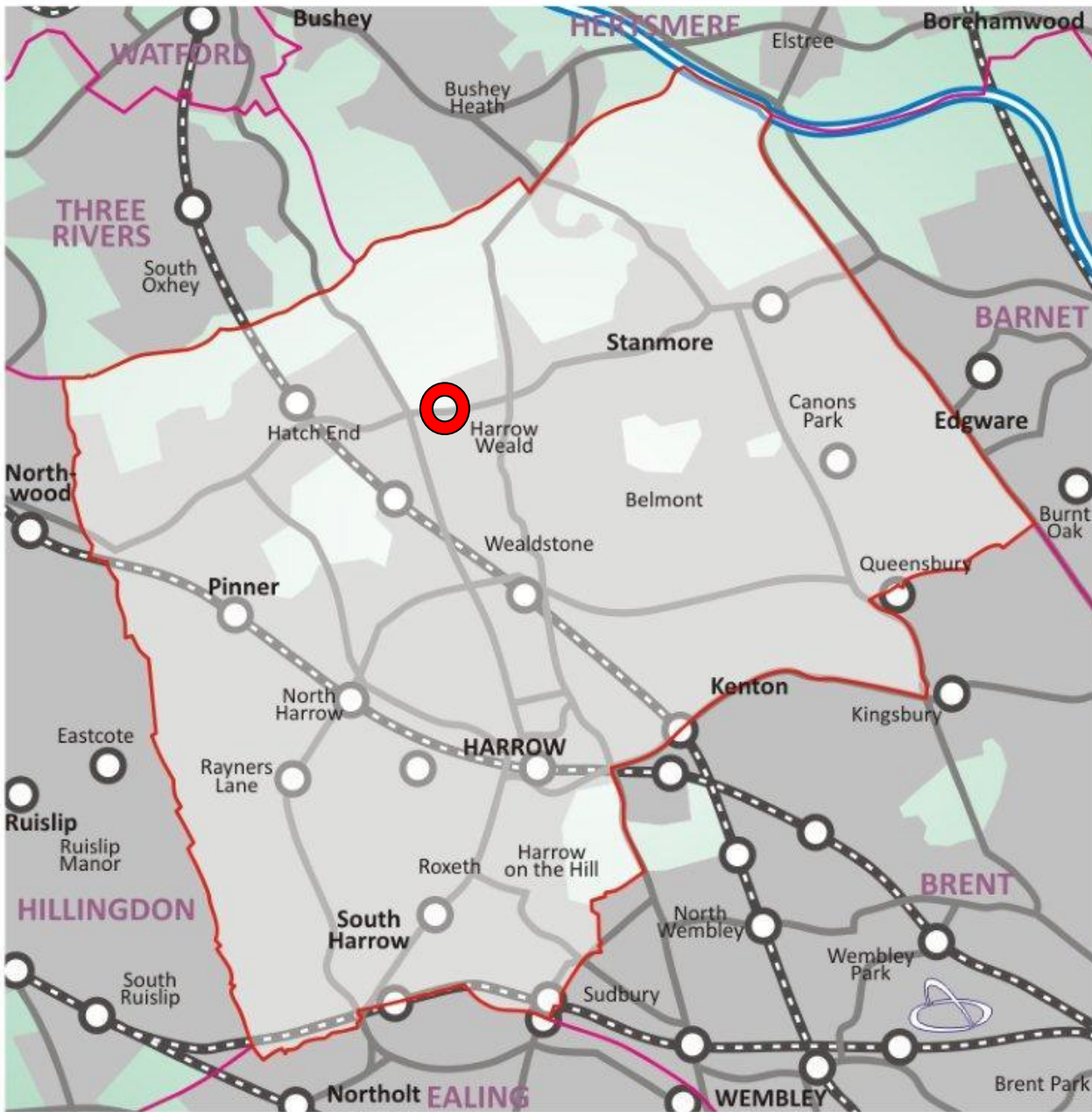
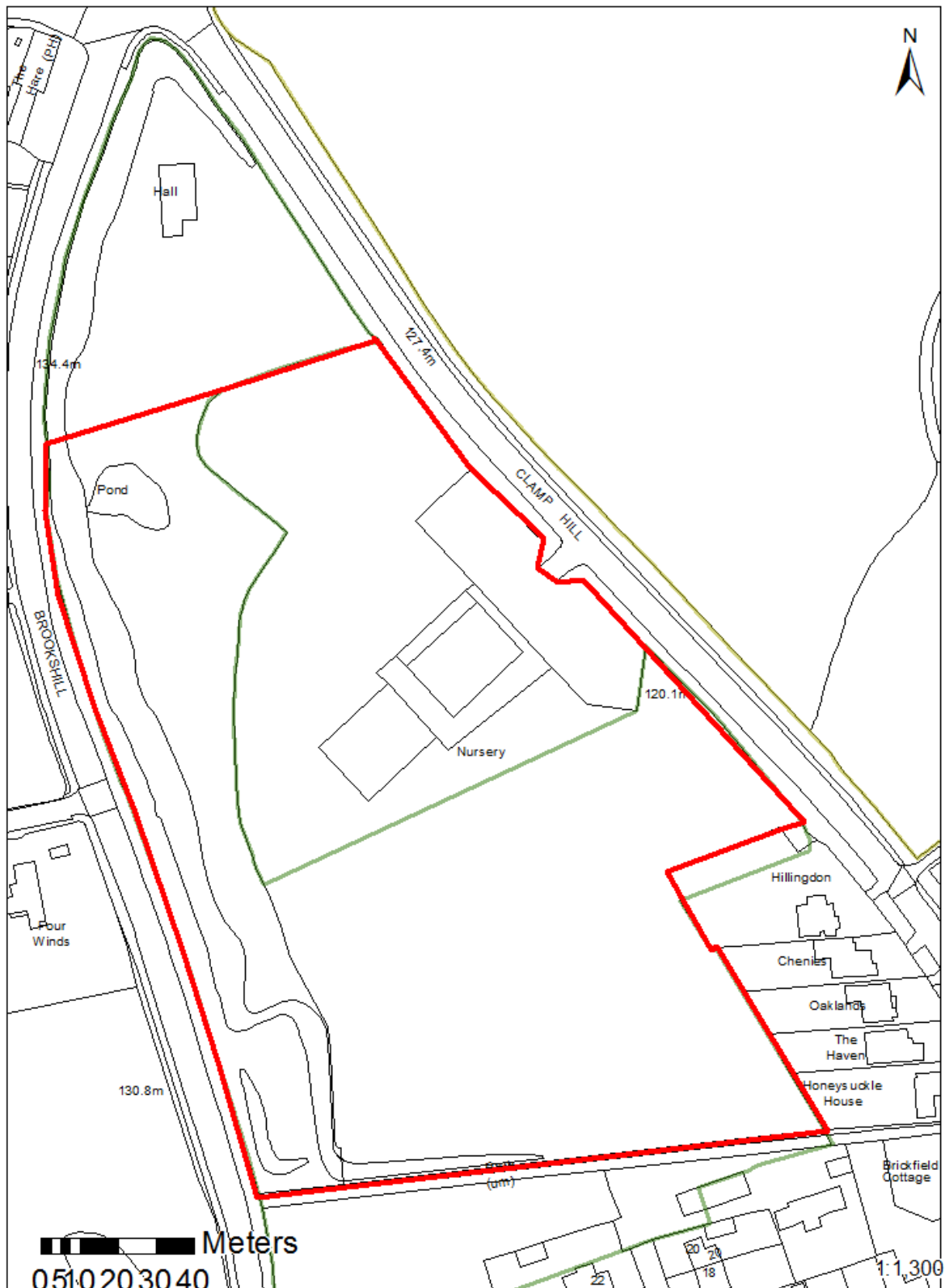


 = application site



The Nurseries, Clamp Hill, Stanmore	P/1794/19
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The Nurseries Clamp Hill



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th September 2019

APPLICATION NUMBER: P/1794/19
VALIDATE DATE: 21/08/2019
LOCATION: The NURSERIES, CLAMP HILL STANMORE
WARD: HARROW WEALD
POSTCODE: HA7 3JS
APPLICANT: Mr Kahn
AGENT: Coda Planning
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 07/10/2019

PROPOSAL

Redevelopment to provide two storey building and single storey building for horticultural use with ancillary training facilities for people with learning difficulties (Use class D1), ancillary office space; ancillary cafe and ancillary shop; landscaping (demolition of existing building)

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 set out in Appendix 1 of this report.

INFORMATION

This application is reported to the Committee as the proposal involves more than 400 sq. metres floorspace and the site area is more than 0.1 hectares and therefore 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: Minor Other
Council Interest: None

GLA Community Infrastructure Levy (CIL) Contribution (provisional): £ 14760
Local CIL requirement: £0

Based on a net additional non-residential floorspace of 246 sqm

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

OFFICER REPORT

Assessment

1.0 SITE DESCRIPTION

- 1.1 The site comprises of 3.5 hectares of horticultural use and is located to the west of Clamp Hill and to the east of Brookshill.
- 1.2 The site is predominantly open but contains a warehouse set upon a concrete plinth, glass houses, polytunnels, planting and a fabric-enclosed metal pole structure (also set upon the concrete plinth).
- 1.3 The warehouse is currently occupied by the Jacques Amand Garden Centre and accommodates ancillary offices on two floors, café and facilities, and other ancillary uses. In addition the Shaw Trust provide training, support and work placement opportunities for people with disabilities. However, there is currently no designated space for this venture.
- 1.4 A car park is located to the west of the site with vehicular access from Clamp Hill. The car park accommodates 42 spaces.
- 1.5 The whole of the site is within the Green Belt and the Harrow Weald Ridge Area of Special Character; the undeveloped parts of the site form part of a Site of Importance for Nature Conservation (SINC) rated as of borough importance (grade II)
- 1.6 An area tree preservation order protects trees across this and the adjoining sites; there are also a number of individual tree preservation orders.

2 PROPOSAL

- 2.1 It is proposed to demolish the existing single storey building on the site (which has a footprint of 30m by 18m and maximum height of 7m) and to construct a two storey building to accommodate the existing uses and to provide a dedicated training facility to better serve the work of the Shaw Trust.
- 2.2 The building would have an asymmetrical roof rising in height from 5m to 7m with a foot print of 18m by 23m.
- 2.3 The building would provide shop and florist and café on the ground floor as well as toilets, store, reception, plant prep area and gallery and display area. On the first floor there is a dedicated space learning centre and training rooms to accommodate the work of the Shaw Trust with disabled people, further gallery area, toilets, kitchenette, store and office. All the facilities are ancillary to the main garden centre use.

- 2.4 In addition an agricultural building for wood recycling and joinery is proposed beside the new building with a footprint of 23m by 5m. This also would have an asymmetrical roof ranging in height from 4m to 4.5m.

3.0 RELEVANT PLANNING HISTORY

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

EAST/596/93/CLE: Certificate of Lawful Existing Use – Use of Land as Horticulture; an appeal against non-determination was lodged a public inquiry was held. The appeal was dismissed in February 1995.

EAST/596/98/CLP: Certificate of Lawful Proposed Development – Horticulture with Ancillary Sales of Plants/Bulbs Potted & Dry Form Grown on Site & Ancillary Offices. This application as not determined.

P/2858/12: Certificate of Lawful Development (Existing): Use of the Land at Clamp Hill as a Non-Residential Institution; refused 18th June 2013 for the following reason:

1. The evidence submitted in support of the application does not demonstrate that, on the balance of probabilities, development comprising a material change in the use of the land from horticulture to use as a non-residential institution (Class D1) has taken place at the site for a continuous period of ten years proceeding the date upon which the application was made. The physical characteristics of the site, nature and intensity of the activities undertaken, and disposition of and use of buildings within the site are consistent with its use for horticulture - within the terms of S336 of the Town and Country Planning Act 1990.
An appeal against this decision was dismissed 28th February 2014

P/4823/15 - Replacement two storey building for horticultural use with ancillary training facilities (class B1), ancillary offices (class B1), ancillary cafe (class A3) and ancillary shop (class a1); single storey buildings for horticultural use and ancillary workshop (class D1)

4 CONSULTATION

- 4.1 A total of 33 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 16/09/2019 and no objections were received.
- 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 Biodiversity Officer –

The Flood Risk Assessment suggests the inclusion of a naturalistic SuDS flood attenuation scheme. This should be supported since it would fit with the green belt setting and have ecological/environmental benefits on site and beyond.

The preliminary Ecological Appraisal is flawed. The date the desktop search was carried out since this information seems to be missing. The report also fails to pass on much information about what species there were records for within the rather limited search buffer. A 2km for what is expected for rural location. No information has been provided about 'priority species' or locally notable species which are also of material consideration.

Noted, and addressed in the report.

LBH Tree Officer –

There is fair amount of space on this site and I don't think the building would have a significant impact on existing trees. Tree Protection Details should be submitted.

Noted, condition added.

LBH Drainage Engineer –

The site is subjected to some localised surface water flooding. The Flood Risk Assessment satisfies the requirements. Detailed drainage details should be submitted and permeable paving should be utilised.

Noted, informatives and conditions added.

LBH – Community Safety (Environmental Health) -

The commercial safety section of Environmental Health raises no objection provided that suitable/adequate commercial extraction ventilation is provided in conjunction with any catering facilities (eg. ground floor café, 1st floor kitchenette) in order to ensure the innocuous disposal of all fumes, gases, smoke etc generated by the proposed commercial premises.

Noted, informatives added

5.0 ASSESSMENT

5.1 The main issues are;

- Principle of the Development/Green Belt Characer
- Sequential Assessment
- Residential Amenity
- Transport Safety and Parking
- Trees and Landscaping
- Biodiversity
- Sustainable Design and Construction

- Conclusions

5.2 Principle of Development

- 6.2.1 The relevant policies are the National Planning Policy Framework, Policy 7.16B of the London Plan (2016) and DM 16 D of the Development Management Policies Local Plan.
- 6.2.2 National and local policy aims to avoid inappropriate development in the Green Belt. As highlighted by the National Planning Policy Framework, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. A two storey replacement building and two single storey buildings was granted planning permission under application P/4823/15. The table below shows the difference between the existing and proposed dimensions of the two storey building and the previous permission.

	<u>Existing</u>	<u>Proposed</u>	<u>Granted P/4823/15</u>
Footprint	521sqm	393sqm	427sqm
Floorspace	713sqm	736sqm	829sqm
Ridge Height	7m	7.8m	7m
Eaves Height	4.5m	5m	4.5m
Volume	2995.75cubic metres	2159 cubic metres	2455.25 cubic metres

- 6.2.3 The table shows that, although the overall height of the two storey building would be increased, the proposed footprint and overall volume would be reduced. The overall volume and footprint would also be significantly less than the existing building. It is therefore considered that the impact on the openness of the Green Belt of the two storey building would not be significant. Furthermore the highest part is limited to one side due to the asymmetric design.
- 6.2.4 The proposed joinery and wood recycling single storey building is not replacing any existing structure or building. It was determined in the consideration of the previous application that this building would constitute an appropriate use in the Green Belt as the proposed activities (joinery and wood recycling) would be complementary to the horticultural use of the site. A condition requiring the removal of this proposed building in the event that the horticultural/agricultural use changes, is recommended to ensure that this building remains in an appropriate use.
- 6.2.5 The existing building is a part single part two storey building with a pitched roof and a traditional warehouse appearance. When viewed from Clamp Hill, the existing building has a utilitarian appearance which, together with the other structures and glasshouses on the site, convey something of the site's horticultural/agricultural use. The proposed buildings are of a more contemporary design. They complement one another by following an asymmetrical shape and providing a clean modern feel which unify the appearance of the main hub of the site. The use of timber, has the effect of neutralising the appearance and integrating the

buildings into the rural landscape. It is considered that the buildings would be clearly viewed as part of the functioning of the wider site and would improve the visual appearance of the site as a whole. As such, it is considered that the proposed buildings would not be detrimental to visual amenity or impact adversely on the Green Belt.

- 6.2.6 The subject application does not propose a change of use. The proposed two storey building would however, replace existing ancillary uses as follows with changes in floor area as set out in the table below:

Ancillary Uses within Two Storey Warehouse Building			
	Existing	Proposed	Change
Shop (A1):	No dedicated area – part of main warehouse	96m ²	-
Cafe (A3):	56m ² (+ kitchen 7m ²)	96m ² (incl. servery)	+40 m ²
Offices (B1):	253m ²	64m ²	-189m ²
Training (D1):	No dedicated area – part of main warehouse	129m ²	-

- 6.2.7 The above changes point overall to a modest expansion of the commercial and training ancillary floorspaces but a reduction in ancillary office floorspace within the building. Nevertheless the uses would be accommodated within the building as ancillary uses and would not be detrimental to the visual amenity and character of the Green Belt. It is considered they would help to support the continuation of the horticultural use of this site which is an appropriate use within the Green Belt. It is therefore considered that the ancillary uses proposed within the proposed two storey building are acceptable subject to a condition to ensure that they remain ancillary uses (i.e. that they do not expand into independent uses that could be inappropriate within the Green Belt).

- 6.2.8 For the above reasons the proposed buildings are considered appropriate in scale and appearance and are considered not to constitute inappropriate development within the Green Belt and to protect its openness in accordance with the relevant policies.

6.3 Sequential Assessment

The relevant policies are the NPPF (2019) Core Policy CS1 of the Core Strategy (2012) and Policy DM2 of the Development Managements Local Plan (2013).

- 6.3.1 Recognising that the proposal includes an additional building on this Green Belt site, an alternative site search has been submitted with the application.
- 6.3.2 The submitted search document finds that the only sites with large vacant areas [that could accommodate the entirety of the operation currently carried-on at the application site] are either designated for other uses such as housing or employment, or are designated open spaces, and so concludes that the application site is the most sequentially preferable. This is accepted on the basis,

as recommended be controlled by condition (see above), that the ancillary uses remain ancillary uses and do not expand into independent uses which could be disaggregated and more appropriately located elsewhere within the Borough.

6.4 Residential Amenity

The relevant policies are Policy 7.6 of the London Plan (2016), Policy DM1 of the Harrow DMP (2013), and the Residential Design Guide SPD (2010).

6.4.1 The proposed building would be approximately 45 metres from the boundary (and 71 metres from the dwelling) of Hillingdon in Clamp Hill which is the nearest residential property. In orientation terms the building would be to the north/north-west of this dwelling. Although rising levels means that the building would be higher than this dwelling, given the separation distances and tree/vegetation cover it is considered that the proposal would not have a significant impact on the amenity of the occupiers of this dwelling. The separation distances with other residential properties in the area are such that any impact on the amenity of occupiers is considered to be negligible.

6.4.2 It is considered that in regards to neighbouring amenity the proposal is in accordance with the relevant policies.

6.5 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).

6.5.1 No alteration to the site's existing vehicular access (onto Clamp Hill) is proposed and it is considered likely that the proposal would not materially increase the volume or characteristics of traffic movements to/from the site. 42 parking spaces are provided for users of the site. Although this would be above the maximum amount stipulated in the London Plan, given the low PTAL rating of 1 and the fact that the car park serves the site as a whole (and not just the proposed buildings) and the servicing requirements of the use, this provision is considered acceptable. In the absence of any objection in from the Highway Authority, it is concluded that the continued use of the existing access in association with the proposed development would not be detrimental to the free flow and safety of traffic and pedestrians.

6.6 Trees and Landscaping

The relevant policy is Policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

6.6.1 The majority of the application site would be unaffected by the proposed development and since existing trees on the site are TPO protected, it is to be expected that the mature, verdant character of the site would be maintained. No details of proposed remedial/new landscaping within the immediate vicinity of the proposed buildings has been submitted. However, such details can, it is considered, be secured as a condition of any planning permission.

- 6.6.3 There are trees with TPOs on the site. The Council's Tree Officer is satisfied that the development will not result in significant harm to these trees. A condition has been added to ensure the trees are suitably protected during the construction works.
- 6.6.4 It is considered that there would not be an adverse impact on trees and landscaping and the proposal would comply with the relevant policies.
- 6.7 Development and Flood Risk
The relevant policy is CS1W of the Development Management Policies Local Plan and Policies DM9 and DM10 of the Development Management Local Plan (2013).
- 6.7.1 The site would be subjected to some localised surface water flooding. The Drainage Engineer has reviewed the Flood Risk Assessment submitted by the applicant and has deemed it to be satisfactory.
- 6.7.2 The development could have an impact in terms of surface water flood risk. As the site is located within a Critical Drainage Area, further sustainable urban drainage [SuDs] is encouraged by way of informative.
- 6.8 Biodiversity
The relevant policies are Policy 7.19 of the London Plan (2016) and Policy DM 20 of the Harrow Development Management Policies Local Plan (2013).
- 6.8.1 The site is in relatively close proximity to (but does not adjoin) two Sites of Special Scientific Interest (SSSI's) and does incorporate part of a Site of Importance for Nature Conservation (SINC). A Preliminary Ecological Appraisal has been submitted by the applicant. The Council's Biodiversity Officer has reviewed the Survey and has requested that it be revised to improve its rigour with regards of the potential for protected species to be present nearby. These comments have been passed on to the applicant's agent who has stated that they will be dealt with and a response provided as soon as possible. Details of any revised Habitat Survey and the Biodiversity Officer's advice as to the adequacy of this will be reported to the Planning Committee as addendum information.
- 6.8 Sustainable Design and Construction
- 6.8.1 The relevant policies are Policy 5.2 of the London Plan (2016) and DM12 of the Harrow Development Management Policies Local Plan (2013).
- 6.8.2 The submitted Energy Statement concludes that high efficiency building fabric and low energy lighting should be used to reduce the development's energy demand and supply energy from renewable sources would result in a carbon dioxide reduction of 41% which surpasses the London Plan target.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The development would not have a significantly negative impact on the openness of the Green Belt and the proposed horticultural and ancillary uses are considered appropriate. It is considered that the proposal would not have an adverse impact on highway safety or residential amenity. Accordingly, subject to compliance with the attached conditions, the development would accord with the development plan policies and is recommended for grant.

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:

1 Rev A; 2 Rev A;3 Rev A;4 Rev A;5 Rev A; 6 Rev A;5;7 Rev A; 2777-200; 2777-201; Flood Risk Assessment; Planning Statement; Design and Access Statement; Sequential Test; Preliminary Ecological Assessment.

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

3. Green Belt

The single storey building hereby approved shall be demolished/dismantled, and the resulting material shall be removed from the site, in the event that ceases to be used in connection with the use of the site (either in whole or in part) for horticultural/agricultural use, other than any use(s) that are ancillary to the horticultural/agricultural use of the site.

REASON : To safeguard against inappropriate development on the site, in the interests of the openness and integrity of the Green Belt, and to ensure compliance with the Green Belt provisions of the National Planning Policy Framework (2019), Policy 7.16 B of the London Plan (2016) and Policy DM 16 D of the Development Management Policies Local Plan (2013).

4. Ancillary Uses

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development (England) Order 2015, or any Order amending or replacing (with or without modification) that Order, the buildings hereby approved shall not be used at any time other than in connection with the horticultural/agricultural use of the site and the ancillary uses as denoted on the approved drawings numbered: 3 Rev A and 4 Rev A, unless otherwise agreed in writing by the local planning authority.

REASON : To safeguard against inappropriate development on the site, in the interests of the openness and integrity of the Green Belt, and to ensure compliance with the Green Belt provisions of the National Planning Policy Framework (2019), Policy 7.16 B of the London Plan (2016) and Policy DM 16 D of the Development Management Policies Local Plan (2013); and to allow consideration of any non-ancillary/independent uses in the context of Core Strategy (2012) Policy CS 1 A and Policy DM 2 A(a) of the Development

Management Policies Local Plan (2013); and to ensure a high standard of amenity for neighbouring occupiers in accordance with Policy DM 1 C & D of the Development Management Policies Local Plan (2013).

5. Use of Buildings

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development (England) Order 2015, or any Order amending or replacing (with or without modification) that Order, the buildings hereby approved shall not be used at any time other than in connection with the horticultural/agricultural use of the site and the approved ancillary uses, unless otherwise agreed in writing by the local planning authority.

REASON : To safeguard against inappropriate development on the site, in the interests of the openness and integrity of the Green Belt, and to ensure compliance with the Green Belt provisions of the National Planning Policy Framework (2019), Policy 7.16 of the London Plan (2016) and Policy DM 16 D of the Development Management Policies Local Plan (2013); and to allow consideration of any non-ancillary/independent uses in the context of Core Strategy (2012) Policy CS 1 A and Policy DM 2 A(a) of the Development Management Policies Local Plan (2013); and to ensure a high standard of amenity for neighbouring occupiers in accordance with Policy DM 1 C & D of the Development Management Policies Local Plan (2013).

6. Extension of Buildings

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development (England) Order 2015, or any Order amending or replacing (with or without modification) that Order, the buildings hereby approved shall not be extended or any other manner enlarged without the prior permission, in writing, of the local planning authority.

REASON : To safeguard against inappropriate development on the site, in the interests of the openness and integrity of the Green Belt, and to ensure compliance with the Green Belt provisions of the National Planning Policy Framework (2012), Policy 7.16 of the London Plan (2016) and Policy DM 16 D of the Development Management Policies Local Plan (2013).

7. Levels

The development hereby approved shall not commence until details of the levels of the parts of the site and the buildings the subject of this planning permission have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed.

REASON : In the interests of the openness and integrity of the Green Belt, and to ensure compliance with the Green Belt provisions of the National Planning Policy Framework (2012), Policy 7.16 of the London Plan (2016) and Policy DM 16 D of the Development Management Policies Local Plan (2013). To ensure that the levels are agreed prior to the construction of the approved buildings, this condition is a PRE-COMMENCEMENT condition.

8. Disposal of Foul Water

The development hereby approved shall not commence until details of works for the attenuation, storage and disposal of surface water from the approved buildings have been submitted to, and agreed in writing by, the local planning authority. The details shall include: the surface water discharge rate; the drainage layout including the outlet and cross section of proposed storage; the specification of any flow restriction devices to be used; and full design of any soak-aways together with the results of ground permeability testing. The works for the disposal of surface water from the approved buildings shall be carried out and installed in accordance with the details so agreed and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

9. Surface Water

The development hereby approved shall not commence until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

10. Surface Water Attenuation

The development hereby approved shall not commence until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

11. Tree Protection

The development hereby approved shall not commence until details of the means of protection during construction of the trees on the site have been submitted to, and agreed in writing by, the local planning authority. The details shall include:

- a) identification of root protection areas;
 - a. the method of any excavation proposed within the root protection areas;
 - b. the type, height and location of protective fencing; and
 - c. measures for the prevention of soil compaction within the root protection areas.
 - d. measures for the prevention of soil compaction within the root protection areas.

The construction of the development shall be carried out in accordance with the details so agreed or any amendment or variation to them as may be agreed in writing by the local planning authority.

REASON : To ensure that the retention and survival of trees, hedgerows and other planting of significant amenity value within the site that are to be retained, and trees within adjoining sites, are safeguarded during construction, in accordance with Policy DM 22 of the Development Management Policies Local Plan (2013). To ensure that the means of protection are agreed prior to the erection of the approved buildings, this condition is a PRE-COMMENCEMENT condition.

12. Construction Method Statement

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) detailed timeline for the phases and implementation of the development
- b) demolition method statement
- c) the parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) measures to control the emission of dust and dirt during construction; and
- g) scheme for recycling/disposing of waste resulting from demolition and construction works.
- h) details showing the frontage/the boundary of the site enclosed by a close boarded fence to a minimum height of 2 metres.

The development shall be carried out in accordance with the approved Method Statement and Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority throughout the construction period.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of The Development Management Policies Local Plan 2013, and to ensure that the development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory method of construction is agreed prior to any works on site commencing.

13. Demolition and Construction Waste Management Plan

No development shall take place, including any works of demolition, until a demolition and construction waste management plan, setting out arrangements for the handling of excavation, demolition and construction waste arising from the development, and to make provision for the recovery and re-use of salvaged materials wherever possible, has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with

the agreed plan or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON : To ensure that waste management on the site is addressed from construction stage and to promote waste as a resource, in accordance with London Plan (2016) Policy 5.13 and Policy CS1 X of the Core Strategy (2012). To ensure that measures are agreed and in place to manage and re-use waste arising during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

14. Cycle Parking

Before the construction of any approved building on the site reaches damp proof course level, details of the secure cycle parking to serve the development 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 cycle parking 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).

15. Materials

Notwithstanding the details shown on the approved plans, before the construction of any approved building on the site reaches damp proof course level, details of the materials to be used in the external surfaces of the buildings shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed or any amendment or variation to them as may be agreed 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 enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policy 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

16. Inclusive Design

Before the construction of any approved building on the site reaches damp proof course level, the following specifications shall be submitted to, and agreed in writing by, the local planning authority:

- a) the detailed design of all ramps, steps and pathways within the external areas of the development;
- b) the thresholds, door opening widths and landing areas at all entrances between the external areas of the development and the approved buildings; and

- c) the levels and layout of pedestrian route(s) between the parking areas within the site and the entrances of the approved buildings.

The development shall be carried out in accordance with the specifications so agreed, or any amendment or variation to them as may be agreed in writing by the local planning authority, and shall be permanently retained as such thereafter.

REASON : To ensure that the development contributes to the creation of an inclusive environment, in accordance with Policy 7.1 of the London Plan (2016) and Policies DM1 & DM 2 of the Development Management Policies Local Plan (2013).

17. Landscaping

The development hereby approved shall not progress beyond 150mm above ground level until a scheme for the hard and soft landscaping for the areas immediately surrounding the approved buildings has been submitted to, and agreed in writing by, the Local Planning Authority..

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013.

18. 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 in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

19. Blue Badge Holder Parking

The buildings hereby approved shall not be first used until a minimum of 2 car parking spaces for blue badge holders and a minimum of 3 motorcycle/scooter parking spaces have been marked out on the site in accordance with details that shall first have been submitted to, and agreed in writing by, the local planning authority. The spaces shall thereafter be retained.

REASON : To ensure that the development makes adequate provision for car parking for disabled persons in accordance with Policy 6.13 and paragraph 6A.2 of

the London Plan (2016) and Policy DM 42 of the Development Management Policies Local Plan (2013).

20. Bin Enclosures

The buildings hereby approved shall not be first used until a bin enclosure for the storage of waste and recycling materials arising from the use of the buildings has been installed on the site in accordance with details that shall first have been submitted to, and agreed in writing by, the local planning authority. The bin enclosure shall thereafter be retained.

REASON : To ensure that the development makes adequate provision for bin storage in accordance with Policy DM 42 of the Development Management Policies Local Plan (2013); and to safeguard the visual amenity of the Green Belt in accordance with the Green Belt provisions 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):

6.3 Assessing effects of development on transport capacity

6.9 Cycling

6.13 Parking

7.16 Green Belt

7.19 Biodiversity and Access to Nature

7.3B Designing out crime

7.4B Local character

7.6B Architecture

Harrow Core Strategy (2012):

Core policy CS1

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM 16 Maintaining the Openness of the Green Belt and Metropolitan Open Lane

DM 20: Protection of Biodiversity and Access to Nature.

DM 22: Trees and Landscaping

DM 42: Parking Standards

DM45: Waste Management

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. 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.

4. The applicant should consult Thames Water developer services **by email:** developer.services@thameswater.co.uk or **by phone:** 0800 009 3921 or on Thames Water website www.developerservices.co.uk regarding capacity of their public surface & foul sewers for receiving additional discharge from the proposed development. **The Thames Water confirmation letter should be submitted for approval.**

5. 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 £ 14760.

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

6. 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.

7. 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

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. 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.

10 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.

11. Designing Out Crime

For further information regarding Secure By Design, the applicant can contact the North West London Designing Out Crime Group on the following: DOCOMailbox.NW@met.police.uk

Interim Chief Planning Officer	Beverley Kuchar 02/10/19
Corporate Director	Paul Walker 04/10/19

Site Plan



Existing Site Plan
Scale 1:100



Existing Location Plan
Scale 1:1000

01/2019
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CODA Architecture	
10 Clap Hill, Stanmore, London NW9 1JH	
020 8996 1000	
info@codarchitects.co.uk	
Client:	XXXXXX
Project No.:	XXXXXX
Scale:	XXXXXX
Date:	XXXXXX
Author:	XXXXXX
Check:	XXXXXX
Drawn:	XXXXXX
Scale:	XXXXXX
Sheet:	XXXXXX
Scale:	XXXXXX

Photographs



Front of existing warehouse building



Existing green house structure

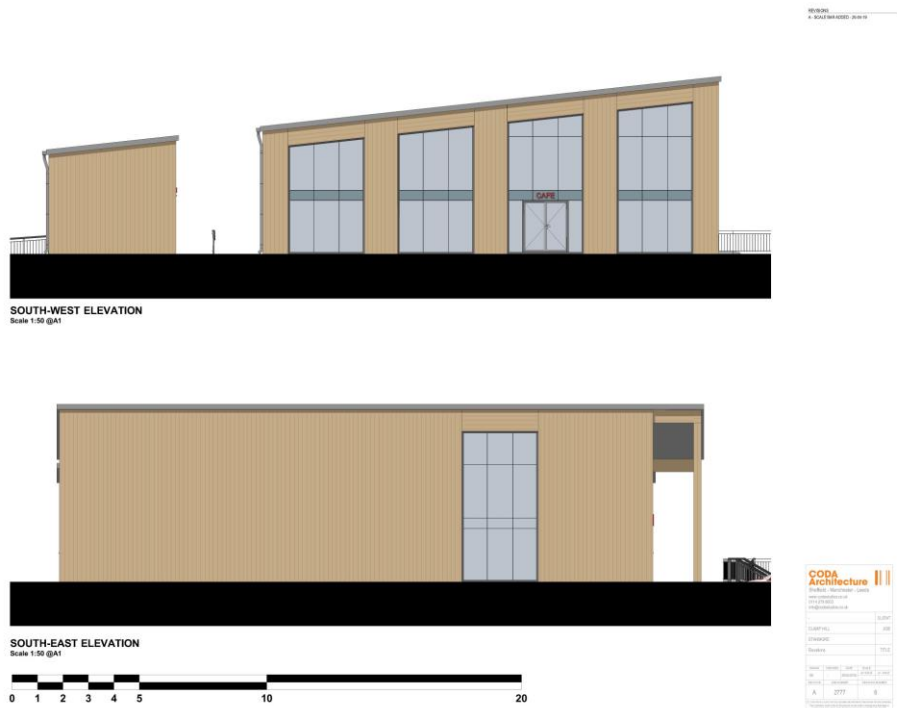


Planting on the site



Car Park Area.

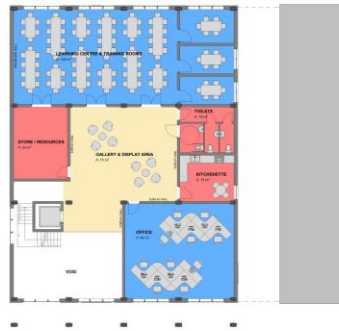
Plans



Proposed Elevations



Proposed Ground Floor Plan



First Floor
Scale 1:100



Proposed First Floor

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