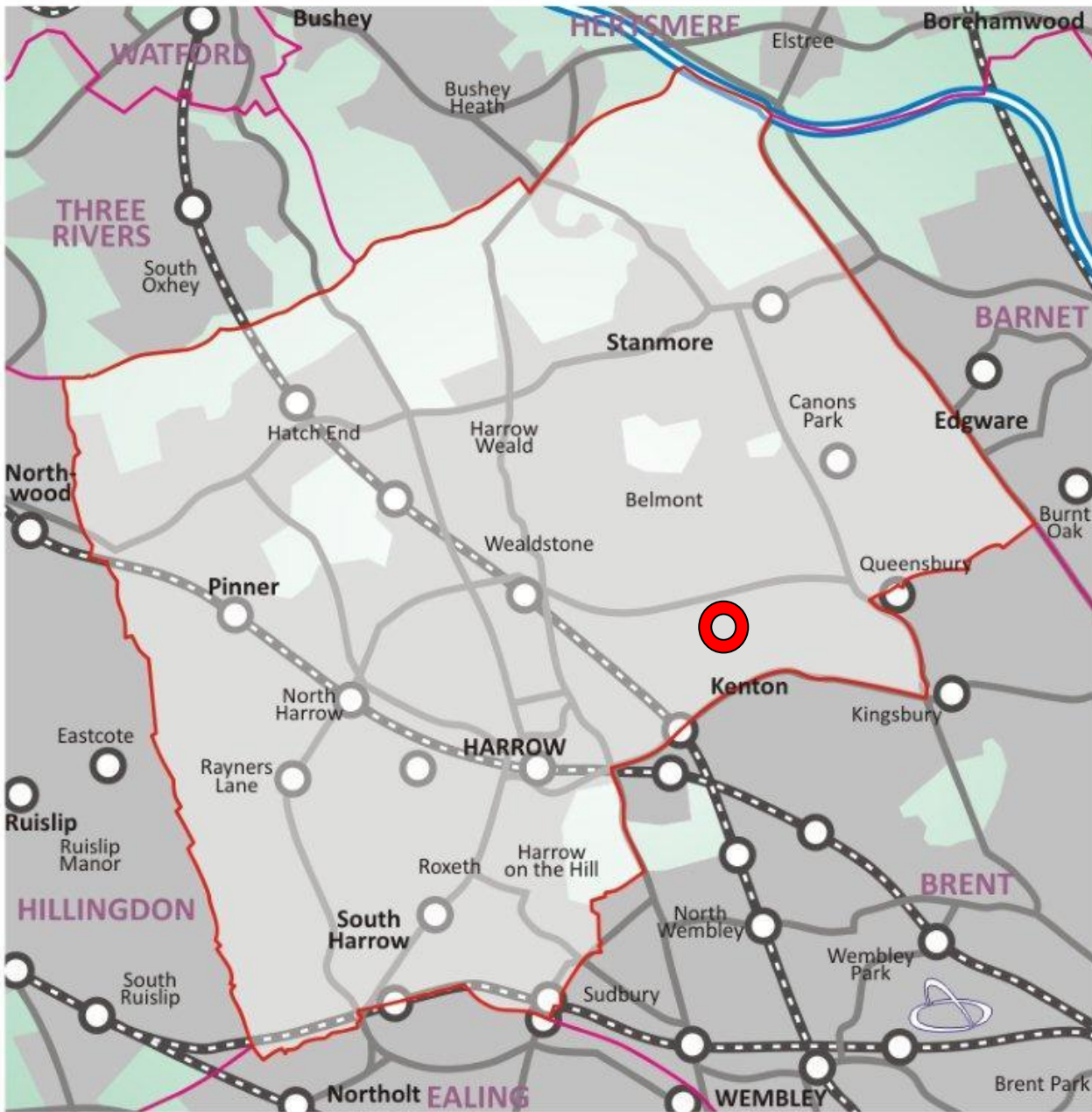
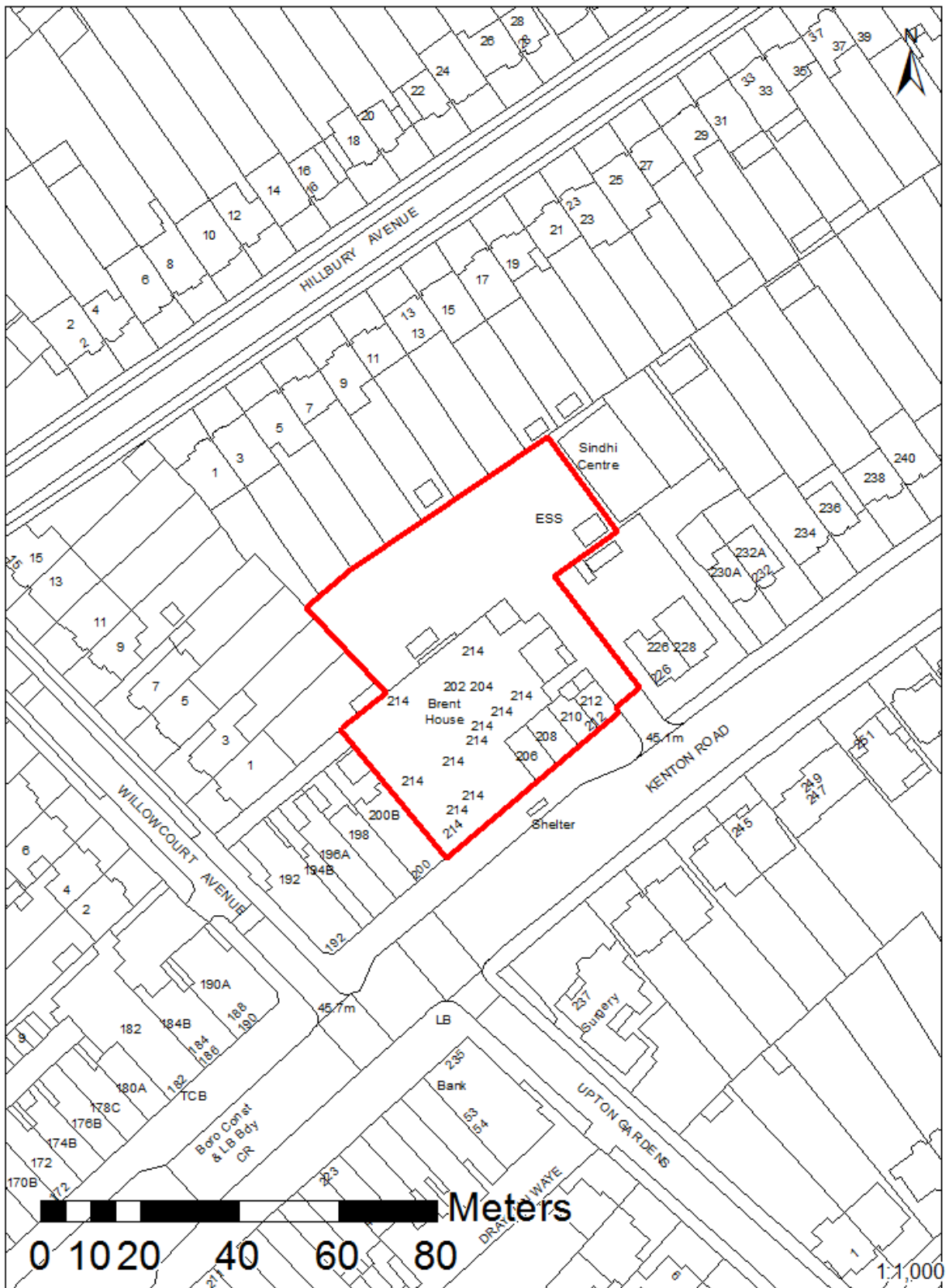


 = application site



Brent House, 214 Kenton Road	P/3567/19
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Brent House 214 Kenton Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th November 2019

APPLICATION NUMBER: P/3567/19
VALIDATE DATE: 23RD AUGUST 2019
LOCATION: BRENT HOUSE, 214 KENTON ROAD
WARD: KENTON WEST
POSTCODE: HA3 8BT
APPLICANT: HOMEGUARD PROPERTIES LTD
AGENT: DALTON WARNER DAVIS LLP
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 24TH NOVEMBER 2019

PROPOSAL

Construction of additional floor to provide four flats; enclosure of roof-top plant; removal of redundant rooftop equipment; replacement of parapets and balustrades; provision of a brise soleil to lower terraces; additional parking and cycle storage; external alterations.

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposal would respond appropriately to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. Given the context of the site, the application would not unacceptably impact upon the amenity of neighbouring occupiers in terms of privacy/outlook; daylight, sunlight, overshadowing; noise and disturbance and the transport aspects of this proposal are considered to be in accordance with strategic and local transport policies. Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed development is worthy of support.

INFORMATION

This application is reported to Planning Committee as it would provide the construction of more than three dwellings and therefore falls outside category 1(b) of Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	(E)13 Minor Dwellings
Council Interest:	n/a
Net Additional Floorspace:	229m ²
GLA Community Infrastructure Levy (CIL):	£13,740
Local CIL requirement:	£36,323

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 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 proposed access does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 Brent House consists of a four storey building located on the northern side of Kenton Road, within Kenton district centre.
- 1.2 The subject building has a mixed use, with retail uses on the ground floor and residential units on the upper floors.
- 1.3 Vehicular access is provided from Kenton Road leading to a rear surface car park which features parking for the ground floor retail use and residential flats.
- 1.4 A dedicated resident/pedestrian access is provided within the flank elevation adjacent to the access road to the car park. Another point of access to the residential units is provided via an external stairwell to the north-west of the site.
- 1.5 The application site has a public transport accessibility level (PTAL) of 5 and is within a critical drainage area

2.0 PROPOSAL

- 2.1 The subject proposal is for the construction of an additional floor to provide 4 x 1 bed self-contained flats.
- 2.2 The additional storey would have a maximum height of 3m and would be set-in from the adjacent flank elevations. The proposed elevations would be finished with timber boarding stained dark grey
- 2.3 Access to the proposed flats would be via a designated stairwell and lift located on the eastern part of the building. An obscure glazed corridor would be provided on the northern elevation to provide the access to the rooftop equipment.
- 2.4 The proposal also seeks to enclose the rooftop plant, remove the redundant rooftop equipment, increase balustrade and parapet heights and the provision of brise soleil to the terraces below with a painted steel frame and hardwood slats.
- 2.5 The proposed flats would access the existing refuse storage located within the site. Two additional parking spaces and 6 cycle spaces would be provided for the proposed flats.

3.0 RELEVANT PLANNING HISTORY

P/1981/13: Conversion of offices (class b1a) on floors 1 to 3 to twenty five self-contained flats (class C3)(prior approval of transport and highways impacts of the development and of contamination risks and flooding risks on the site)
Granted: 22-08-2013

P/5244/15: Construction Of Additional Floor To Provide Four Flats; Enclosure Of Roof-Top Plant; Removal Of Redundant Rooftop Equipment; Replacement Of Parapets And

Balustrades; Provision Of A Brise Soleil To Lower Terraces; Additional Parking And Cycle Storage; External Alterations

Refused: 28-01-2016

Appeal: Dismissed: 12-12-2016 (App/M5450/W/16/3153847)

P/0847/16: Construction of additional floor to provide four flats; enclosure of roof-top plant; removal of redundant rooftop equipment; replacement of parapets and balustrades; provision of a brise soleil to lower terraces; additional parking and cycle storage; external alterations

Refused: 18-04-2016

Appeal: Allowed: 12-12-2016 (App/M5450/W/16/3153834)

4.0 CONSULTATION

4.1 A total of 59 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 13th September 2019. Two objections have been received.

4.2 A summary of the responses received are set out below with officer comments in Italics:

Summary of Comments on original consultation

<u>Character</u>

Out of character in appearance and height; Proposal must provide adequate provision for storage and disposal of refuse; proposal would compound refuse issues in Willowcourt Avenue

<i>The impact of the proposal on the character of the building and locality is addressed in section 5.3 of the report. Additional designated refuse storage would be provided within the application site.</i>
--

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

LBH Highways

Highways have no objection to the principle of the proposal. The proposal has been revised to comply with draft London Plan standards in terms of car and cycle parking.

LBH Drainage

An informative should be included in the planning decision advising the applicant to contact Thames Water regarding confirmation of capacity within their system to receive the proposed discharge from the new development

LBH Waste and Refuse

No Comment

Thames Water
No Comment

London Borough of Brent
No Comment

5.0 ASSESSMENT

5.1 The main issues are;

- Principle of the Development
- Character and Appearance
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage

5.2 Principle of Development

5.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.8
- The Draft London Plan (2019): H1
- Harrow Core Strategy (2012): CS1, CS10
- Harrow Development Management Policies (2013): DM40

5.2.2 The principle of development for a fourth floor extension to provide four flats was accepted in the previous application. Having regard to Policy 3.8 of the London Plan (2016), it is considered that the proposed flats would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the Harrow Development Plan. The principle of development is therefore considered acceptable.

5.3 Character and Appearance

5.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6
- The Draft London Plan (2019): D1, D2
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

5.3.2 The application building is a four storey, L-shaped, flat roofed structure constructed of buff coloured bricks and with large areas of glazing. The building has a short frontage to Kenton Road with the greater part of the building set back from the road behind a two storey, flat roofed terrace of commercial buildings. At the north east end of the building is a lift and stair tower that projects above the level of the flat roof. The roof also houses a number of pieces of telecoms related

equipment and antennae. The building has been converted to flats with a commercial use at ground floor.

- 5.3.3 Kenton Road is a wide, four lane, road which contains a linear district centre amongst a wider residential area. The subject building is located at the eastern periphery of the district centre with two storey houses beyond. West of the application site, the built form on Kenton Road comprises predominantly three storey buildings with commercial premises on the ground floor and residential above.
- 5.3.4 The district centre exhibits a varied architectural character with a range of building designs, although there are strong building lines resulting from the long frontages of the commercial terraces, relatively uniform building heights also contribute to the visual consistency of the street frontage.
- 5.4.5 The proposed fourth floor extension would be sited on the section of the building which is set-back from the strong building line formed by the commercial buildings on Kenton Road. Furthermore, the extension itself would be set-in from the built footprint of the building and would be partially screened by the prominent stair/lift tower on the east end of the building. The proposed extension on this part of the building would not be seen in the immediate context of the three storey buildings fronting Kenton Road and the additional height would not appear incongruous.
- 5.4.5 The proposal would also remove redundant telecommunications equipment which would improve the skyline. The glazed screen to the access walkway would be a lightweight structure and would mirror the strong horizontal feature of the windows in the elevation of the building.
- 5.4.6 The proposal would therefore not have a detrimental impact on the character or appearance of the host building or the locality. The proposal would therefore comply with the relevant policies in this regard.

5.4 Residential Amenity

5.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.5, 7.6,
- The Draft London Plan (2019): D2, D4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1, DM27, DM45,
- Mayor's Housing SPG (2016)

Neighbouring Occupiers

- 5.4.2 The rear gardens of the neighbouring semi-detached dwellinghouses along Willowcourt Avenue and Hillbury Avenue adjoin the application site to the north-western. Given the separation distances between the rear elevation of the proposed extension and the respective rear elevations of the adjacent semi-detached dwellinghouses, officers consider that the proposal would not have an adverse impact on the living conditions of the adjacent occupiers by reason of loss of light, loss of outlook or loss of privacy. The proposal would therefore comply with the relevant requirements of the policies in this regard.

Future Occupiers

- 5.4.3 The proposed flats would adhere to or exceed the minimum space standards. Moreover, all the double bedrooms would be generously sized and would meet the minimum size and width requirements. All the flats would benefit from acceptable levels of light and outlook and would feature the minimum quantum of private amenity space. Officers consider that the proposed flats would provide a high quality of accommodation for the future occupiers and would accord with the relevant policies.

5.5 Traffic and Parking

- 5.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (2019): T4, T5, T6, T6.1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

- 5.5.2 The subject site has a PTAL 5 and therefore benefits from a high level of accessibility to sustainable transport modes. The proposal would allocate two existing visitor parking bays for the future occupiers. A further six cycle spaces would also be provided within the existing cycle store. The application was referred to the Council's Highways Officer who has advised that the proposal would comply with the draft London Plan standards and would therefore not have an objection to the proposal.

5.6 Flood Risk and Drainage

- 5.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13, 5.14
- The Draft London Plan (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

5.6.2 The application site is located within a Critical Drainage Area. The Council's Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and informative. The proposal would therefore comply with the relevant policies in this regard.

6.0 CONCLUSION AND REASONS FOR APPROVAL

6.1 The proposal would respond appropriately to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. Given the context of the site, the application would not unacceptably impact upon the amenity of neighbouring occupiers in terms of privacy/outlook; daylight, sunlight, overshadowing; noise and disturbance and the transport aspects of this proposal are considered to be in accordance with strategic and local transport policies.

6.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

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 Plans and documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

1507-A-101 Rev A, 1507-A-102 Rev A, 1507-A-103 Rev A, 1507-A-105 Rev A (Third Floor Plan – Existing), 1507-A-105 Rev A (Roof Plan – Existing), 1507-A-106 Rev A, 1507-A-107 Rev A, 1507-A-108 Rev A, 1507-A-109 Rev A, 1507-A-110 Rev B, 1507-A-111 Rev A, 1507-A-112 Rev C, 1507-A-113 Rev C, 1507-A-114 Rev C, 1507-A-115 Rev C, 1507-A-116 Rev C, 1507-A-117 Rev C, 1507-A-118 Rev C, 1507-A-119, 1507-A-120, 1507-A-121, 1507-A-122, 1507-A-123, 1507-A-124,

Design and Access Statement (February 2016), Planning Statement (12 August 2019),

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

3. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until samples of the external facing materials have been submitted to, and approved in writing by, the local planning authority. The relevant works shall be carried out in accordance with the approved sample details

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

4. Surface and Foul Water Disposal

The development hereby permitted shall not commence until works for the disposal of surface and foul 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 to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

5. Surface Water Attenuation

The development hereby permitted shall not be commenced 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 Development Management Policies Local Plan 2013.

Details are required prior to commencement of development to ensure a satisfactory form of development.

6. The development hereby permitted shall not be occupied until details of the privacy screens between the external terraces for the proposed flats 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 the privacy screen safeguard the residential amenities of the future occupiers.

7. Refuse Storage

Refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage area as shown on the approved plans, unless otherwise agreed in writing by the local planning authority.

REASON: To avoid visual clutter within the streetscene and safeguard the character and appearance of the area.

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019) (NPPF)

London Plan (2016): 3.3, 3.5, 3.8, 5.13, 5.14, 6.3, 6.9, 6.13, 7.4, 7.6

Draft London Plan (2017): H1, D1, D2, D4, T4, T5, T6, T6.1, SI13,

Harrow Core Strategy (2012): CS1, CS10

Development Management Policies (2013): DM1, DM10, DM27, DM45, DM40, DM42, DM44,

Supplementary Planning Document: Residential Design Guide (2010)

2. 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.

3. The Party Wall etc. Act 1996

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: Ucommunities@twoten.comU4T

4. Mayoral Community Infrastructure Levy (provisional)

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 £13,740. This amount includes indexation which is 323/323. 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

5. Harrow Community Infrastructure Levy (provisional)

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 £36,323

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

6. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

CHECKED

Interim Chief Planning Officer	Beverley Kuchar	8/11/2019
Corporate Director	Paul Walker	11/11/2019

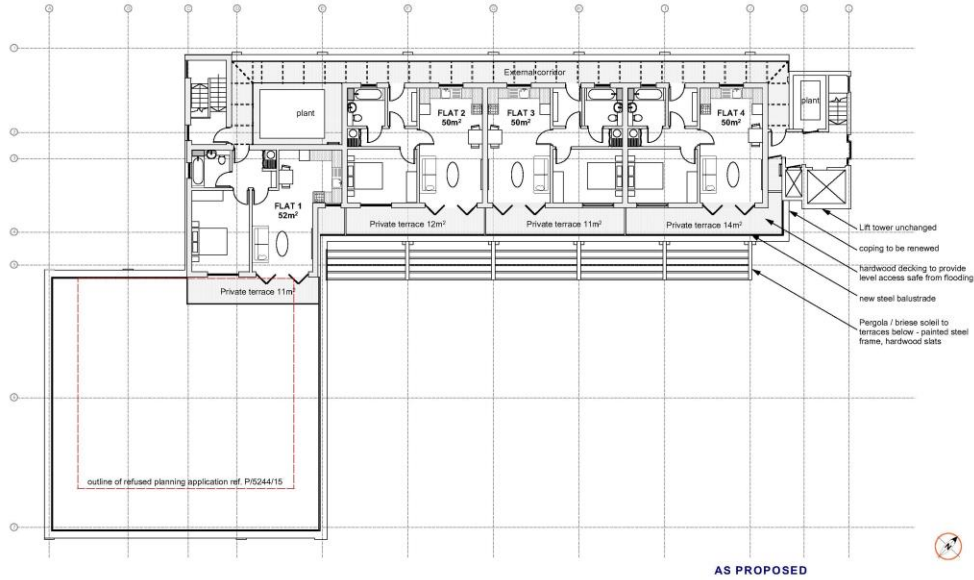
APPENDIX 2: SITE PLAN



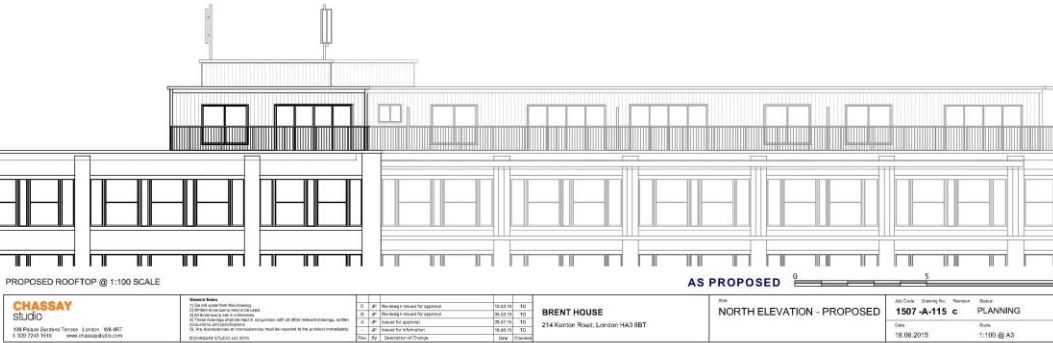
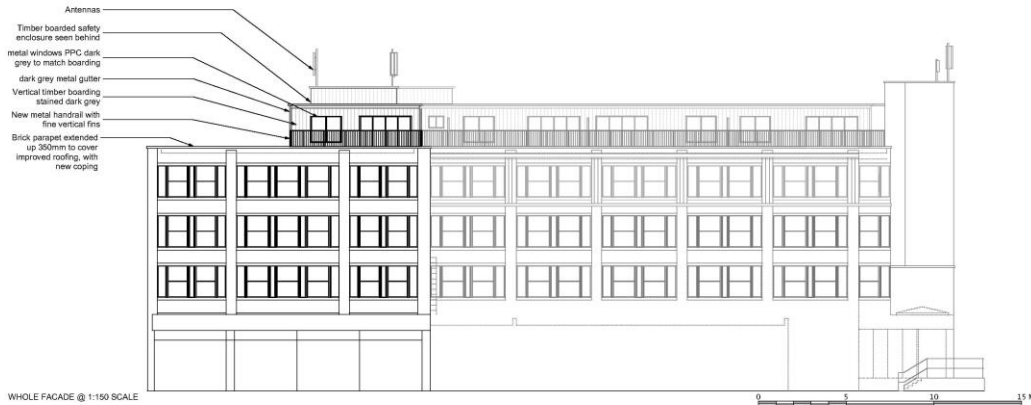
APPENDIX 3: SITE PHOTOGRAPHS



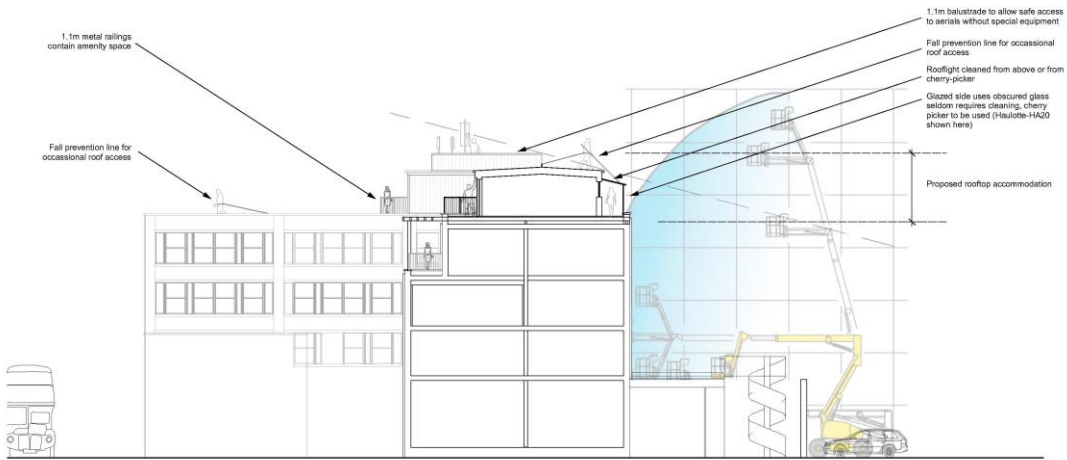
APPENDIX 4: PLANS AND ELEVATIONS



CHASSAY STUDIO 138 Piccadilly Terrace London W8 6PT T: 020 7246 8188 www.chassaystudio.com	Notes: 1. All work to be completed by 15/11/2019. 2. All work to be completed by 15/11/2019. 3. All work to be completed by 15/11/2019. 4. All work to be completed by 15/11/2019. 5. All work to be completed by 15/11/2019. 6. All work to be completed by 15/11/2019. 7. All work to be completed by 15/11/2019. 8. All work to be completed by 15/11/2019. 9. All work to be completed by 15/11/2019. 10. All work to be completed by 15/11/2019.	C-1 Planning & Design for approval C-2 Planning & Design for approval C-3 Planning & Design for approval C-4 Planning & Design for approval C-5 Planning & Design for approval C-6 Planning & Design for approval C-7 Planning & Design for approval C-8 Planning & Design for approval C-9 Planning & Design for approval C-10 Planning & Design for approval	15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19	BRENT HOUSE 214 Kenton Road, London HA3 8BT	Title: FOURTH FLOOR PLAN - PROPOSED	Job Code: 1507-A-112 c	Revision: PLANNING
						Date: 18.08.2019	Scale: 1:100 @ A3

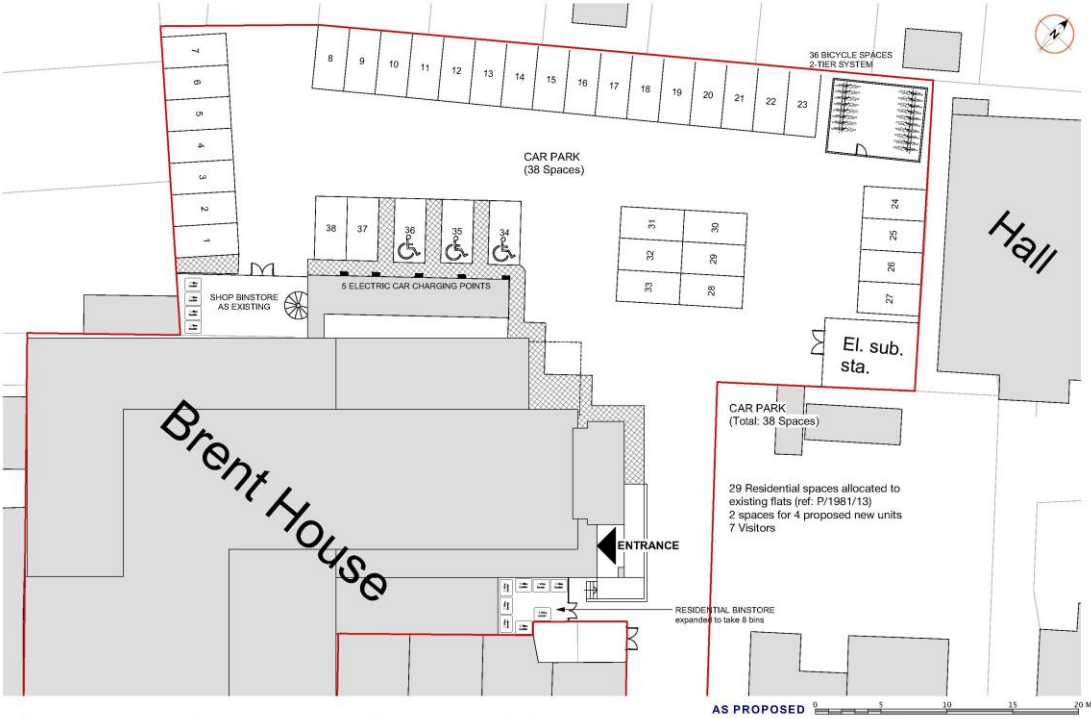


CHASSAY STUDIO 138 Piccadilly Terrace London W8 6PT T: 020 7246 8188 www.chassaystudio.com	Notes: 1. All work to be completed by 15/11/2019. 2. All work to be completed by 15/11/2019. 3. All work to be completed by 15/11/2019. 4. All work to be completed by 15/11/2019. 5. All work to be completed by 15/11/2019. 6. All work to be completed by 15/11/2019. 7. All work to be completed by 15/11/2019. 8. All work to be completed by 15/11/2019. 9. All work to be completed by 15/11/2019. 10. All work to be completed by 15/11/2019.	C-1 Planning & Design for approval C-2 Planning & Design for approval C-3 Planning & Design for approval C-4 Planning & Design for approval C-5 Planning & Design for approval C-6 Planning & Design for approval C-7 Planning & Design for approval C-8 Planning & Design for approval C-9 Planning & Design for approval C-10 Planning & Design for approval	15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19 15/11/19	BRENT HOUSE 214 Kenton Road, London HA3 8BT	Title: NORTH ELEVATION - PROPOSED	Job Code: 1507-A-115 c	Revision: PLANNING
						Date: 18.08.2019	Scale: 1:100 @ A3



AS PROPOSED

CHASSAY SLUDO 138 Palace Gardens, London W8 4PT t: 020 7266 5555 www.chassaysludo.com	BRENT HOUSE 214 Kenton Road, London HA3 8BT	Title: SECTION SHOWING SAFE ACCESS PROPOSALS	App/Draw: 1507-A-119	Revision: PLANNING



AS PROPOSED

CHASSAY SLUDO 138 Palace Gardens, London W8 4PT t: 020 7266 5555 www.chassaysludo.com	BRENT HOUSE 214 Kenton Road, London HA3 8BT	Title: SITE LAYOUT - PROPOSED	App/Draw: 1507-A-110 b	Revision: PLANNING

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