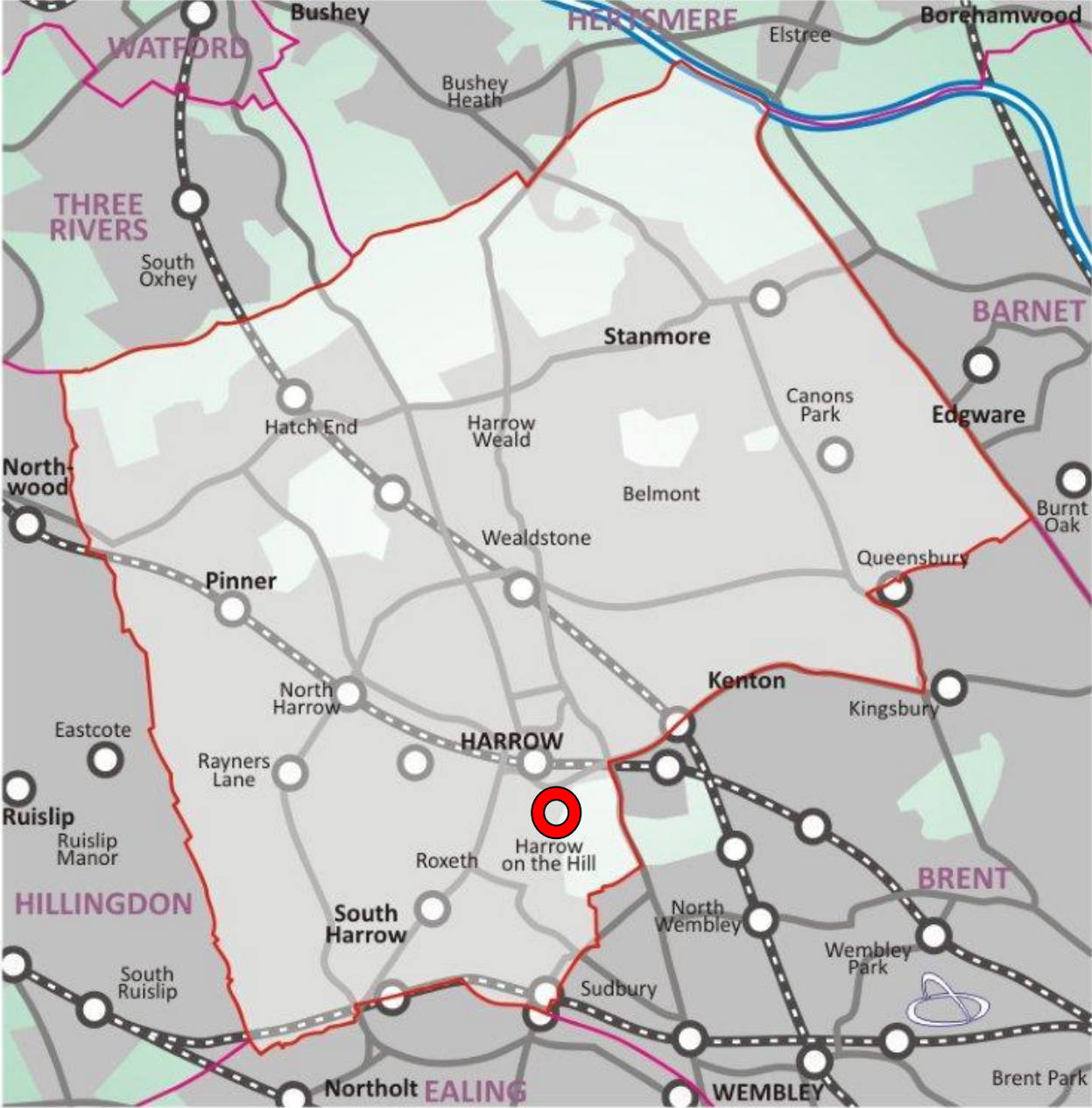
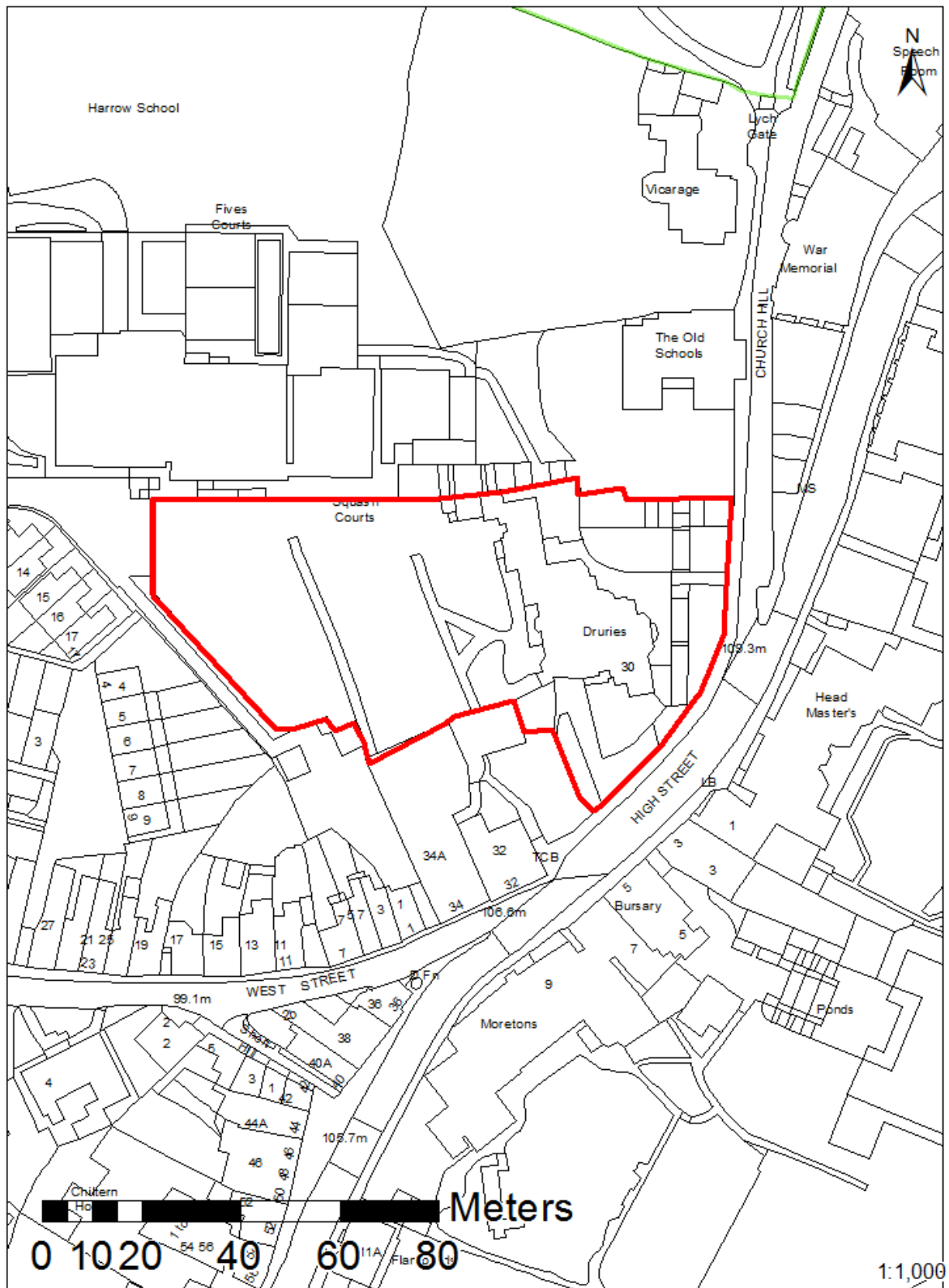


 = application site



Druries, High Street, Harrow on the Hill HA1 3HE	P/0466/19
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Druries, High Street



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th July 2019

APPLICATION NUMBER: P/0466/19
VALIDATE DATE: 15/02/2019
LOCATION: DRURIES, HIGH STREET
WARD: HARROW ON THE HILL
POSTCODE:
APPLICANT: MR WAYNE SIMPSON
AGENT: MARCUS BEALE ARCHITECTS
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 28th JUNE 2019

PROPOSAL

Five storey rear extension with concealed clearstory windows to flat roof; basement; new roof to rear conservatory; balustrade at rear; reinstate lightwell; extension to lightwell; new glass canopy; steel handrail; new canopy to entrance; new external windows and doors; bin store; new terrace at rear; landscaping; retaining wall; steps; hardsurfacing; external alterations; dismantle and repair conservatory; new roof to rear conservatory; repair steps; repair walls; new gate and mesh fence; repair balcony; alterations to parapet; re-roof existing flat roof ; replace rooflights; repair windowsill; rebuild and alterations to chimney; remove flue; remove gate and doors.

The Planning Committee is asked to:

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 Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed development is of an appropriate design, size and scale and would have an acceptable impact on the character and appearance of the Grade II listed building, to the character, setting and appearance of the neighbouring listed buildings and to the Harrow School Conservation Area. Furthermore, due to the siting of the proposed development it would not result in a detrimental impact to residential amenities.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation.

INFORMATION

This application is reported to Planning Committee as the floor area of the proposed extension would be greater than 400sqm and therefore falls outside of the scheme of delegation.

Statutory Return Type:	18 Minor Development
Council Interest:	N/A
Additional Floorspace:	450sqm

GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	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 site comprises the grade II listed Druries, High Street, Harrow.
- 1.2 Druries was purpose built in 1865 around an earlier core to the west. The design is in a formal Gothic style with four storeys. The 1865 building has been extended several times to the north-west. The house has a large garden to the rear with a formal lawn which falls away steeply to the west.
- 1.3 At the south-east is a single storey extension built in 1929, used as the House Master's study.
- 1.4 The site is bounded on the north by Old Schools and the Bill Yard. To the east and south the site is bounded by the High Street at its junction with the hundred steps and the bottom of Church Hill.
- 1.5 Druries' western elevation looks over a large garden which slopes steeply away from the building where it adjoins a footpath and small car park at the bottom of the Hundred Steps at Yew Walk.
- 1.6 The site is heavily landscaped to the rear and there are a number of mature trees within the curtilage of the site.
- 1.7 The site is within the Harrow School Conservation Area and the Harrow on the Hill Area of Special Character.
- 1.8 The application site is not within a flood zone however it is within a critical drainage area.

2.0 PROPOSAL

- 2.1 The application proposes:
- five storey rear extension with concealed clearstory windows to flat roof;
 - basement;
 - ballustrade at rear;
 - reinstate lightwell;
 - extension to lightwell;
 - new glass canopy;
 - steel handrail;
 - new canopy to entrance;
 - new external windows and doors;
 - bin store;
 - new terrace at rear;
 - landscaping;
 - retaining wall;
 - steps;

- hardsurfacing;
- external alterations;
- dismantle and repair conservatory;
- new roof to rear conservatory;
- repair steps;
- repair walls;
- new gate and mesh fence;
- repair balcony;
- alterations to parapet;
- re-roof existing flat roof;
- replace rooflights;
- repair windowsill;
- rebuild and alterations to chimney;
- remove flue;
- remove gate and doors.

2 RELEVANT PLANNING HISTORY

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

Reference Number	Description	Status
P/0478/19	Listed Building Consent: Five storey rear extension with velux rooflight and sun tunnels; replacement roof to rear conservatory; ballustrade at rear; reinstate lightwell; extension to lightwell; new glass canopy; stell handrail; new canopy to entrance; new windows; bin store; hardsurfacing including new terrace at rear; landscaping; internal alterations including new doors	Current application
P/0973/13	Replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Granted: 03/07/2013
P/1165/13	Replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Granted: 06/06/2013
P/1634/16	Listed building consent: localised repairs to timber structure of main roof (north facing elevation).	Granted: 01/06/2016
P/1820/13	Details pursuant to condition 3 (samples) attached to listed building consent p/1165/13 for replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Approved: 07/08/2013

3 **CONSULTATION**

3.1 A total of 44 consultation letters were sent to neighbouring properties regarding this application. Neighbour re-notification was conducted due to an amended description.

3.2 Re-notification letters were sent out on 20/06/2019 and the public consultation period expired on 03/06/2019.

3.3 The application was advertised in the Harrow Times on the 23/05/2019. The expiry date for the submission of comments was the 13/06/2019.

3.4 A site notice was displayed on the 23/05/2019. The expiry date for the submission of comments was the 13/06/2019.

3.5 **Adjoining Properties**

Number of letters Sent	44
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

3.6 **Statutory and Non Statutory Consultation**

3.7 The following consultations have been undertaken:

3.8 **External Consultation**

Consultee/Summary of Comments	Officer Comments
<u>Conservation Area Advisory Committee</u> Details need to match existing.	Noted.
<u>Historic England Ancient Monuments</u> No response received.	Noted.
<u>Historic England Archaeology</u> No response received.	Noted.
<u>Pebwatch</u> No response received.	Noted.

<u>Harrow Hill Trust</u> No response received.	Noted.
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3.9 Internal Consultation

Consultee/Summary of Comments	Officer Comments
<p><u>LBH Conservation Officer</u> Whilst there would be slight harm, the proposed addition would introduce a lift, new stairs and new, good quality common spaces that would contribute to the long term sustainability of the house. There is a public benefit then of helping to preserve this listed building. The proposal would also allow for the poorly placed rear extract vent and large stainless steel flue on the west elevation to now run internally terminating in a brick stack. Therefore, subject to conditions, the proposed extension would on balance preserve the special interest of the listed building.</p> <p>Following the receipt of the amended plans, the Conservation Officer commented as follows:</p> <p>I am happy with the amendments. My view is that the proposal would preserve the character and appearance of the Harrow School Conservation Area, the special interest of the listed building and the setting of the surrounding listed buildings subject to the conditions that I have attached to my draft LBC.</p>	Noted.
<p><u>LBH Tree Officer</u> The Arboricultural Method Statement (detailed on pg 15-16) and tree protection plan (pg 29) detailed in the submitted report (Arbol EuroConsulting: Phase II Impact Assessment) shall be adhered to in full, subject to site monitoring and supervision, as detailed Section 6.6.2 of the report.</p>	Noted.
<p><u>LBH Education Professional</u> No response.</p>	Noted.

4 **POLICIES**

4.1 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.'

- 4.2 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
- 4.3 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].
- 4.4 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.
- 4.5 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).
- 4.6 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.

5 ASSESSMENT

5.1 The main issues are;

- Character and Appearance of the Conservation Area/ Setting of Listed Building
- Residential Amenity
- Development and Flood Risk
- Trees

5.2 Character and Appearance of the Conservation Area/ Setting of Listed Building

5.2.1 The application site is within the Harrow School Conservation Area and the Harrow on the Hill Area of Special Character.

- 5.2.2 As noted above, Druries has been previously extended. The proposed five storey rear extension would provide additional communal space, bedrooms, WC including accessible facilities. The proposed rear extension has a maximum depth of approximately 13m and a width of 11m. The building will have a pitched clay tiled roof and red brick walls. The form and details refer to the existing building but are clearly distinguishable as new elements. The proposed fenestration would be similar to existing. The proposed extension would adjoin the modern part of the building rather than the historic core. Due to the siting of the proposed extension, it would not be visible from the High Street but would be visible from the rear garden for Druries, the 100 Steps and the Old Bill Yard.
- 5.2.3 The extension would have steps with a handrail providing access to the rear garden. A new terrace is proposed to the rear of the new extension with new steps and planting. The existing gravel path is to be extended and altered to provide a pathway to the new terrace.
- 5.2.4 Existing external door and window openings which have been blocked up would be reinstated and a number of new openings are proposed. Existing walls which are damaged, would be repaired and lightwells reinstated.
- 5.2.5 A pair of doors to the existing bin store would be removed. A new timber bin store is proposed below the Yarder, to the front of the building, however there would be limited views of the bin store from the streetscene. An existing lightwell at lower ground floor level would be extended, and a further lightwell would be reinstated.
- 5.2.6 The existing wire mesh above the Yarder Boy's entrance would be removed and replaced with a new glazed canopy.
- 5.2.7 The existing conservatory is a painted timber frame structure with an asymmetrical roof. A new roof is proposed to achieve the original design and is considered to be a proportionate and subservient addition which respects the original building.
- 5.2.8 The Conservation Officer was consulted who confirmed the following: *Whilst there would be slight harm, the proposed addition would introduce a lift, new stairs and new, good quality common spaces that would contribute to the long term sustainability of the house. There is a public benefit then of helping to preserve this listed building. The proposal would also allow for the poorly placed rear extract vent and large stainless steel flue on the west elevation to now run internally terminating in a brick stack. Therefore, subject to conditions, the proposed extension would on balance preserve the special interest of the listed building.*
- 5.2.9 The proposed development, due to its design, size and scale would be a subservient addition and would not result in a detrimental impact to the strategic value of the area of special character. The proposal would respect the character and appearance of the grade II listed building and the setting of the Harrow School Conservation Area and the Area of Special Character. Furthermore, the Conservation Officer raised no objection to the proposed development. The proposed development therefore complies with the National Planning Policy Framework (2019), policies 7.4 and 7.6 of the London Plan (2016), policy CS1.B of

The Harrow Core Strategy (2012), policies DM1, DM6 and DM7 of the Harrow Development Management Policies Local Plan (2013), the Harrow School Conservation Area Appraisal (2008) and the Harrow School Conservation Area Management Study (2008).

5.3 **Impact to Residential Amenity**

- 5.3.1 Policy 7.6B, subsection D, of The London Plan 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.
- 5.3.2 Following on from this, Policy DM1.C of the DMP 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*”.
- 5.3.3 Due to the location of the proposed extensions, there would not be any undue impacts on neighbouring residents. In terms of the proposed accommodation within the proposed development this would be considered satisfactory. There are no specific Harrow policies which relate to accommodation standards within a school of this type. Therefore, the proposed development is acceptable in this regard.
- 5.3.4 The proposal therefore complies with the high quality design aspirations of the National Planning Policy Framework (2019), policy 7.6 of The London Plan (2016), policy CS1 of the Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5.4 **Development and Flood Risk**

- 5.4.1 The development would result in additional hardsurfacing on the site. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. Relevant informatives relating to SUDS and surface and foul water connections have been attached.

5.5 **Trees**

- 5.5.1 The site is heavily landscaped and there are a number of mature trees within the curtilage of the site. The application was supported by a Phase II Impact Assessment.
- 5.5.2 Four trees would be removed and a Tree Protection Plan has been submitted to ensure the remaining trees are protected during the construction works, to ensure their health and longevity is not compromised.
- 5.5.3 The Councils Arboricultural Officer was consulted who confirmed “*The Arboricultural Method Statement (detailed on pg 15-16) and tree protection plan (pg 29) detailed in the submitted report (Arbol EuroConsulting: Phase II Impact Assessment) shall be adhered to in full, subject to site monitoring and supervision, as detailed Section 6.6.2 of the report*”.

5.5.4 The proposed development therefore complies with the National Planning Policy Framework (2019), policies 7.21 of the London Plan (2016), policy CS1.B of The Harrow Core Strategy (2012) and policies DM1 and DM22 of the Harrow Development Management Policies Local Plan (2013).

6 CONCLUSION AND REASONS FOR APPROVAL

6.1 The proposed building is of a high quality design and it has been designed to ensure it would be a sensitive and subservient addition to the Grade II listed building. The proposed development would not result in a detrimental impact to the character, appearance and setting of the neighbouring listed buildings, or to the Harrow School Conservation Area. Furthermore, the Conservation Officer raised no objection to the proposed development.

6.2 The recommendation to approve planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Draft London Plan (2017), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

Checked:

Interim Chief Planning Officer	Beverley Kuchar	12/7/19
Corporate Director	Paul Walker	15/7/19

APPENDIX 1: Conditions and Informatives

Conditions

1.	<p><u>Timing</u> The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.</p>
2.	<p><u>Approved Drawing and Documents</u> The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Written scheme of investigation for an archaeological watching brief; Archaeological desk-based assessment; Flood map for planning; Arboricultural impact assessment; Design and Access Statement Including Heritage Impact Assessment dated May 2019; 614.12/001 P4; 614.12/002 P4; 614.12/003 P4; 614.12/004 P4; 614.12/007 P4; 614.12/012 P4; 614.12/013 P4; 614.12/014 P4; 614.12/015 P4; 614.12/016 P4; 614.12/017 P4; 614.12/018 P4; 614.12/019 P4; 614.12/020 P4; 614.12/021 P4; 614.12/022 P4; 614.12/023 P4; 614.12/024 P4; 614.12/025 P4; 614.12/026 P4; 614.12/224 P1;614.12/228 P1; 614.12/248 P1;614.12/506 P1;614.12/507 P1;614.12/508 P1;614.12/600 P1;614.12/601 P1;614.12/602 P1;614.12/603 P1;614.12/604 P1;614.12/605 P1;614.12/606 P1; 614.12/607 P1;614.12/608 P1; 614.12/609 P1; 614.12/610 P1; 614.12/611 P1; 614.12/612 P1; 614.12/613 P1; 614.12/614 P1; 614.12/615 P1; 614.12/045 P3; 614.12/046 P1; 614.12/047 P2;614.12/048 P2; 614.12/SK043 P2; 614.12/SK046 P2; 614.12/SK51 P1; 614.12/SK52 P1; 614.12/SK53 P2; 614.12/SK54 P1; 614.12/SK55 P1.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>
3.	<p><u>Materials</u> Notwithstanding the submitted details and approved plans, the development hereby permitted shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been provided to view on site, and approved in writing by, the local planning authority:</p> <ul style="list-style-type: none">a) The buildings;b) Hardsurfacing;c) Refuse Store. <p>The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To safeguard the appearance of the locality. To ensure that the materials are agreed in time to be incorporated into the development, in accordance with policies 7.4.B of The London Plan (2016) and Policies DM1 and DM26 of The Development Management Policies Local Plan (2013).</p>
4.	<p><u>Detailed Drawings</u> The development hereby permitted shall not commence beyond damp proof course level until, detailed drawings (sections and elevations) to a scale of 1:10 or 1:20 for all proposed windows are to be provided to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details and retained in that form thereafter.</p>

	REASON: To protect the special architectural or historic interest of the listed building
5.	<p><u>Tree Protection Measures</u></p> <p>The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.</p> <p>REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.</p>
6.	<p><u>Levels</u></p> <p>No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.</p> <p>REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.</p>

Informatives

1 Policies

The following policies are relevant to this decision:

The National Planning Policy Framework 2018

The London Plan 2016:

5.13, 7.4, 7.6, 7.8, 7.21

The Draft London Plan 2017:

SI13, D1, D2, G7

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM6, DM7, DM10, DM22

Harrow School Conservation Area Appraisal (2008)

Harrow School Conservation Area Management Study (2008).

2 Compliance with planning conditions

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.

3 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.

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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

5 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.

6 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.

7 Sustainable Urban Drainage System (SUDS)

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.

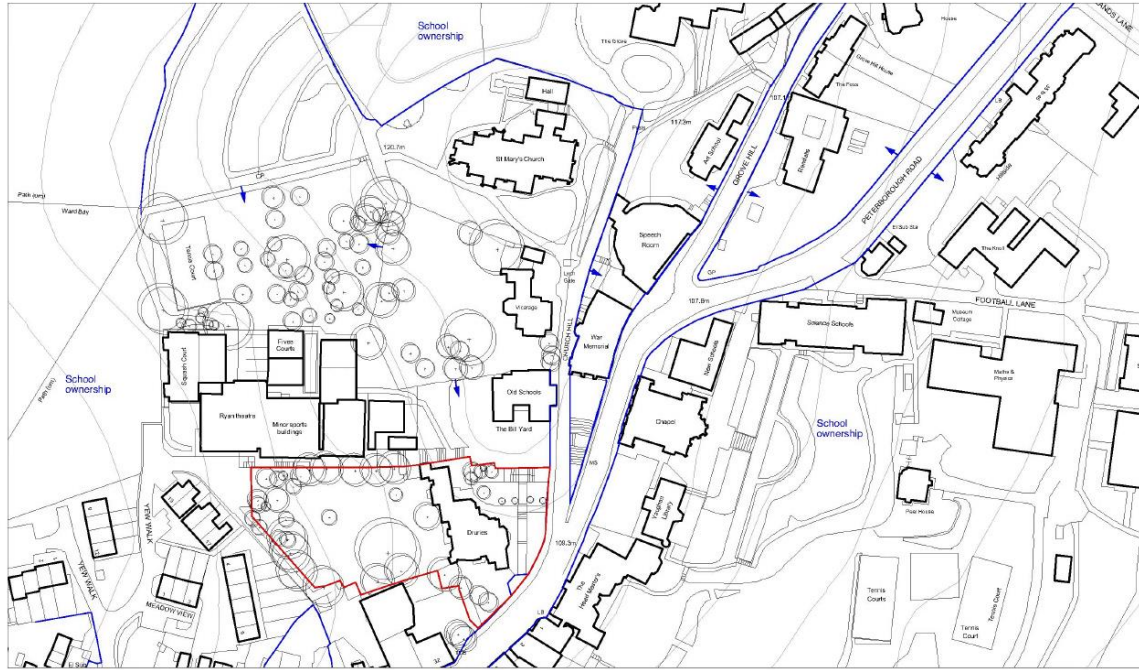
SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from 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 (2018) 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.

APPENDIX 2: LOCATION AND SITE PLANS



— Site boundary
— School ownership

Revised Rev P1-280119 - Issues to Planning

Proposed Site Plan



APPENDIX 3: PHOTOGRAPHS



Flank wall of host building



Rear conservatory



Rear elevation of host building



Rear garden



Rear elevation of host building



Rear elevation of host building



Rear elevation of host building

APPENDIX 4: PLANS AND ELEVATIONS

Existing and Proposed East Elevation



Existing and Proposed West Elevation



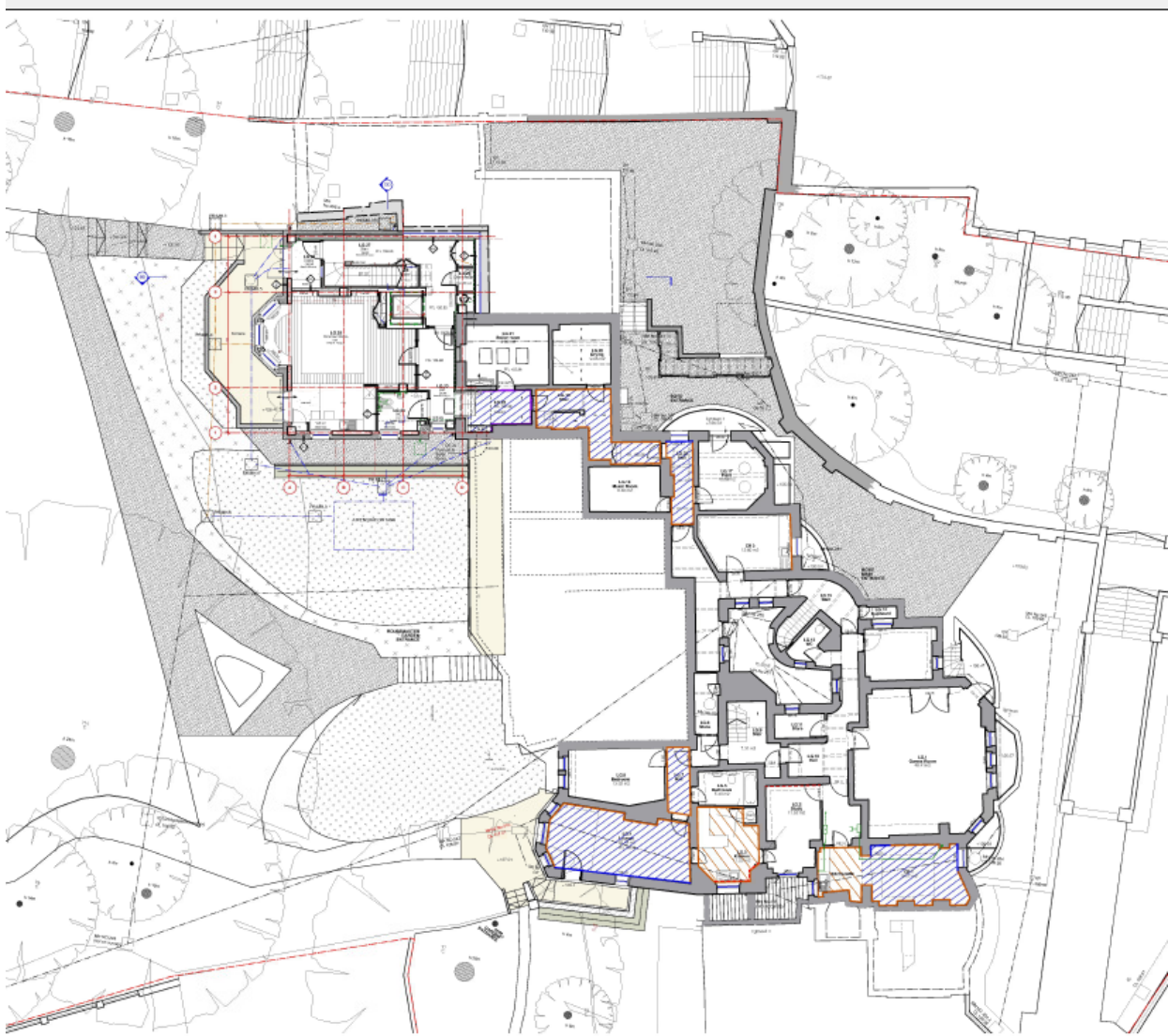
Existing and Proposed North Elevation



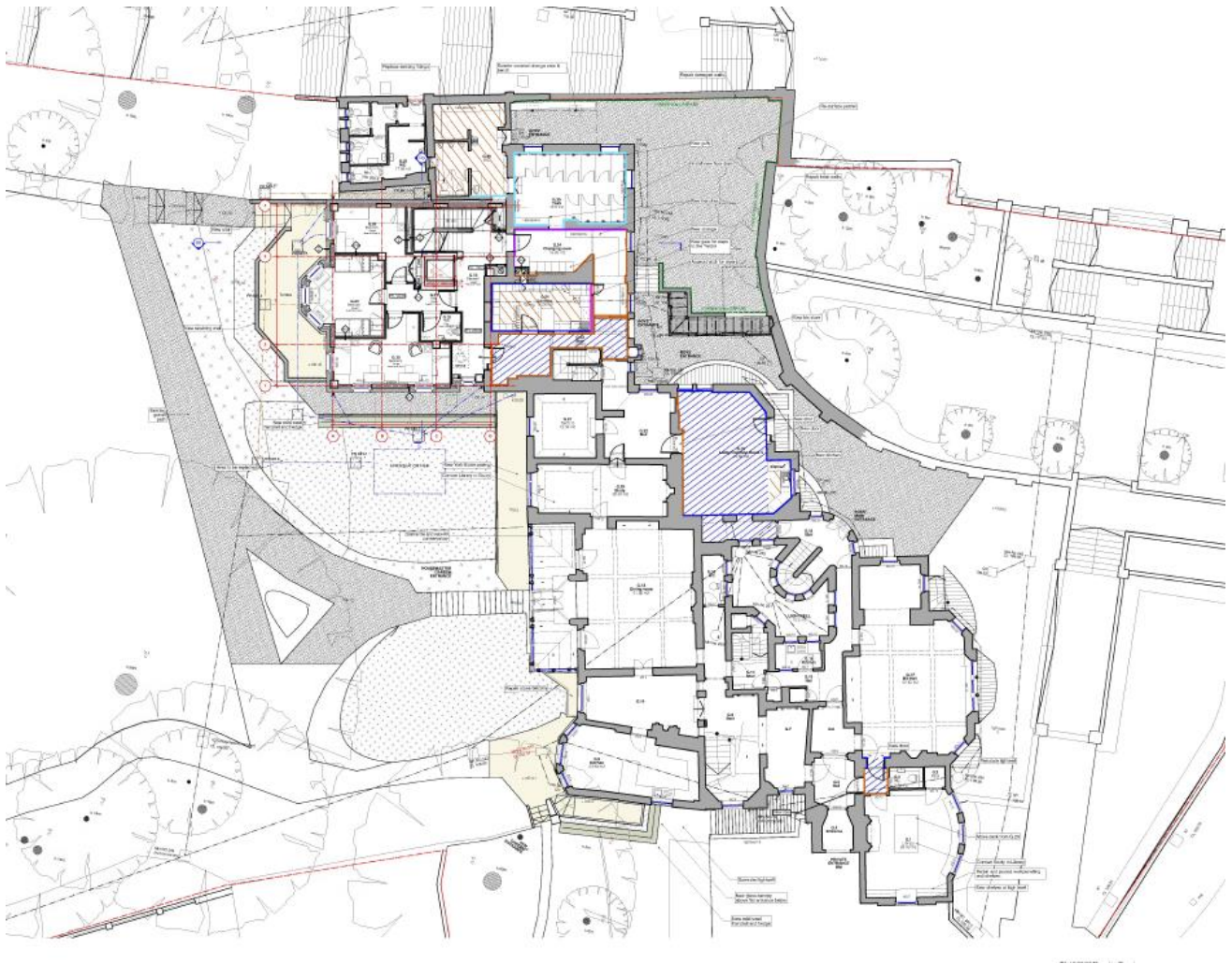
Existing and Proposed South Elevation



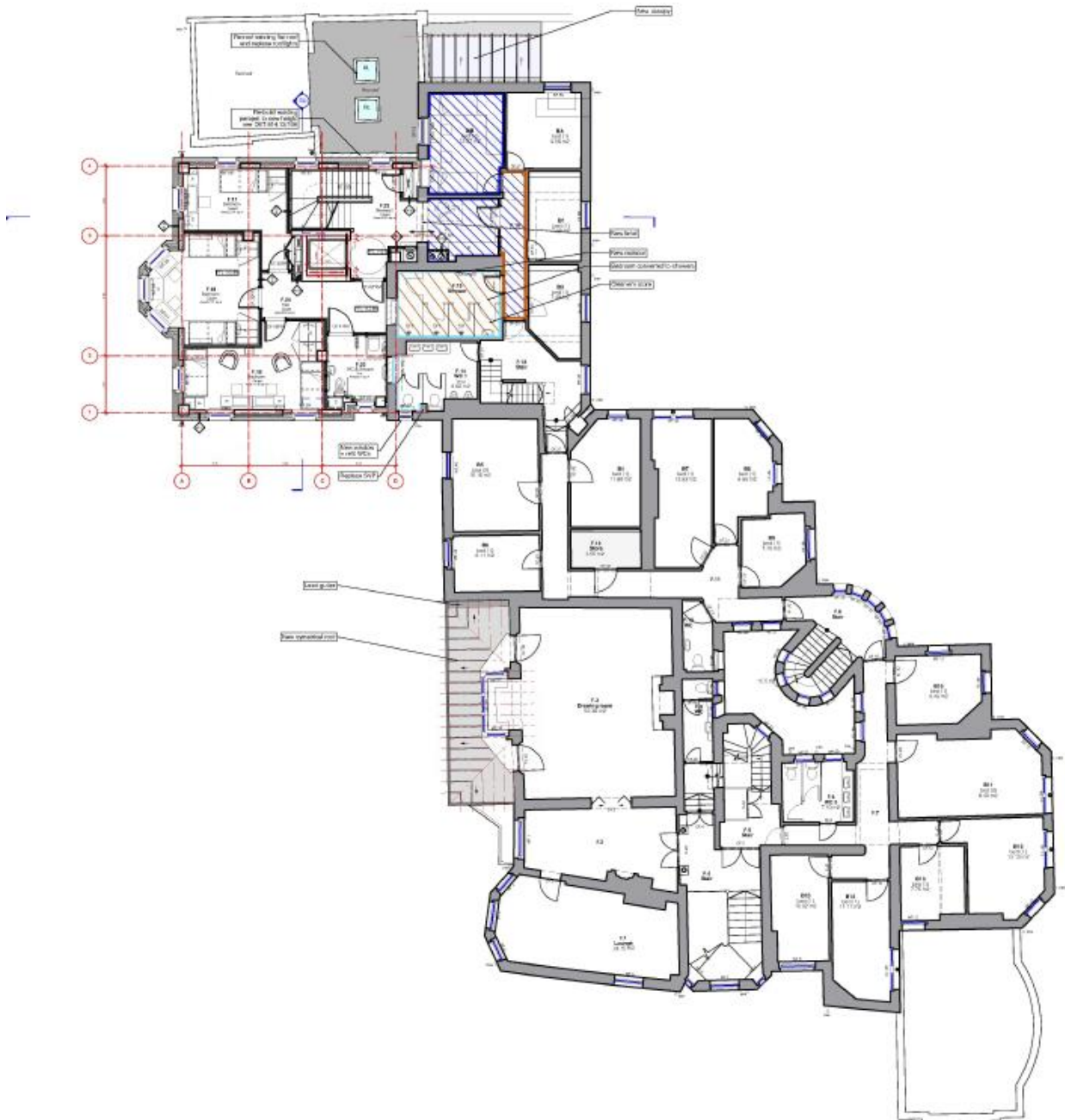
Proposed Basement Floor Plan



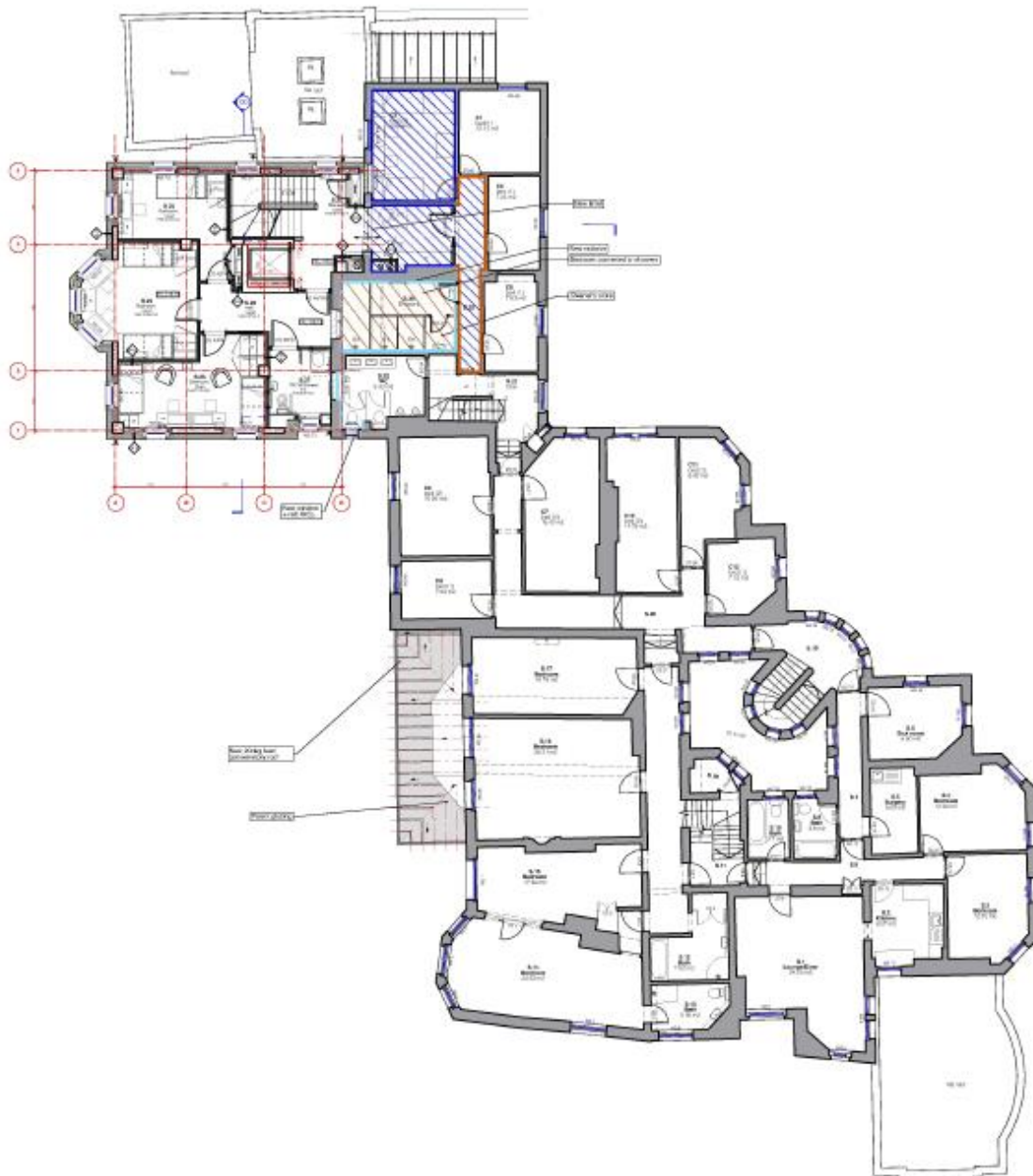
Proposed Ground Floor Plan



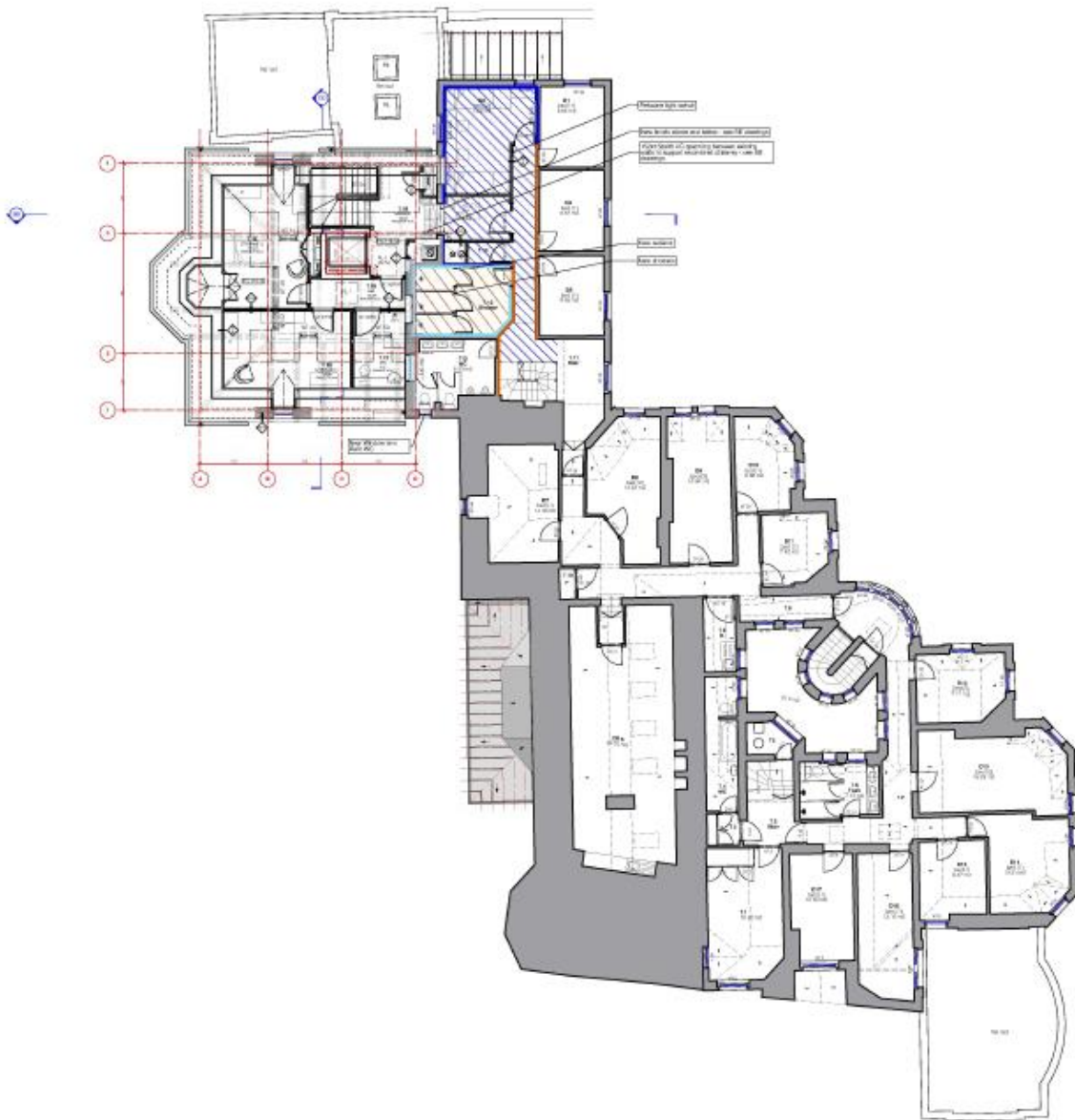
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



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