above scale bar must measure correct (5cm) when printed

Site Block Plan



	<p>SCALE BAR</p> <p>Scale 1:100</p> <p>0 2 4 6 8 10</p> <p><small>Note: For this plan to be used, the above scale bar must be printed on the same page as this plan.</small></p>		<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>19/03/2019</td> </tr> </tbody> </table>	REVISION	DATE	A	19/03/2019	<p>EXTENSION HEIGHT REDUCED TO 3.0M</p>
REVISION	DATE							
A	19/03/2019							

Proposed Floor Plans and Elevations

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