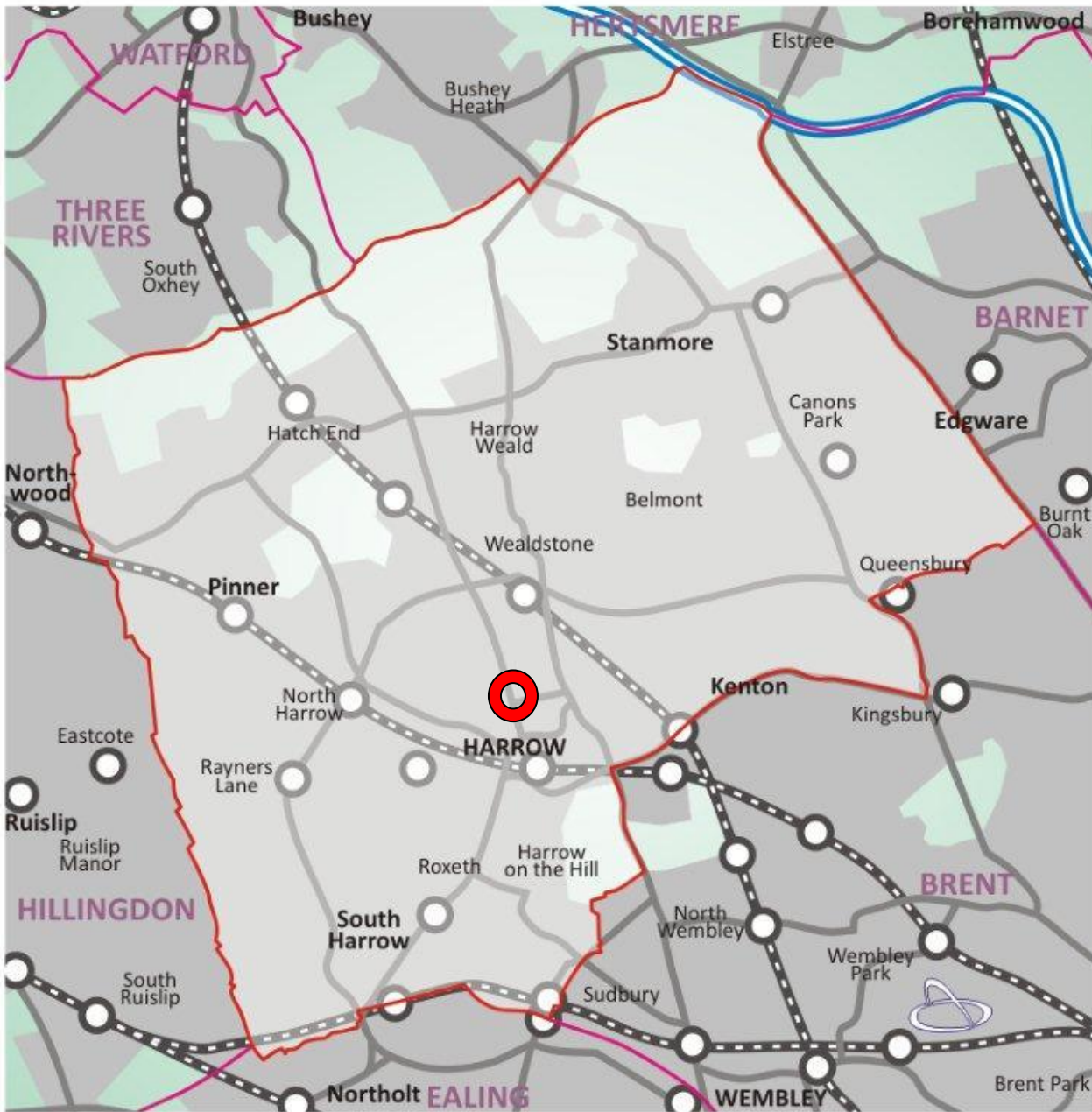


 = application site



Park House, 34-38 Pinner Road	P/1690/18
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th OCTOBER 2019

APPLICATION NUMBER: P/1690/18
VALIDATE DATE: 08/05/2018
LOCATION: PARK HOUSE 34 - 38 PINNER ROAD, HARROW
WARD: HEADSTONE SOUTH
POSTCODE: HA1 4HZ
APPLICANT: HENCAP (WEST COUNTRY LTD)
AGENT: RPS
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 22/10/2019

PROPOSAL

Use of building as supported living facility comprising 19 self-contained rooms with communal and staff facilities (Sui generis) (Retrospective) involving installation of rear dormer window to create accommodation in roofspace and internal alterations.

RECOMMENDATION

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report..

REASON FOR THE RECOMMENDATIONS

The proposed development of the site would provide a quality development comprising of a satisfactory level of residential accommodation, for the type (supported living) of accommodation being proposed within the Borough.

The proposal would respond positively to the local context, and would provide appropriate living conditions which would be accessible for all future occupiers of the development. The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as it is for the change of use of a building in excess of 400 sqm. The proposal therefore falls outside Schedule 1(d) of the Scheme of Delegation.

Statutory Return Type:	Minor Development: All Other
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£38,460
Local CIL requirement:	£35,210

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 application site comprises a pair of semi-detached properties, and the neighbouring semi-detached property. The building is located on the northern side of Pinner Road and the immediate surrounding is residential in character.
- 1.2 The sites lawful use is hotel (Use Class C1), however, the site is currently used for the purpose of supported living accommodation (*sui generis*) comprising 23 rooms.
- 1.3 The application site is situated approximately 60m from the Harrow Town Centre and 231m from Harrow-on-the Hill underground and Railway Station southeast of the site. The site has a PTAL rating of 5 and is therefore within a sustainable location.
- 1.4 There have been various extensions to the building including large front dormers to the pair of semis. The application property abuts a recreation ground to the rear and share boundary (left side) with the access path to the ground. Adjacent properties, No. 40 further left and No. 32 to the right are two-storey residential properties. Opposite the site is a church, a three-storey commercial building and a new build four-storey block of flats
- 1.5 The forecourt of the property is entirely hard-surfaced and has the capacity to provide off-street parking for up to four motor vehicles.
- 1.6 The rear amenity area is also mainly hard surfaced with trees and shrubs along the side boundaries. There is also a single-storey structure in the rear garden. Historical records show the structure to be a garage.
- 1.7 The site is located in a critical drainage area and is not a listed building.

2.0 PROPOSAL

- 2.1 The application seeks retrospective planning permission for change of use of hotel (Use Class C1) to supported living units (Use class *Sui Generis*) and the addition of a dormer to rear roof slope.
- 2.2 The proposal would provide 19 self-contained rooms including kitchenette with communal facilities, a staff office and a staff kitchen. The building would provide supported living accommodation for 19 vulnerable adults with learning difficulties and mental health issues

- 2.3 There would be a common room, a utility room and office at the ground floor level. Two communal rooms are proposed at first floor. A communal garden is proposed to the rear with access from within the building.
- 2.4 The proposed rear dormer to be inserted in the roof slope of the semi attached to No. 32 would measure approximately 500mm deep, 1.3m wide and 1.2m in height. There are no other external alterations proposed.
- 2.5 Access to the building would be gained via the existing entrance on the front elevation of the building.
- 2.6 There is an access way to side for vehicle and pedestrian leading to the rear garden.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status and date of decision
LBH/2374	Erect. Pair Dormer. Garages Replace Existing Single Garage	Granted 16/5/1967
LBH/4154 (No. 34-38)	Use of Ground Floor Premises as Offices	Refused 29/5/1969
LBH/23709 (No. 34)	Change of Use From Dwelling House To Staff Accommodation And Ancillary Hotel Administration Use.	Granted 04/8/1983
LBH/25515 (No. 36-38)	Change Of Use To Hotel With Parking	Granted 28/6/1984
LBH/26560 (No. 36-38)	Front Porch	Granted 20/11/1984
LBH/29511 (No. 34)	Single Storey Rear Extension To Hotel	Refused 13/3/1985
LBH/26819 (No. 34)	Change Of Use To Hotel And Retention Of Shed And Garage.	Refused 21/2/1985 Appeal Allowed 12/9/1985
LBH/28378 (No. 34)	Entrance Porch	Granted 22/10/1985

4.0 Consultation

- 4.1 A total of 47 consultation letters were sent to neighbouring properties. No responses were received.
- 4.2 The public consultation period expired on 16th June 2018.

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken, together with the responses received and officer comments:

LBH Planning Policy and Research

Following the submission of amended plans, Planning Policy commented as follows:

I understand that amended plans were submitted, which reduces the amount units by 4 units, and increases the amount of internal and external amenity space / communal space. The increase in this plus a management plan which sets out how the use will be run, assists in demonstrating that the proposal would be for assisted living – rather than as C3 residential units.

It would be recommended that an appropriately worded condition / S.106 obligation is attached to any planning permission, ensuring that the use remains as an assisted living use, and not able change through permitted development to general purpose C3. A condition as below could be used.

Subject to that, policy would not object to this scheme.

Officer Comments

Noted. Please refer to 6.2 – Principle of Development.

LBH Housing

The proposed development provides for self-contained units, which on the face of it should provide for affordable housing. Given that the proposal would be for more than 10 units, justification needs to be provided in relation to why a provision of AH would not be required. If it is considered appropriate that a contribution should be provided, then this should be off-site / cash in lieu, as the accommodation on site would not be London Plan compliant.

Officer Comments

Noted. Please refer to 6.2 – Principle of Development.

LBH Highways

Proposal would not generate a travel demand that would result in an adverse impact for the surrounding highway network as the site is within a ptal 6 area meaning that public transport access is excellent and there are more than adequate off-street parking facilities. Some cycle storage may be beneficial as staff travel by sustainable modes should be encouraged, furthermore if residents are able to cycle at all storage for their bikes would also be necessary.

Officer Comments

Noted. The required condition in relation to the provision of cycle storage has been submitted.

LBH Landscaping Architect

Minimal information supplied, a green shaded area on drawing 28922_01_P Rev A 'Proposed Plans' the drawing has been amended since the previous submission and my comments in November 2019, but the drawing number has not been changed (drawing showing amenity space in context of proposed ground floor layout of the premises) without specific proposals for the amenity area. There is still no clear purpose other than a note 'garden area'. No detail has been provided on the proposal for the garden area.

If you are minded to approve this application hard and soft landscape conditions would be required.

Officer Comments

Comments noted. The required landscaping conditions have been attached.

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 Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

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

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.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character and Appearance of the Area
- Residential Amenity
- Standard of Residential Accommodation
- Traffic, Parking, Access and Sustainable Transport
- Flood Risk and Development
- Planning Obligations

6.2 Principle of Development

Loss of Hotel Use

6.2.1 There are no specific policies contained within the Development Management Policies Local Plan (DMP) that relate to the loss of hotels. The site is not within the town centre boundary and is outside the Harrow and Wealdstone Intensification area.

6.2.2 Policy 4.5 of London Plan 2016 states that developments should not result in the loss of strategically important hotel capacity (a hotel in excess of 15,000 square metres). Given the size of the building, the proposal would not result in the loss of a strategically important hotel. Therefore, the principle of the loss of the hotel is acceptable.

Appropriateness of use

6.2.3 As per the submitted Planning Statement, the intention is to accommodate people who are being reintegrated into the community. A degree of support is required for the tenants, but the level of care is low. Staff would be on site 24 hours a day, with a maximum of five staff at any given time. Given the minimum level of care provided and the proposed communal facilities, it is considered that the proposed use of the building would be supported living accommodation (sui generis) and not a use falling under Use Class C3. A management plan would be secured by condition to ensure the use remains in such use in perpetuity and to provide further details on how the building will be managed, in terms of staffing, occupation numbers, and contact details should an issue arise.

6.2.4 The applicant has provided supporting evidence from Harrow's Social Care Department and Endurance Care Delivery Team and Adult Social Care have identified a need for supported accommodation of this type for existing residents in the Borough. The development will therefore help meet the needs of residents in the Borough.

6.2.5 The principle of the proposed development therefore complies with the NPPF, policies 3.8 and 3.9 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies Local Plan (2013). A condition to restrict any future change of use and limit occupation to supported living accommodation is considered to be appropriate.

6.3 Character and Appearance of the Area

6.3.1 The proposal includes the retention of the existing rear dormer, which is considered to be of an appropriate size and scale to ensure visual containment and is not discernible in the streetscene or any vantage point. As such, it is considered that the rear dormer does not detract from the character of the building, and as such the proposal would not conflict with any of the above policies and is acceptable in this regard.

6.3.2 The proposal includes new openings at ground floor level with some existing doors and windows removed. These changes are considered to be minor alterations and would not result in a detrimental impact in terms of character and appearance.

6.3.3 In accordance with the consultation response from the Councils' Landscape Architect, further details of soft and hard landscaping are to be secured by a planning condition to ensure a high standard of amenity and a positive contribution to the character and appearance of the wider area.

6.3.4 During the site visit it was noted that the refuse store is located close to the entrance and therefore visible from the public realm. In accordance with policy DM45 of the DMP a condition is appropriate to ensure details of refuse storage are submitted to and approved by the LPA.

6.3.5 It is therefore considered that the proposal, subject to appropriate conditions would have an acceptable impact on the character and appearance of the area and therefore complies with the NPPF, policies 7.4 and 7.6 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012), policies DM1, DM22, DM23 and DM45 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document - Residential Design Guide 2010

6.4 Impact to Residential Amenity

6.4.1 It is considered that the retention of the building for specialist residential accommodation would not result in additional activities or coming and goings, than the lawful hotel use. It is therefore considered that the proposal does not result in a detrimental impact on the amenity of the neighbouring occupiers, in terms of additional noise or disturbance. However, a condition is appropriate to secure a management plan to ensure the property is managed effectively.

- 6.4.2 The introduction and use of the rear garden would not cause any additional impact on privacy for the neighbouring occupiers, than what is existing.
- 6.4.3 The proposal includes alterations to the existing fenestration and the retention of the existing dormer, which would not cause additional overlooking than what is existing.
- 6.4.4 As such, it is considered that the proposal would not have any detrimental impact on the neighbouring occupiers. The proposal therefore complies with the NPPF, policy 7.6 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document - Residential Design Guide 2010

6.5 Standard of Residential Accommodation

- 6.5.1 As noted above, the use of the building has been determined as sui generis. Therefore, on this basis it is not required for the units to comply with policy 3.5C of The London plan (2016) or to provide affordable housing. The accommodation consists of a bedroom with a private bathroom and kitchenette. The sizes of the communal rooms/ kitchen at ground and first floor would be satisfactory. There would be an office and meeting room for staff at the ground floor level, which is considered adequate, depending on the nature of support provided.
- 6.5.2 A maximum of 5 staff would be at the property at any one time to provide some form of support to the occupants. Amended plans have been submitted, which would reduce occupancy from 23 to 19 and a communal garden would be provided. It can therefore be concluded that the development will provide a good standard of residential amenity for future occupants. A condition is suggested that the internal alterations required to ensure the building is of an acceptable standard are carried out within a specified time period from the grant of planning permission.
- 6.5.3 The proposal, subject to appropriate conditions therefore complies with the NPPF, policy 7.6 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document - Residential Design Guide 2010

Access

Given the nature of the accommodation, the proposed use has to be accessible to ensure the accommodation is fit for purpose. The existing ramp is wheelchair accessible and would be retained. The applicants have indicated that 2 units on the ground floor (10%) would be refurbished and reconfigured to provide units which are accessible. This level of provision would be considered acceptable in this regard. The circulation corridor and rooms would be accessible. It is therefore considered, subject to condition, that the proposal would provide a reasonable level of accessibility for all.

6.5.4 It is considered that the proposal is acceptable in this regard, in accordance with the NPPF, policy 3.8 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012), policy DM1 and DM2 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document - Residential Design Guide 2010

6.6 Traffic, Parking, Access and Sustainable Transport

6.6.1 There are approximately 5 spaces at the front of the property and sufficient space for a further 3 spaces at the back.

6.6.2 The Highways Deptment was consulted and advised that the proposal would not generate additional traffic movement than what currently exist. The Highways Department raised no objection to the proposed development, subject to the provision of cycle storage for future residents and staff (19 cycles).

6.6.3 Whilst the applicant has indicated that there is sufficient space on site to provide the necessary level of cycle parking, a condition is appropriate to require such details to be submitted and approved by the LPA.

6.6.4 Subject to the abovementioned conditions, the proposal is considered to be acceptable in this regard, in accordance with the NPPF, policies 6.9 and 6.13 of The London Plan (2016), policy CS1 of the Harrow Core Strategy (2012), policy DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013).

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The development would provide specialist, residential accommodation which would provide a satisfactory standard of accommodation for future resident. Furthermore, the proposal would not result in a detrimental impact to residential amenities or to the character and appearance of the area. The proposal complies with the relevant policies from the development plan, and subject to condition, the proposal is considered to be acceptable.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Time Limit

The internal alterations as noted below shall be carried out within 6 months of the grant of this permission and shall be retained thereafter.

- Alterations to the internal layout;
- Creation of staff facilities;
- Creation of communal facilities;

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

2. Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 28922_P_GF Rev:0; 28922_P_2ND Rev:0; 28922_P_1ST Rev:0; 28922_E_SP Rev:0; 28922_E_GF Rev:0; 28922_E_2ND Rev:0; 28922_E_1ST Rev:0; 28922_03_ES Rev:A; 28922_03_P:B; Supporting Letter; Planning Statement.

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

3. Restriction of Use

The occupation of the accommodation hereby approved shall be limited to persons with special needs requiring supported living accommodation and their carer(s). The premises shall only be used for the purpose as set out in the application (Supported Living Units, Use Class Sui Generis) and for no other purpose, including any other purpose in Class C3, C2 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or with or without modification).

REASON: The accommodation is considered to be suitable for supported living, in accordance with Draft policy H14 of the Draft London Plan 2017 and the NPPF 2019, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits in order to safeguard the amenity of the neighbouring residents and the character of the locality and in the interest of highway safety in accordance with polices DM 1 and DM 42 of the Harrow Development Management Polices Local Plan (2013).

4. Refuse Storage

Within 3 months of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Refuse storage including screening;

The development shall be completed in accordance with the approved details, within 3 months of the date of such approval and shall thereafter be retained. The refuse bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policy DM45 of the

Development Management Policies Local Plan (2013).

5. Cycle Storage

Within 3 months of the development hereby approved, details for secured, sheltered and accessible cycle storage for the provision of 6 bicycles (including non-standard bicycles shall be submitted and approved in writing by the Local Planning Authority. Such cycle storage should be designed in accordance with the requirements of the London Cycle Design Standards. The development shall be completed within 3 months of the date of such approval in accordance with the approved details and shall thereafter be retained in that form.

REASON: To ensure that cycle parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

6. Landscape Management Plan

Notwithstanding the approved details, within 3 months of the development hereby approved, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

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

7. Soft and Hard Landscape Plan

Notwithstanding the approved details, within 3 months of the development hereby approved, a scheme of hard and soft landscape works for the site shall be submitted to, and approved by, the local planning authority.

Soft landscape works shall include:

- a) Planting plans (at a scale not less than 1:100)
- b) Schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers/densities.
- c) Written specification of planting and cultivation works to be undertaken
- d) A landscape implementation programme
- e) Tree planting, including the details for the proposed trees, tree pits and fixing (at time of planting)
- f) Specification for protective fencing to protect hedges during establishment and a plan indicating alignment / position of protective fencing.
- g) Details of tree planting within the car parking spaces and screening around the car park with hedge planting and a proposed screen to separate the parking from the communal garden.
- h) Details of minor artefacts and structures (such as furniture, seats and bins, pergola, trellis and any proposed exterior lighting or low level lighting.

Hard landscape works shall include:

- a) Details of permeable, hard landscape materials

- b) Details of boundary treatments (materials, scale of boundary, location) to demarcate the site boundaries
8. 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 details approved pursuant to condition 7 of this permission. 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.
9. Within 3 months of the development hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.
REASON: In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies DM1 of the Harrow Development Management Policies Local Plan (2013).
10. Accessibility
- The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.
REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

Informatives

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance (2019)

The London Plan (2016):

3.2, 3.8, 3.17,5.12, 5.13, 6.13, 7.2, 7.3, 7.4, 7.6, 7.21

The Draft London Plan (2017)

D1, D2, D3,D5, H14, GG4, T4,T5, T6

Harrow Core Strategy (2012)

CS1

Development Management Policies Local Plan (2013)

DM1, DM2, DM9, DM10, DM22, DM29, DM42, DM45

Supplementary Planning Document - Residential Design Guide (2010)

2 Grant with pre-application advice

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Mayor CIL

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

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £38,460

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

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates.

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

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

f

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 will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £35,210

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 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.

7 SUSTAINABLE URBAN DRAINAGE

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 (2012) 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.

Checked

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

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Front elevation



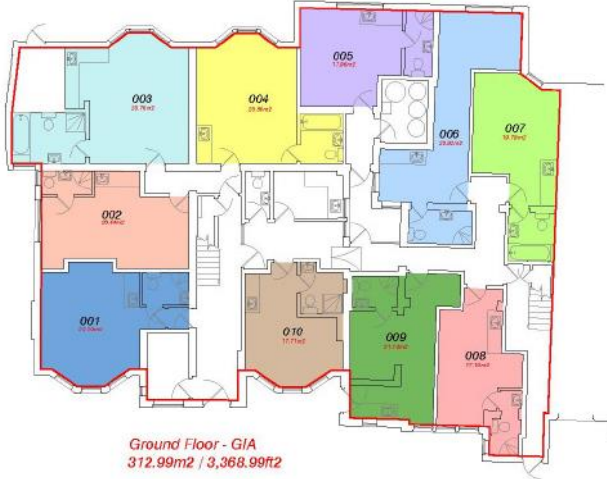
Rear elevation

APPENDIX 4: PLANS AND ELEVATIONS

Existing Floorplans and Elevation

GROUND FLOOR PLAN

FLATS 001 - 010



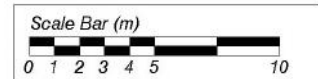
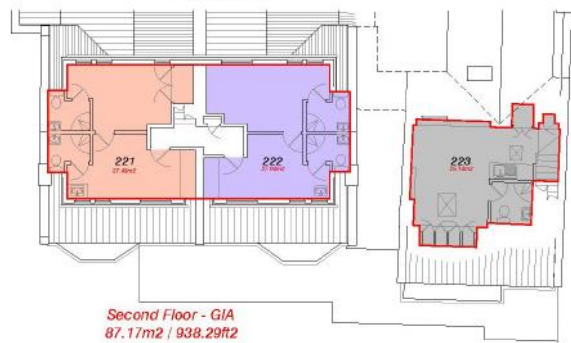
FIRST FLOOR PLAN

FLATS 111 - 121



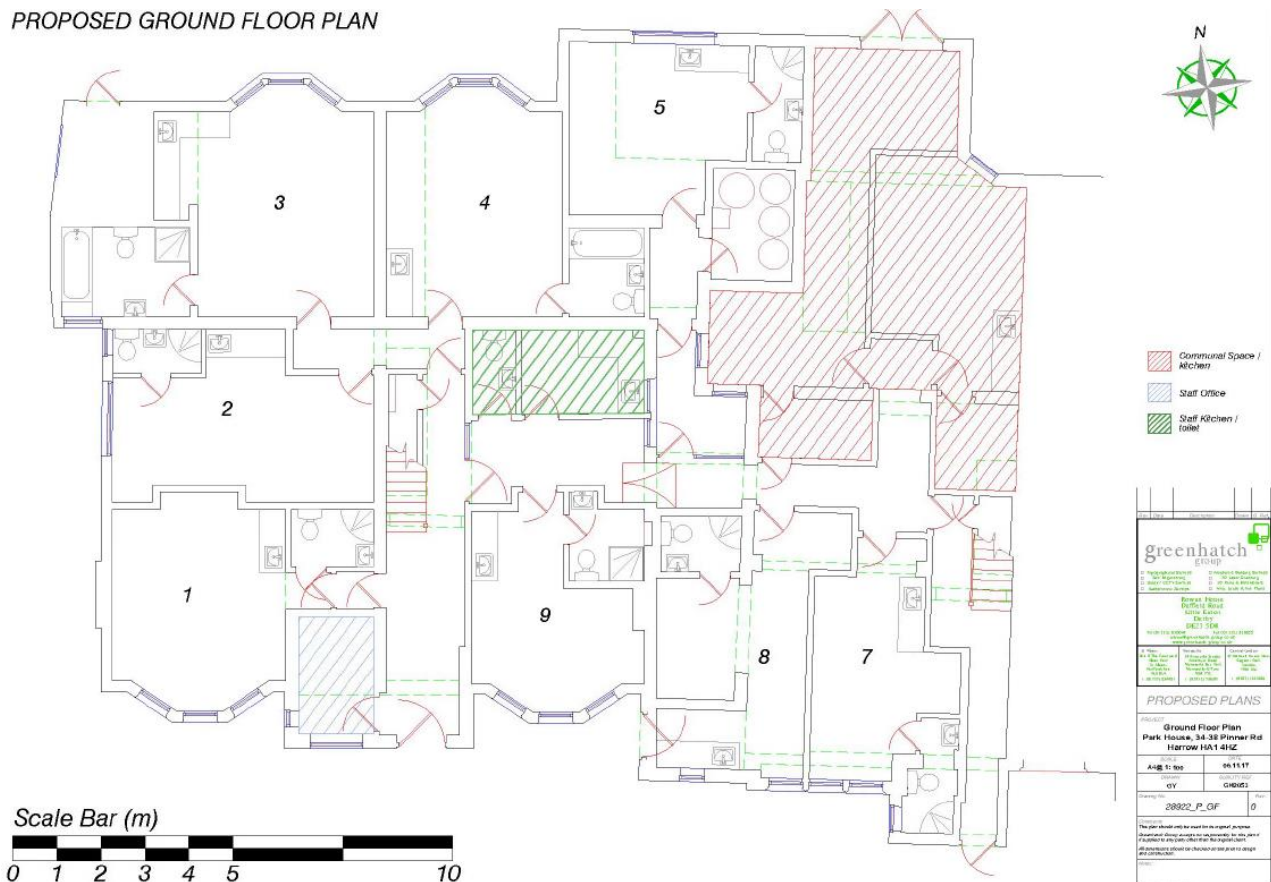
SECOND FLOOR PLAN

FLATS 221 - 223



Proposed Floorplans and Elevation

PROPOSED GROUND FLOOR PLAN



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