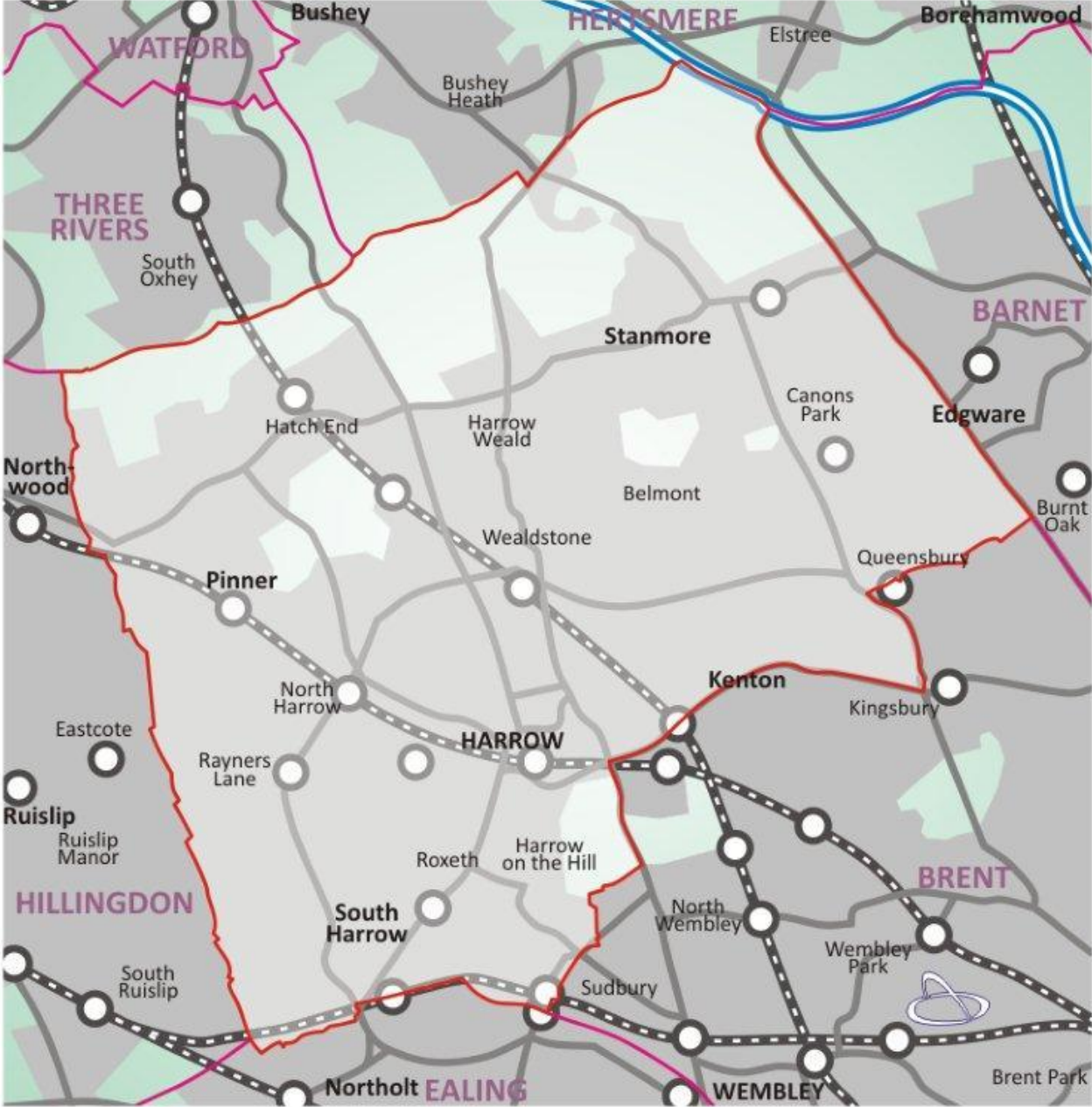


 = application site



221 Uxbridge Road	P/3086/19
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221 Uxbridge Road Harrow Weald



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th September 2019

APPLICATION NUMBER: P/3086/19
VALIDATE DATE: 10/07/2019
LOCATION: 221 Uxbridge Road
Harrow Weald
Harrow

WARD: HARROW
POSTCODE: HA3 6TW
APPLICANT: MRS NEETA PARMAR
AGENT: MODWADIA DESIGN SERVICES
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 17/09/2019

PROPOSAL

Conversion of dwellinghouse to four flats (3 x 2 bed and 1 x 1 bed); first floor side extension; three rear dormers; two rooflights in front roofslope; private amenity areas; parking; boundary treatment; bin / cycle storage; new vehicle access; external alterations.

RECOMMENDATION A

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 set out in Appendix 1 of this report.

INFORMATION

This application is reported to Planning Committee as it is a conversion for four dwellings. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type: 13 (Minor Dwellings)
Council Interest: None.

GLA Community Infrastructure Levy (CIL) Contribution (provisional): £8,046.60
Local CIL requirement: £21,272.00

(Based on net additional floor space of 134.11 sqm in Class C3)

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

Housing		
	Proposed Density u/ph	123.08 u/ha
	PTAL	2
	London Plan Density Range	150-200 hr/ha
Dwelling Mix	Studio (no. / %)	-
	1 bed (no. / %)	1
	2 bed (no. / %)	3
	3 bed (no. / %)	-
	4 bed (no. / %)	-
	Overall % of Affordable Housing	-
	Social Rent (no. / %)	-
	Intermediate (no. / %)	-
	Private (no. / %)	100 %
	Commuted Sum	-
	Comply with London Housing SPG?	-
	Comply with London Housing SPG?	-
	Comply with M4(2) of Building Regulations?	Condition attached.

Uses		
Existing Use(s)	Existing Use / Operator	C3 dwelling house
	Proposed Use / Operator	C3 flats
Proposed Use(s)	Proposed Use Class(es) sqm	Residential
	Existing number of jobs	-
Employment	Proposed number of jobs	-

Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	2
	Proposed Parking Ratio	1:2
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	Unknown
	Cycle Parking Ratio	-
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station (1.8mi)
	Bus Routes	140, 258, 340, H18, H19, H12, 182
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	-
	Previous CPZ Consultation (if not in a CPZ)	-
	Other on-street controls	Single yellow lines
Parking Stress	Area/streets of parking stress survey	
	Dates/times of parking stress survey	-
	Summary of results of survey	-
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Proposed refuse/waste storage in amenity areas.

Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises of a hipped roof, two storey detached dwelling on the corner of Uxbridge Road and Boxtree Road.
- 1.2 The dwelling has previously been extended to the side at ground floor which forms an annex which has a separate access door.
- 1.3 The residential area consists predominantly of detached and semi-detached dwellings.
- 1.4 The dwelling is accessed from a service Road which emanates from Uxbridge Road.

2.0 PROPOSAL

- 2.1 The application proposes to convert the existing dwelling into four flats (three 2-bed and one 1-bed).
- 2.2 To accommodate the conversion it is proposed to construct a first floor side extension above the existing single storey side extension and to insert three dormer windows on the rear roofslope to create habitable floorspace in the roof.
- 2.3 Two car parking spaces are proposed on the frontage of the dwelling accessed from Uxbridge Road.
- 2.4 The existing garden is segregated to provide amenity space for each of the units which accommodates refuse and waste storage and cycle storage.

3.0 RELEVANT PLANNING HISTORY

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

P/0775/19 - Conversion Of Dwellinghouse To Four Flats (3 X 2 Bed And 1 X 1 Bed); First Floor Side Extension; Three Rear Dormers; Two Rooflights In Front Roofslope; Removal Of Front Bay Windows At Ground Floor Level; Communal And Private Amenity Area; Parking; Boundary
REFUSED – 26/04/2019:

1. The proposal fails to demonstrate adequate parking within the curtilage of the property, to the potential detriment of future occupiers of the development and highway safety and movement, contrary to policy 6.13 of The London Plan (2016), policy CS1.S of the Harrow Core Strategy (2012) and policy DM44 of the Development Management Policies Local Plan (2013).

2. The proposed removal of the characteristic curved windows on the front elevation and the resultant overhang of the first floor would not respect the form and appearance of the original and existing dwellinghouse and would significantly disrupt its overall visual appearance and design quality to the detriment of the character and appearance of the subject dwellinghouse and the area, contrary to the high quality design aspirations of the National Planning Policy Framework (2018), Policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).
3. The proposed removal of the characteristic curved windows on the front elevation and the resultant overhang of the first floor in addition to the inadequate parking layout within the curtilage of the property is symptomatic of overdevelopment of the site contrary to the National Planning Policy Framework (2018), Policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), Policy DM1, DM26 and DM44 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).

P/4501/18 - Conversion Of Dwellinghouse To Four Flats (3 X 2 Bed And 1 X 1 Bed); First Floor Side Extension; Three Rear Dormers; Two Rooflights In Front Roofslope; Communal And Private Amenity Area; Parking; Boundary Treatment; Bin / Cycle Storage; New Vehicle Access.

REFUSED - 04/12/2018:

1. The proposal fails to demonstrate adequate parking within the curtilage of the property, to the potential detriment of future occupiers of the development and highway safety and movement, contrary to policy 6.13 of The London Plan (2016), policy CS1.S of the Harrow Core Strategy (2012) and policy DM44 of the Development Management Policies Local Plan (2013).
2. The proposed flats, by reason their awkward layout, would result in poor and unsatisfactory living accommodation to the detriment of the residential amenities of the potential future occupiers, contrary to the National Planning Policy Framework (2018), Policies 3.5 and 7.6B of The London Plan (2016), Policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Harrow Supplementary Planning Document Residential Design Guide (2010).

P/1226/10 - Single / two storey rear extension

LBH/36073 0 - Single storey side extension
GRANTED 07-Jul-1988

P/3316/18 - Erection of first floor extension to rear of dwelling/house
GRANTED 02-Mar-1981
GRANTED 14-Jul-2010

3.0 CONSULTATION

- 4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 22/08/2019 and one objection was received.
- 4.3 The objector was concerned that conversion to four flats would not be in accordance with the character of the area which is for family dwellings, there is little external space around the dwelling and there is insufficient off street parking available.
- 4.3 Statutory and Non Statutory Consultation
- 4.4 The following consultations have been undertaken:
- 4.5 A summary of the consultation responses received along with the Officer comments are set out below:

LBH Drainage Engineer –

The permeable paving construction details of the hardstanding submitted are acceptable. However, a minimum of 250mm of subbase/gravel layer should be proposed to provide storage. Also, the applicant should submit a maintenance plan for permeable paving.

LBH Highways –

The proposed level of parking and parking layout are acceptable.

Details of the type of cycle stores and dimensions are required but can be obtained via pre-occupation condition.

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) 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 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was published in draft form in December 2017 and is currently in the Examination in Public (EiP) stage, with the Panel's report expected in Autumn 2019. Given that the draft Plan is in the EiP stage of the formal process it holds some weight in the determination of planning applications, although lesser weight will be given to those areas of the plan that are being challenged through the EiP process (including any potential inconsistencies with the NPPF).
- 5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Design and Character of the Area
- Residential Quality
- Refuse and Servicing
- Traffic Safety and Parking
- Trees and Landscaping
- Accessibility
- Development and Flood Risk
- Conclusions

6.2 Principle of Development

6.2.1 It is considered that the proposal would provide an increase in smaller housing stock within the Borough which is in accordance with the Core Strategy target of providing a minimum of 6050 additional homes before 2026. There are no policies against the conversion of a property into flats provided other policy objectives are adhered to.

6.3 Design and Character of the Area

The relevant policies are the NPPF (2019) Policy 7.4B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2012) and Policy DM1 of the Development Managements Local Plan (2013).

- 6.3.1 The dwelling is located on a prominent corner plot. The proposed first floor side extension will therefore be highly visible. The existing single storey side extension is set back from the principle elevation of the dwelling approximately 1.8m. The proposed first floor side extension will be set back from the front of the single storey element approximately 1.15m and set back 2.8m from the adjacent front wall at first floor level. Furthermore, it will be set in over a metre at the rear and 2.5m from the side wall and 0.9m from the rear corner of the existing single storey extension. The roof form follows the design of the existing dwelling and is set down at ridge height. The extension is approximately half the width of the original dwelling.
- 6.3.2 Given the spacious width of the plot at the front, the fact that the single storey extension almost fills the entire width of plot and the 2.8m set back from the adjacent first floor front wall,, it is considered that the proposed first floor extension would not considerably increase the presence of the dwelling in the street scene and the extension would not appear over dominant in relation to the main dwelling.
- 6.3.3 Three dormer windows are proposed in the rear roof slope. These are modest in size and well contained within the existing roof and the roof of the proposed first floor extension, which is in accordance with the guidelines contained within the SPD. Due to the positioning on the site and the mature trees on the boundary, the rear elevation is currently not visible from the street scene. Should the trees be felled the roof would not be highly discernible from public vantage points and therefore there are no design concerns with this element of the scheme.
- 6.3.4 A Suitably worded condition is imposed to ensure that the external materials used in the construction of the extension match those of the existing dwelling.
- 6.3.5 It is understood that the existing single storey side extension is being used as an annex for family members. There is therefore an existing access door to the annex. Although such a dual access would not be encouraged as it defers from the single dwelling appearance, as this is an existing situation, this is not considered to be grounds to refuse the application. It is considered that the building would not be clearly discernible as four flats and the character of the area would be preserved.
- 6.3.7 Accordingly, when considering the character and form of the surrounding area, the proposed development is considered acceptable. Therefore in respect of character and design the scheme complies with the relevant policies.

- 6.4 Refuse and servicing
The relevant policies are Policy 7.4B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2014) and Policies DM1, DM26 and DM45 of the Development Managements Local Plan (2013).
- 6.4.1 The proposal demonstrates that sufficient waste and recycling facilities for each of the four flats is within the divided garden areas. It is considered that this arrangement is acceptable in accordance with the relevant policies.
- 6.5 Residential Quality
Residential Amenity Space of Future Occupiers
Relevant policies are Policies 3.5 and 7.6B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2014) and Policy DM1 of the Development Managements Local Plan (2013).
- 6.5.1 The proposed development would comply with the recommended minimum room sizes of the London Housing Supplementary Planning Guidance (2016).
- 6.5.2 In addition, the proposed flats would meet the gross internal floor area requirements for flats of their respective occupancy levels. Each of the rooms provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies.
- 6.5.3 The proposed floor plans demonstrate that there would be an acceptable vertical stacking between the proposed units with bedrooms and living rooms broadly stacked above one another. It is therefore considered that there would not be an unreasonable level of noise transfer between the flats. Any conversion would also be subject to building regulations which would ensure adequate noise insulation to meet the statutory levels. An informative will be attached to the permission to direct the applicants to the relevant building control services. Subject to this, the overall stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.
- 6.5.4 Drawings showing the sections have been provided to show that the two upper floors would have a floor to ceiling height of 2.3m and the lower floor 2.5m. As this is an existing building, it is considered to be acceptable in this instance to apply the standards of the Nationally Described Space Standards to the two upper floors.
- 6.6 Outdoor Amenity Space
The relevant policies are policy 3.5 of The London Plan 2016, and Policies DM1 and DM27 of the Harrow DMP (2013), and the Residential Design Guide SPD (2010).

- 6.6.1 The rear garden area and part of side garden would be divided to provide private amenity space for each of the units. Each flat is allocated over 20sqm of garden space which is in accordance with the London Plan. Although the amenity space allocated to Flat B would be divided into two triangular parcels, there is a door to each area and it is considered that the space will be useable for the future occupiers of this flat.
- 6.7 Impact on neighbouring properties
The relevant policies are Policy DM1 of the Harrow DMP (2013), and the Residential Design Guide SPD (2010).
- 6.7.1 The first floor side extension will not be visible from the living accommodation of 219 Uxbridge Road and would not cause any overshadowing or overlooking concerns. The proposed dormer windows will face towards the rear amenity area of the subject building and would not cause any increased overlooking to 219 Uxbridge Road.
- 6.7.2 It is noted that there are not any other conversions of properties to flats in the immediate vicinity of the site. Although there may be a small increase in activity due to the conversion to flats, it is considered that this will not be over and above what would be acceptable in such a residential area.
- 6.7.2 As such the proposal is considered to have an acceptable on the amenity of the occupiers of neighbouring dwellings in accordance with the relevant policies stated above.
- 6.8 Traffic, Safety and Parking
The relevant policies are policies 6.3, 6.9 and 6.13 of The London Plan (2016), policy CS1 R of the Harrow CS (2012) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).
- 6.8.1 This proposal is within a low PTAL 2 location which is considered to have poor access to public transport. Two parking spaces are allocated for the proposal. This is considered to comply with the London Plan maximum standards for this type of development and there have been no concerns raised by the Council's highway officers.
- 6.8.2 It is indicated that cycle parking is to be in the private amenity space for each flat. A suitably worded condition has been added to ensure that the storage is secure and provision is in accordance with the London Plan.
- 6.9 Landscaping
The relevant policy is Policy DM 22 of the Harrow Development Management Policies Local Plan (2013).
- 6.9.1 A landscaping plan has been submitted. Due to the high levels of existing hard surfacing on the site, there is limited space for soft landscaping. It is welcomed that there are proposals to introduce soft landscaping in the private amenity areas. However, it is considered that there is potential to increase the soft landscaping on

the forecourt of the site which will enhance the appearance of the site within the street scene. A suitably worded condition has been added to this effect.

7.0 Accessibility

The relevant policies are policies 3.5, 3.8 and 7.2 of the London Plan (2016), Policy DM2 of the Harrow Development Management Local Plan (2013) and Policy CS1 K of the Core Strategy (2012).

7.1.1 The ground floor flats could be adapted to be wheelchair accessible. The applicant will be required to adhere to building regulations in relation to accessibility and a condition has been added.

7.1.2 While the above compliance with Part M of the Building Regulations is acknowledged, a condition of approval will ensure that the proposed development would meet regulation M4 (2) of the building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

7.1.3 Accordingly, subject to compliance with this condition, it is considered that the proposed accommodation would be satisfactory and as such would comply with the relevant policies.

7.2 Development and Flood Risk

The relevant policy is CS1W of the Development Management Policies Local Plan.

7.3.1 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. The Council's Drainage Engineer has requested that the hardstanding area should be permeable. A standard condition in relation to permeable paving and the informative in regards to SuDs would ensure the applicant is aware of this.

7.3.2 Public sewers cross the site and the development is within 15m of underground waste water assets. Appropriately worded informatives are added advising the applicant to contact Thames Water.

7.4 **CONCLUSION AND REASONS FOR APPROVAL**

7.4.1 The proposed internal layouts, specifications and services offered by the proposed development would provide an acceptable standard of accommodation.

7.4.2 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.

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 in accordance with the following approved plans and documents:

Plans: MD/5012 – 01/KG; MD/5012 – 02/KG; MD/5012 – 03/KG; MD/5012 – 04/KG; MD/5012 REV B – 05/KG REV B; MD/5012 – 06/KG REV A; MD/5012 – 07/KG REV C; MD/5012 – 08/KG REV D; MD/5012 – 08B/KG REV B; MD/5012 – 09/KG REV B; MD/5012 – 09/KG REV A; MD/5012 – 11/KG REV B.

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

3. Materials

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

REASON: To safeguard the appearance of the locality.

4. Landscaping

The development hereby permitted shall not be occupied level until there has been submitted to, and approved in writing by, the local planning authority, a scheme of hard and soft landscape works for the forecourt and rear of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6. Cycle Storage

Prior to occupation of each of the units hereby approved, details of the secure cycle parking to serve the flats will be submitted to, and approved in writing by, the local planning authority. The plans must show dimensions, type of storage and type of stand. The secure cycle parking and storage shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan (2016) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

7. Boundary fences

Prior to occupation a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

8. Refuse storage

Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

9. Accessibility

The development hereby approved shall be implemented in accordance with Building Regulations Part M4 (2) and (3), evidence demonstrating compliance shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The proposal shall be retained thereafter.

REASON: To ensure that the internal layout of the flats/units provides flexibility for the accessibility of future occupiers and their changing needs over time.

10. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

11. Change of Use

The flats hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy 7.4 of the London Plan 2016 and the Core Planning Principles of the National Planning Policy Framework 2012.

INFORMATIVES

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

3.5C: Quality and design of housing developments

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction

5.11 Green roofs and development site environs

6.3 Assessing effects of development on transport capacity

6.9 Cycling

6.13 Parking

7.3B Designing out crime

7.4B Local character

7.6B Architecture

The Draft London Plan (2017):

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

Harrow Core Strategy (2012):

Core policy CS1.B

Core policy CS1.D

Core Policy CS1 K

Core policy CS1.W

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM2: Achieving Lifetime Neighbourhoods

DM10: On Site Water Management and Surface Water Attenuation

DM12: Sustainable Design and Layout

DM26: Conversion of Houses and other Residential Premises

DM27: Amenity space

DM38: Other Town Centre Frontages and Neighbourhood Parades

DM 42: Parking Standards

DM45: Waste Management

DM46: New Community and Educational Facilities

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

Technical housing standards - nationally described space standard (2015).

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Mayoral CIL

INFORMATIVE: Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £8046.60.

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 website where you can download the appropriate document templates.

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

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

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

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

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

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

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

4 Harrow CIL

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

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £ £21,272.00

This amount includes indexation which is 323/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

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

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

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

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

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

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

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

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

5 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

6 Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local

Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

8 Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

9 Street Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

10 Thames Water Assets

The proposed development is located within 15m of Thames Water underground assets and as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary structures <https://developers/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

11 Ground Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. It is expected for the developer to demonstrate what measures will be undertaken to minimise ground water discharges not the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk.

12 Surface Water Drainage

Thames Water would advise that if the developer follows a sequential approach to the disposal of water. Prior approval will be required for the discharge to a public sewer. For further information please visit Thames Water website.

13 Sustainable Drainage Systems

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.

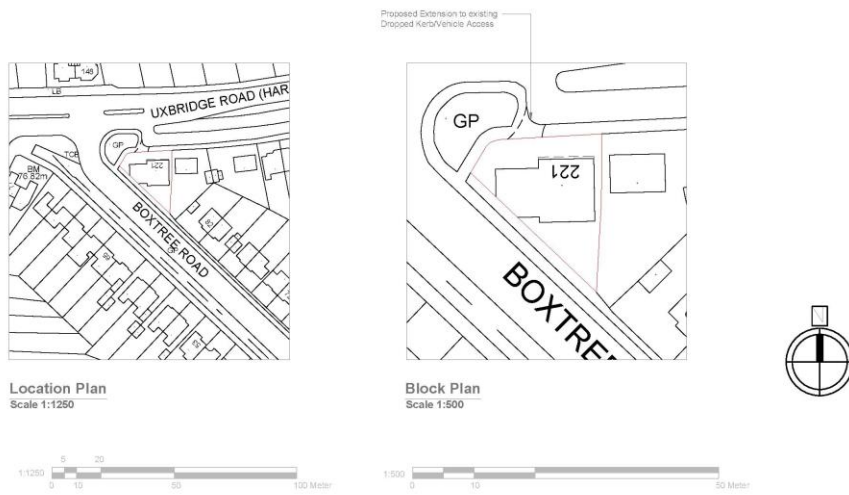
Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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.

Interim Chief Planning Officer	13 September 2019
Corporate Director	Paul Walker

Site Plan



Modhwadia Design Services	Project	Title	Scale
	221 Uxbridge Road Harlow H14 8TW	Location Plan Block Plan	1:1250/1:500
Drawing No.			Date
MDS/12 - 05/KC			June 2016
Designer			
A 1/1			
239 Western Road, Southal, Middlesex, UB6 9H-B (020 8571 1369)			

Photographs



Front Elevation



Rear Elevation



Viewed from Boxtree Road



Rear Amenity Space



Side Access

All works to comply with current building regulations and codes of practice.
Do not scale from drawings as dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials



Proposed Front Elevation
Scale 1:100

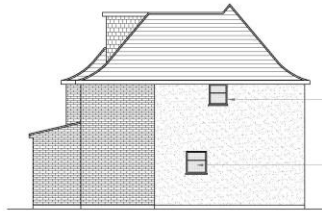


Proposed Side Elevation
Scale 1:100

Proposed Flank Wall
Window to be Casement
Glazed and Non Opening
below 1.7m from FFL



Proposed Rear Elevation
Scale 1:100



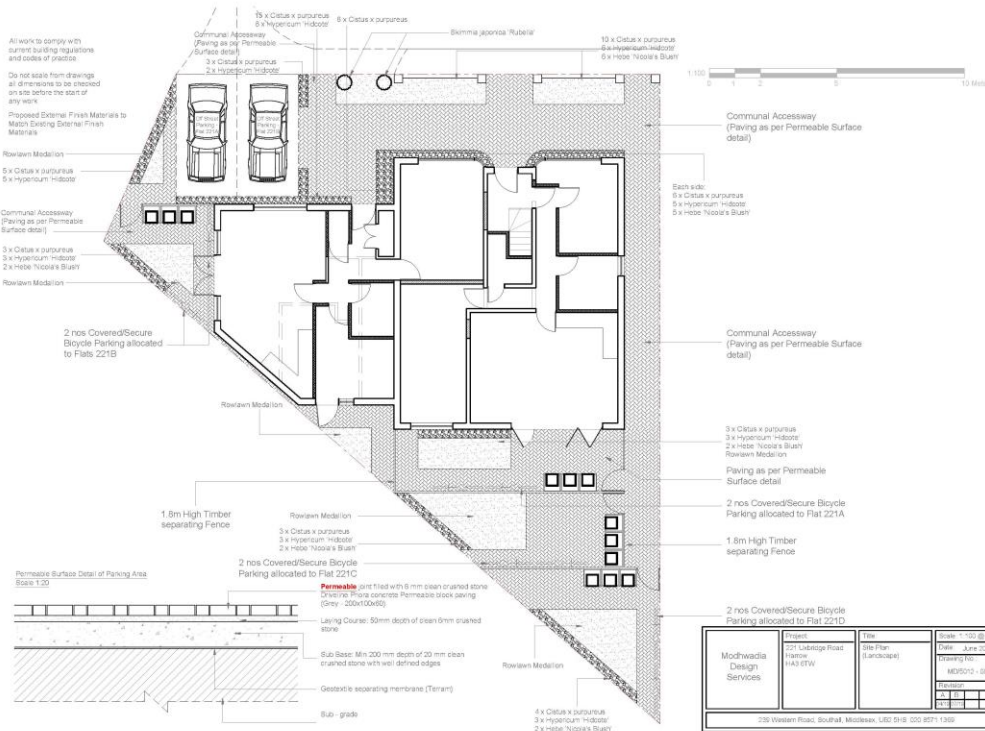
Proposed Side Elevation
Scale 1:100

Proposed Flank Wall
Window to be Casement
Glazed and Non Opening
below 1.7m from FFL



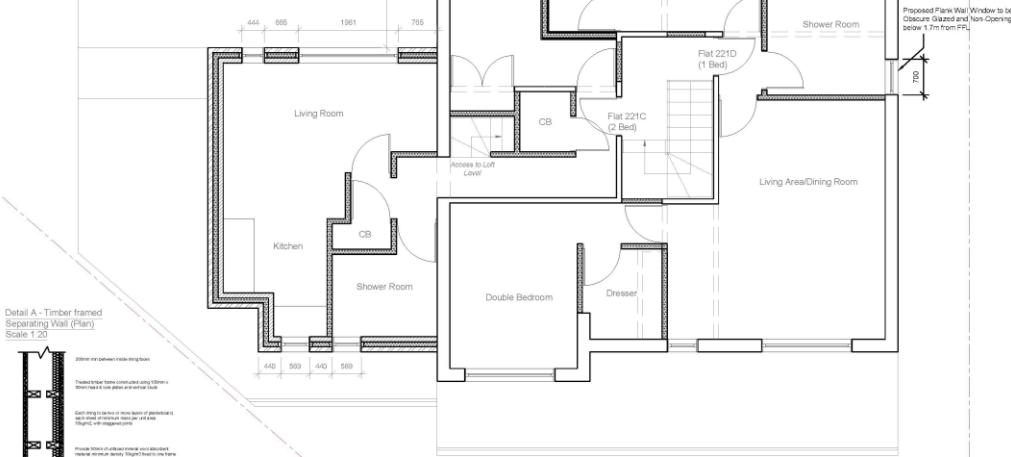
Modhwadia Design Services	Client	File	Scale
	221 Uxbridge Road Hales HA3 8TW	Proposed Extensions	1:100 @ A3
			Date
			2019 Jun 20
			Drawing No.
			MDS01 - 0740
			Author
			AK
			Check
			AK
220 Western Road, Southall, Middlesex, UB8 5JF. Tel: 020 8711 1388			

Elevations

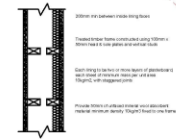


Proposed Site Plan

All work to comply with current building regulations and codes of practice.
Do not scale from drawings all dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials.



Detail A - Timber framed separating Wall (Plan) Scale 1:20



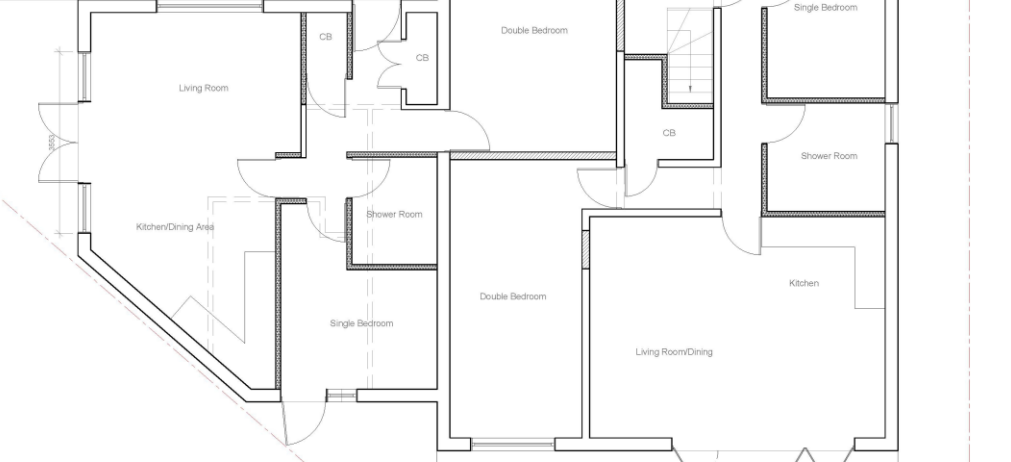
Floor Level(s)	Bedroom(s)	Floor Area (m ²)	GIA (m ²)
Flat 221A	Ground Floor 2 Bed / 3 Per	64.55	61
Flat 221B	Ground Floor 2 Bed / 3 Per	61.55	61
Flat 221C	First/2nd Floors 2 Bed / 3 Per	74.35	70
Flat 221D	First Floor 1 Bed / 2 Per	50.35	50

75% with minimum 230mm Floor to Ceiling Height

Modhwadia Design Services	Project: 221 Uxbridge Road Flat 221A-221D	Title: Proposed Fire Floor Plan	Date: 18th April 2019
	Drawing No: MDS2019-044G	Drawing Scale: 1:50	Drawing No: 1:50
221 Uxbridge Road, Southall, Middlesex, UB8 3PH. © 2019 MDS			

Floor Plans

All work to comply with current building regulations and codes of practice.
Do not scale from drawings all dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials.



Floor Level(s)	Bedroom(s)	Floor Area (m ²)	GIA (m ²)
Flat 221A	Ground Floor 2 Bed / 3 Per	64.55	61
Flat 221B	Ground Floor 2 Bed / 3 Per	61.55	61
Flat 221C	First/2nd Floors 2 Bed / 3 Per	74.35	70
Flat 221D	First Floor 1 Bed / 2 Per	50.35	50

75% with minimum 230mm Floor to Ceiling Height

Modhwadia Design Services	Project: 221 Uxbridge Road Flat 221A-221D	Title: Proposed Ground Floor Plan	Date: 18th April 2019
	Drawing No: MDS2019-044G	Drawing Scale: 1:50	Drawing No: 1:50
221 Uxbridge Road, Southall, Middlesex, UB8 3PH. © 2019 MDS			

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