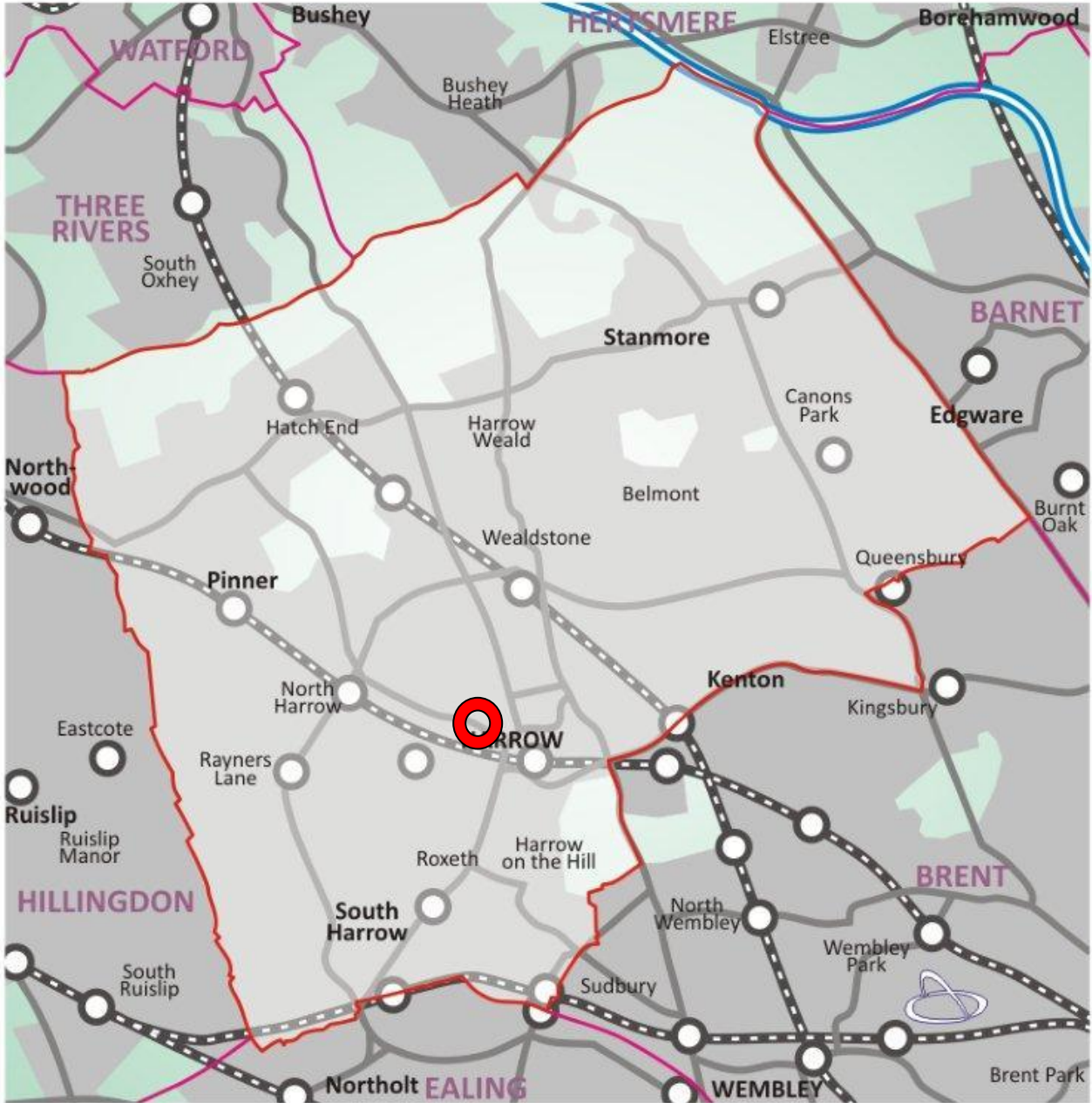
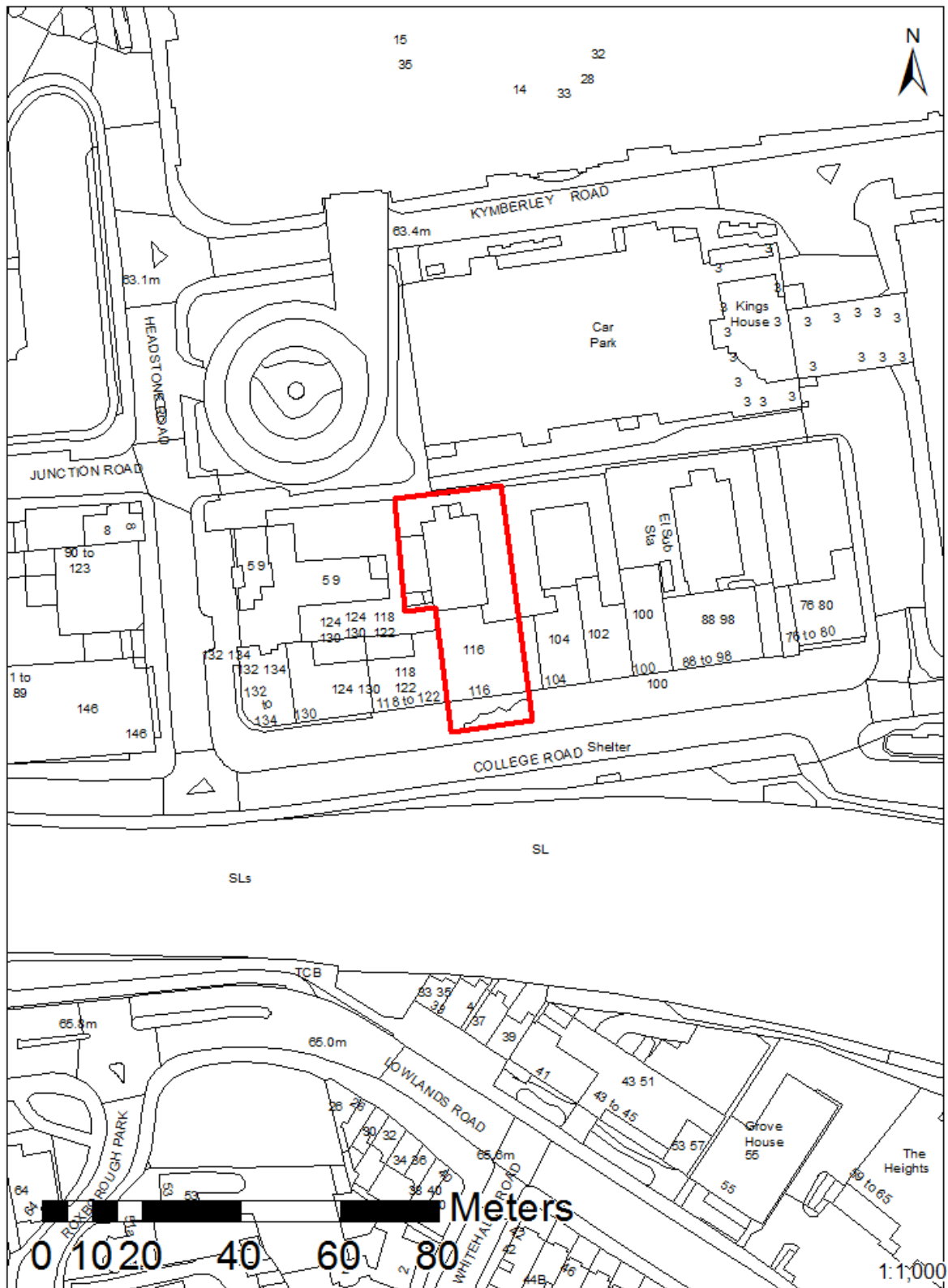


 = application site



116 College Road Harrow	P/2436/19
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# 116 College Road



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## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

20<sup>th</sup> November 2019

**APPLICATION NUMBER:** P/2436/19  
**VALIDATE DATE:** 17/06/2019  
**LOCATION:** 116 COLLEGE ROAD, HARROW  
**WARD:** GREENHILL  
**POSTCODE:** HA1 1BQ  
**APPLICANT:** JANANI  
**AGENT:** NORTHMILL ASSOCIATES  
**CASE OFFICER:** TENDAI MUTASA  
**EXPIRY DATE:** 12/08/2019 (EXTENDED)

#### PROPOSAL

Addition of fourth and fifth floors to create 28 room shared accommodation with communal areas (Use Class Sui Generis); bin and cycle stores

#### RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
  - ii) The development to be 'resident permit restricted'
  - iii) Travel Plan monitoring fee
  - vi) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
  - v) Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement.

#### RECOMMENDATION B

That if, by 30th February 2020 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the appropriate reason.

The proposed development in conjunction with the cumulative impact of development within the Harrow on the Hill Town Centre, in the absence of a legal agreement for the restriction of resident parking permits would result in a detrimental impact on the capacity and safety of the Highway network, would fail to comply with the requirements of Policies DM42 and DM50 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway, Policy AAP19 of the Harrow and Wealdstone Area Action Plan (2013) and the Supplementary Planning Document: Planning Obligations (2013).

## **INFORMATION**

This application is reported to Planning Committee as it would exceed 400sqm of floor space. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	E18 Minor Development
Council Interest:	N/A
Net additional Floorspace:	830sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£49,800.00
Local CIL requirement:	£91,300.00

## **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.

## **1.0 SITE DESCRIPTION**

- 1.2 A four-storey mid-terrace, commercial building located on the northern side of College Road
- 1.3 Following the grant of planning permission P/1947/15 the lawful use of the ground floor is class B1 office.
- 1.4 The upper floors (first, second and third) benefit from prior approval (P/1239/15) to convert the Class B1 office floor space into 48 residential units. The works associated with this conversion have commenced on site.
- 1.5 A further application under P/3122/17 was approved for the addition of a fourth floor to create 14 rooms in multiple occupation. This permission has not been implemented.
- 1.6 Cycle storage and 11 parking spaces are provided at the rear of the site.
- 1.7 The site is located within the Harrow town centre and has a public transport accessibility (PTAL) of 6a.
- 1.8 The site is within Protected Views, Restricted Corridor (Old Redding) and also in the RAF Northolt Safeguarding Zone.
- 1.9 The site is located within a critical drainage area and not in a Conservation Area and has no other statutory designations.

## **2.0 PROPOSAL**

- 2.1 Construction of additional (fourth and fifth) floors above the existing building to provide 28 one bedroom HMO units, each with an en-suite bathroom.
- 2.2 The additional 4<sup>th</sup> floor would align with the existing and the fifth floor would be setback approx. 3m from the front elevation of the original building and both floors would increase the height of the building by approx. 5.35m.
- 2.3 Communal kitchen/dining and lounge areas would be provided on each floor and each measuring approximately 40m<sup>2</sup>.
- 2.4 The additional floors would be accessed via a centrally located lift and stairwell with an additional stairwell at the rear of the building
- 2.5 Proposed materials would include brickwork to match existing.
- 2.6 The proposal includes an additional 28 bicycle parking spaces.
- 2.7 The capacity of the existing refuse and recycling storage area would be increased to accommodate the additional units.

### 3.0 **RELEVANT PLANNING HISTORY**

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

<b>Description</b>	<b>Status and date of decision</b>
P/3122/17- Addition Of Fourth Floor To Create 14 Room House in Multiple Occupations.	Granted 06/03/2019
P/0840/16 - Installation of new entrance doors to front elevation to allow separate access to ground floor office.	Granted (31/05/ 2016)
P/4111/15 - Addition of fourth floor to create three flats and communal area.	Granted (22/03/2016)
P/1947/15 - Change of use from educational use (Class D1) to Office (Class B1) on ground floor.	Granted (24/06/15)
P/1239/15 - Prior approval: Conversion of offices (Class BA1) to 48 self-contained flats (Class C3).	Granted (14/05/2015)
P/3411/11 - Change of use of ground floor from office to educational purposes (B1 to D1	Granted (13/02/12)

#### 4.0 Consultation

4.1 A total of 95 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 29.07.2019 and no comments were received.

#### 4.3 Statutory and Non Statutory Consultation

4.4 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee and Summary of Comments
<b>LBH Highways</b> No objections subject to cycle storage and restriction on parking permits
<b>Travel Planner</b> No objections subject to a Travel Plan and monetary contribution for monitoring
<b>LBH Drainage</b> No objections subject to informative
<b>LBH Waste Management Policy Officer</b> No comments received
<b>Planning Policy</b> No objections
<b>Design Officer</b> Comments regarding materials, amenity space and design of the building

#### 5.0 ASSESSMENT

5.1 The main issues are;

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Traffic, Safety and Parking



## 5.2 **Principle of Development**

The relevant policies are:

National Planning Policy Practice Guidance (2019)  
The London Plan 2016:3.3  
Harrow Core Strategy 2012:CS1  
Harrow Development Management Policies Local Plan (2013):DM30  
Harrow and Wealdstone Area Action Plan (2013):AAP1

- 5.3 Planning permission P/3122/17 was recently granted for an additional floor to accommodate HMO units and as such it is considered that the principle of extending the building and provision of HMO units is already established and there has been no major policy change. On this basis, the proposal to develop this site is considered to be acceptable in principle. Accordingly, it is considered that the principle of the proposal meets the above policy requirements, however the acceptability of the scheme with other policy requirements is discussed further below.

## 6.0 **Character and Appearance of the Area**

*The relevant policies are:*

National Planning Policy Practice Guidance (2019)  
The London Plan 2016:3.3, 3.5, 3.8, 6.3, 6.9, 6.13, 7.4, 7.6  
Harrow Core Strategy 2012:CS1  
Harrow Development Management Policies Local Plan (2013):DM1, DM10, DM27, DM30, DM40, DM42, DM44, and DM45  
Harrow and Wealdstone Area Action Plan (2013): AAP1, AAP4, AA6, AAP13, AAP19

*Relevant Supplementary Documents*

Residential Design Guide (2010)  
The London Plan Housing Supplementary Planning Guidance (2016)  
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

- 6.1.1 The application site already benefits from a recent planning permission for an additional fourth floor to accommodate HMO units. This permission has not been implemented.
- 6.1.2 The subject site forms part of a parade of 1960s commercial buildings which are characterised by four and five storey construction with flat roofs with aligned ribbon windows. The adjoining building to the east (no.104) is four storeys in height and the adjoining building to the west is five storeys in height. The main materials used in the construction of the parade include white render and brickwork'.
- 6.1.3 The application proposes to extend the subject building vertically with additional two storeys, with the fifth floor recessed. The additional storeys would be 5.35m in height and would be setback approx. 3.0m from the front elevation of the building maintaining the same building line with the rear elevation.

- 6.1.4 Policy AAP6(B) indicates that building heights should be of a scale consistent with the site's surroundings, having regards also to the need to achieve a high standard of development in accordance with Policy AAP4. While the buildings within this parade are generally four storeys in height, there is an emerging precedent for 5 storey or more buildings along this side of College Road. Specifically, no. 86 and 118 College Road, which are both 5 storeys. Planning permission (P/5573/15) was also granted for an additional storey at no. 102 College Road. Furthermore, the surrounding area includes a maximum building height of 9 storeys. The building on the application site itself also appears as a landmark, given its scale in the context of the neighbouring two to three-storey scale buildings within its close proximity.
- 6.1.5 The proposed extension would be subordinate to the existing building in terms of height, bulk and scale; the proposed four/five storey extension would add an additional 830sqm of floor space. In this respect it is considered that the proposed addition would be satisfactory. Further, its location together with its design appearance would ensure the proposed extension would preserve the character of the host building.
- 6.1.6 Following the Design Officer's comments, the applicant has indicated that the fenestration and materials would suitably match that of the lower levels on all elevations. In this context, the proposed extension would respect the design, scale and proportions of the host building. The proposed upper floor extensions would replicate the design features of the existing building and as such it is considered that the addition would not detract from the overall appearance of the building.
- 6.1.7 The Design Officer also commented that the recessed part of the building could be used as amenity space or the fifth floor brought forward to align with the rest of the building. However, it is considered that using the recessed frontage as amenity space would result in overlooking issues as the units are single bedrooms with windows facing towards the front. Aligning the fifth floor with the front building line would make it visible when viewed from the street which would not be in keeping with the immediate character of the area hence the setback has been introduced.
- 6.1.8 The proposal would therefore not have a detrimental impact on the character and appearance of the host building and locality. The proposal would comply with the relevant policies in this regard.

## **6.2 Refuse and Servicing**

- 6.2.1 The proposal demonstrates that waste and recycling facilities for the residential units would be located within the existing secure location in the undercroft of the building and would be increased to accommodate the additional units. The proposed plans indicate a satisfactory level of refuse facilities for the units and the proposed location is considered acceptable.

## 7.0 Residential Amenity

*The relevant policies are:*

Harrow Core Strategy 2012:CS1

Harrow Development Management Policies Local Plan (2013):DM1, DM27

Harrow and Wealdstone Area Action Plan (2013): AAP1, AA6, AAP19

*Relevant Supplementary Documents*

Residential Design Guide (2010)

The London Plan Housing Supplementary Planning Guidance (2016)

*Residential Amenity of neighbouring Occupiers*

- 7.1.1 The proposed development would introduce twenty eight residential rooms to the existing building.
- 7.1.2 It is likely that up to a maximum of 28 or more people would occupy the proposed HMO units. It is noted that the lower levels of the building, with the exception of the ground floor office, have been converted to residential under prior approval application P/1947/15. In this context, the proposal would increase the established residential use profile of the property. Given the mixed character of the surrounding area, the location of the site within the town centre and the scale of the proposal, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited due to the scale and siting of the proposed extension.
- 7.1.3 The impact of an additional floor has already been assessed under the recently approved planning application. It is not considered that an additional HMO of 14 units to make a total of 28 units would worsen the living conditions for existing occupiers and neighbouring occupiers given its Town Centre location.
- 7.1.4 The front of the building faces a railway line and therefore no impact on neighbour amenity. To the rear of the building there is servicing areas and car parking, it is considered that there will be no impact on neighbour amenity. Most of the commercial occupiers of buildings to the rear currently experience a limited level of outlook.
- 7.1.5 Due to the conversion of the application property and neighbouring properties to residential units under prior approval, it is considered that some degree of mutual overlooking would exist between the properties. It is not considered that the additional residential units would result in an undue harm to the privacy of the adjoining occupiers over and above the existing situation.
- 7.1.6 As such, it is considered that the proposed development would not adversely affect the amenities of any of the neighbouring occupiers in terms of loss of light, outlook or loss of privacy. The proposals would therefore accord with the relevant policies in this regard.

## 7.2 *Layout and Future Occupiers*

- 7.2.1 The applicant has indicated that the internal layout of the proposal has been designed in accordance with the Harrow Standards for Licensable Houses in Multiple Occupation.
- 7.2.2 The proposed units would meet and exceed the minimum space standards and all the rooms have been shown to have ensuite bathrooms. Amenity spaces have been shown on plan and have been demonstrated to be sufficient for the proposed units.
- 7.2.3 The Licensing Department have indicated that the total floor space proposed exceeds the minimum requirements and is therefore considered acceptable.
- 7.2.4 The proposed development would provide a high quality layout and design and care has been taken to ensure the privacy and amenities of all occupiers would not be compromised.

## 7.3 **Traffic, Safety and Parking**

- 7.3.1 The site already benefits from car parking spaces and as such the proposed does not include any additional car parking spaces within the site for use by the future occupiers of the proposed residential units. It is considered that a car free development in this location is acceptable due to the Town Centre location.
- 7.3.2 The Highway Authority have commented on the application and in recognition of the high PTAL level of the site of 6a, it is considered that a car free development will be acceptable. In order to encourage more sustainable modes of travel, cycle storage has been provided onsite and is considered acceptable. In addition, in order to ensure no adverse impact on the controlled parking areas in the locality, a condition is attached to ensure that no residents are eligible for on-street parking permits unless registered disabled. This will be secured through a legal agreement.
- 7.3.3 Although information has been provided regarding the management of the existing car parking, an amended travel plan should be submitted and also a monitoring fee should be secured via a section 106 agreement. Further, the Highways have commented that given the physical site constraints and the traffic sensitivity of the site location, a construction management plan would need to be secured via planning condition to help ensure minimal disruption to the local public realm.
- 7.3.4 Subject to a condition and the applicant entering into s106 agreement, it is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).

## **8.0 Accessibility**

*The relevant policies are:*

The London Plan 2016: 3.5, 3.8

Harrow Core Strategy 2012:CS1

Harrow Development Management Policies Local Plan (2013):DM2, DM30

- 8.1.1 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.
- 8.1.2 The access to the building is level and compliant with wheelchair requirements whilst the proposed residential units would share the existing stair and lift that will be extended to serve the proposed floors.
- 8.1.3 Notwithstanding the above, a condition of approval is required to ensure that the proposed development would meet regulation M4 (2) of the building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

## **9.0 CONCLUSION AND REASONS FOR APPROVAL**

- 9.1 It is considered that the proposal would contribute to a strategically important part of the housing stock within the Borough and would make a positive contribution to the town centre environment, consistent with the regeneration aspirations of the opportunity area. The development would provide a good quality of accommodation for the occupiers of the property, whilst not unduly impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and is recommended for approval.

## 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 92 of the Town and Country Planning Act 1990.

#### 2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: L(01)001, L(01)002, L(01)003, L(01)004, L(01)104 REV A, L(01)101 REV P1, L(01)102, L(01)103, 810/01, Transport Report/Statement dated May 2019, Flood Risk Assessment 4473, Noise Report, Travel Plan dated Sept 2019, Design and Access Statement Doc Ref:2576/4.1 received via email on 11/11/2019, Energy Statement, Planning and Economic Statement updated November 2019, Daylight and Sunlight Report, Site Waste Management Plan

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

#### 3. Materials

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below shall be submitted to, provided on site, and agreed in writing by, the local planning authority:

facing materials for the building, including brickwork and spandrel detail;  
windows/ doors;  
boundary fencing including all pedestrian/ access gates;  
external materials of the proposed cycle storage.

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

#### 4. Details of windows and doors

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations;
- ii) sections and elevations of the parapet detail and roofline of the proposed building.

The development shall be completed 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. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

#### 5. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Detailed Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority in accordance with the format and guidance provided by the Transport for London – [www.constructionlogistics.org](http://www.constructionlogistics.org). The Detailed Construction Logistics Plan shall provide for:

- a) Parking of vehicles of site operatives/visitors;
- b) HGV access to site – loading and unloading of plant and materials;
- c) Number of HGV's anticipated;
- d) Storage of plant and materials used in constructing the development;
- e) Programme of work and phasing;
- f) Site layout plan;
- g) Highway condition (before, during, after);
- h) Measures to control dust and dirt during construction;
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- j) details showing the frontage/ the boundary of the site enclosed by site hoarding to a minimum height of 2 metres.

The development shall be carried out in accordance with the approved Detailed Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network in accordance with policy 6.3 of The London Plan (2016) and policies DM1 and DM43 of the Harrow Development Management Policies Local Plan (2013).

6. Travel Plan

Prior to commencement of the development hereby permitted, an amended Travel Plan shall be submitted to, and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details from the commencement of the use on site and retained thereafter.

REASON: To safeguard the amenities of neighbouring residents and to ensure that highway safety is not prejudiced.

7. Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of the flats, details of secured cycle storage shall be submitted to the Local Planning Authority for approval. The cycle storage thus approved shall be carried out and implemented in full on site in accordance with the approved details and shall be retained as such thereafter.

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 DM42 of the Harrow Development Management Policies Local Plan (2013).

8. Refuse storage

The refuse and waste 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 policies 7.4.B of The London Plan (2016) and policy DM1 of The Development Management Policies Local Plan 2013

9. Building Regulations

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 in accordance with policies 3.5 and 3.8 of The London Plan 2016, policy CS1.K of The Harrow Core Strategy 2012 and policies DM1 and DM2 of the Development Management Policies Local Plan 2013.



10. Communal Facilities for Television Reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant phase and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

11. Building appearance

Any, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the building shall be installed in accordance with details to be submitted to the Local Planning Authority to be agreed in writing.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials.

12. Secure by design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime.

13. London Underground

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which:

- Provide details of the use of tall plant
- Accommodate the location of the existing London Underground structures and tunnels.

The development shall thereafter be carried out in all respected in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statement in order to procure the matters mentioned in paragraphs of this condition shall be completed in their entirety, before any

part of the building hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 Table 6.1 and 'Land for Industry Transport' Supplementary Planning Guidance 2012.

## **INFORMATIVES:**

### 1. Policies

**The following policies are relevant to this decision:**

#### **National Planning Policy Practice Guidance (2019)**

#### **The London Plan 2016**

3.3 Increasing Housing Supply  
3.5 Quality and Design of Housing Developments  
3.8 Housing Choice  
3.9 Mixed and balanced communities  
5.3 Sustainable Design and Construction  
6.9 Cycling  
6.13 Parking  
7.2 An Inclusive Environment  
7.3 Designing Out Crime  
7.4 Local Character  
7.5 Public Realm  
7.6 Architecture

#### **Harrow Core Strategy 2012**

Core Policy CS 1 – Overarching Policy Objectives

#### **Harrow Development Management Policies Local Plan (2013)**

Policy DM 1 – Achieving a High Standard of Development Policy  
DM 2 – Achieving Lifetime Neighbourhoods Policy  
DM 9 - Managing Flood Risk Policy  
DM 10 – On Site Water Management and Surface Water Attenuation  
Policy DM 11 – Protection and Enhancement of River Corridors and Watercourses  
Policy DM 12 – Sustainable Design and Layout  
Policy DM 24 – Housing Mix  
Policy DM 27 – Amenity Space Policy  
Policy DM 42 – Parking Standards  
Policy DM 44 - Servicing  
Policy DM 45 – Waste Management

**Harrow and Wealdstone Area Action Plan (2013):** AAP1, AAP4, AA6, AAP13, AAP19

#### **Relevant Supplementary Documents**

Supplementary Planning Document: Sustainable Building Design (2010)  
Supplementary Planning Document: Garden Land Development (2013)  
The London Plan Housing Supplementary Planning Guidance (2016)  
Code of Practice for Storage and Collection of Refuse and Materials for

Recycling in Domestic Properties (2008)  
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

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. 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](mailto:communities@twoten.com)

4. 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.

## 5. London Mayor's CIL Charges

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 £49,800.00

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 planning portal 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/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.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](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto: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. Harrow Council CIL Charges

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: £91,300.00

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 contribution for this development is £91,300.00

7. Street numbering

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

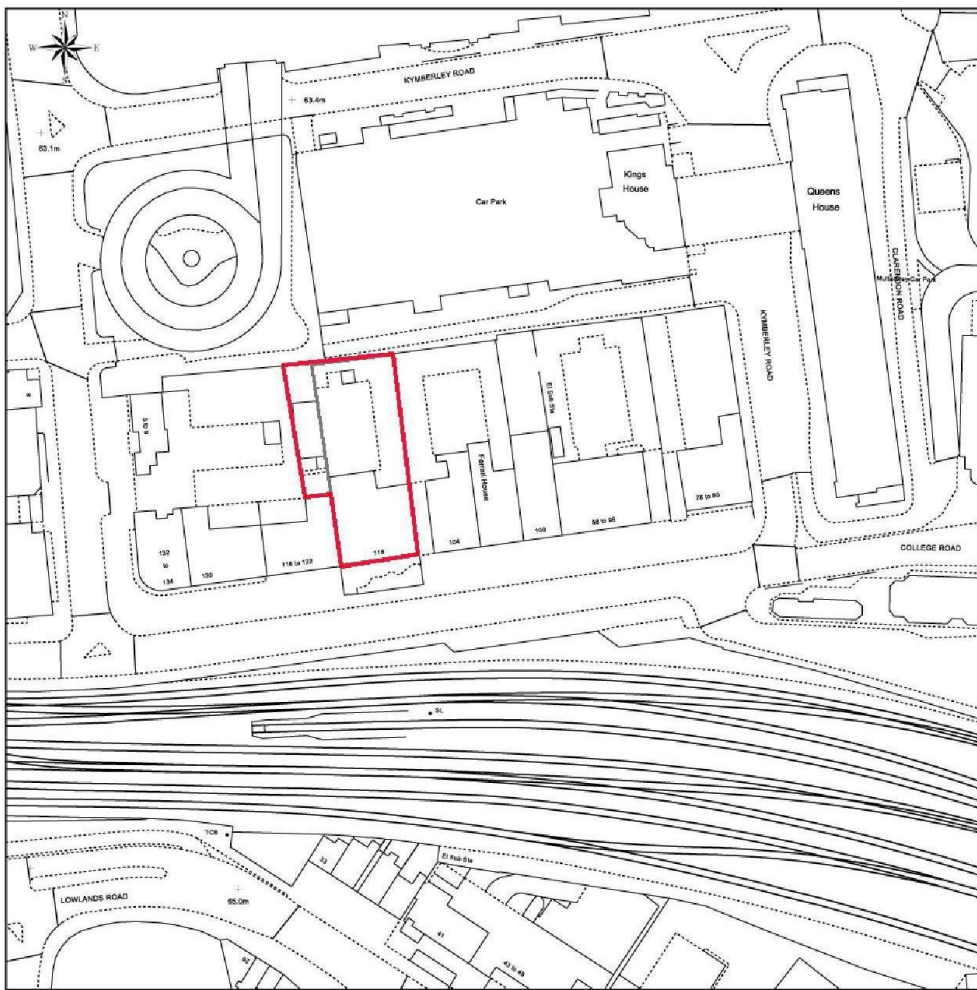
All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc.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

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.  
[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

Checked

Interim Chief Planning Officer	11/11/ 2019
Corporate Director	11/11/2019

## APPENDIX 2: SITE PLAN



**APPENDIX 3: SITE PHOTOS**

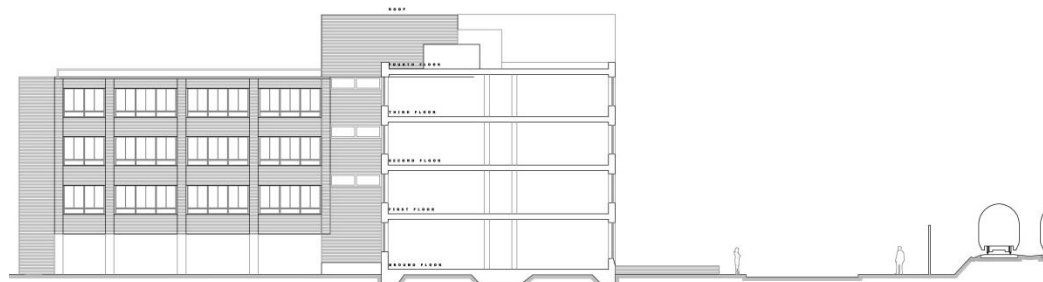
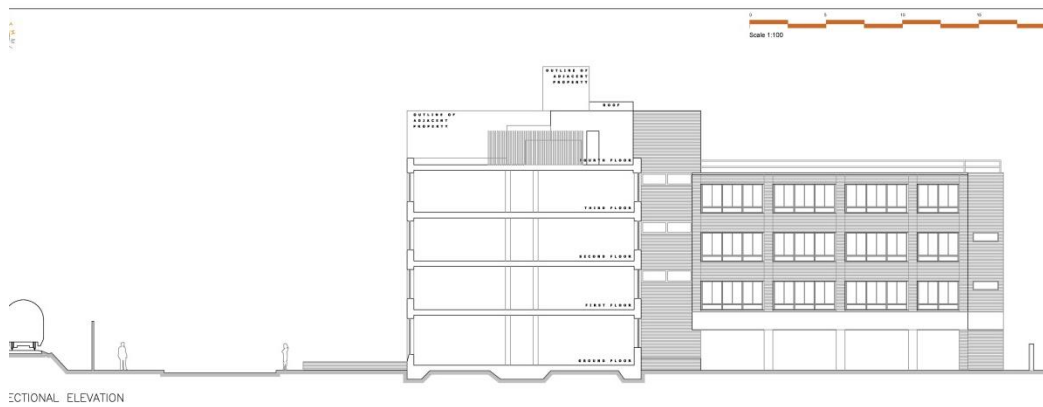




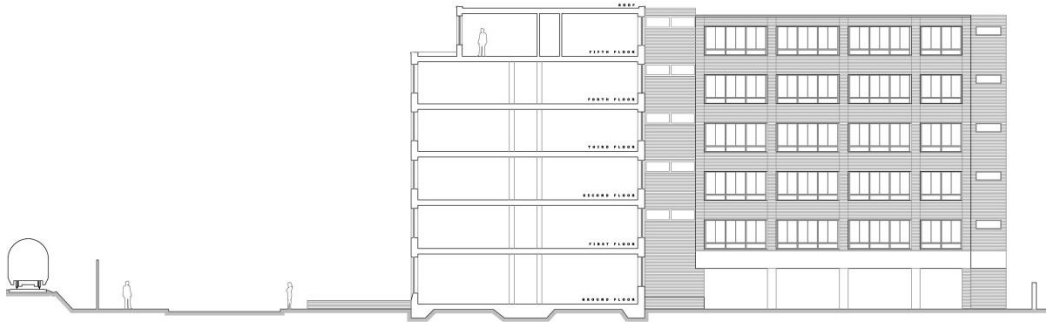


# APPENDIX 4: PLANS AND ELEVATIONS

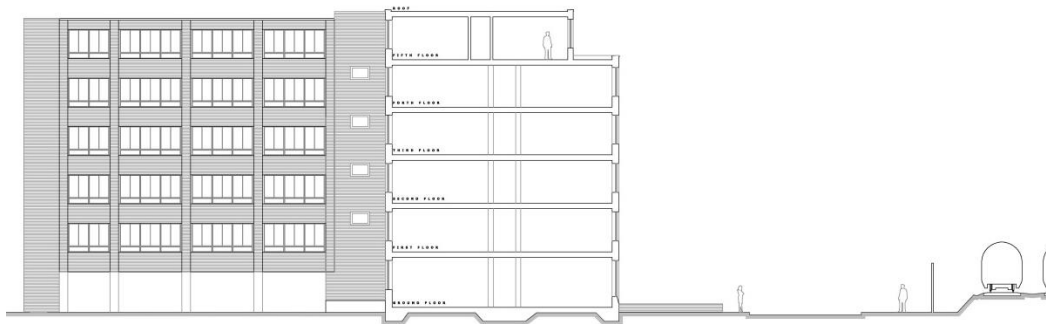
## Existing Elevations



# Proposed Elevations



SECTIONAL ELEVATION



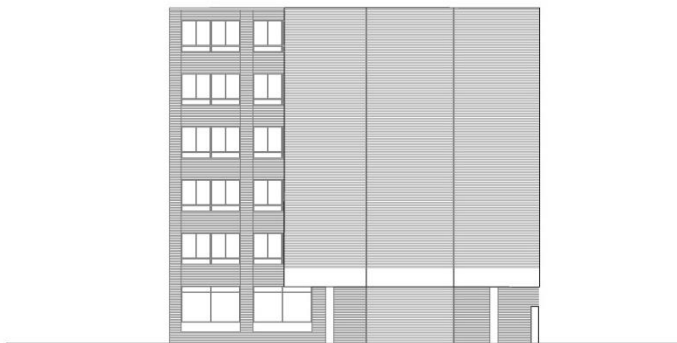
SECTIONAL ELEVATION



FRONT ELEVATION

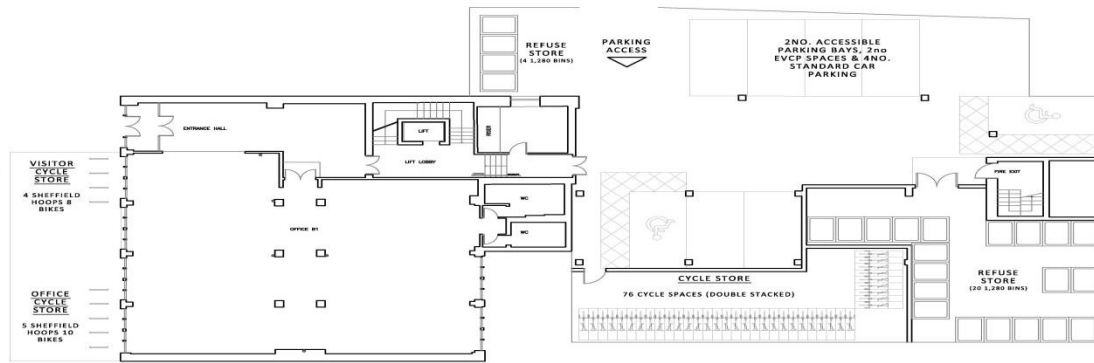


116

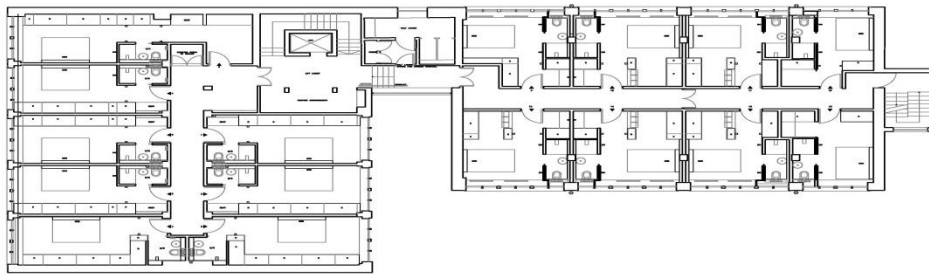


REAR ELEVATION

## Proposed Ground and 1<sup>st</sup> Floor Plan

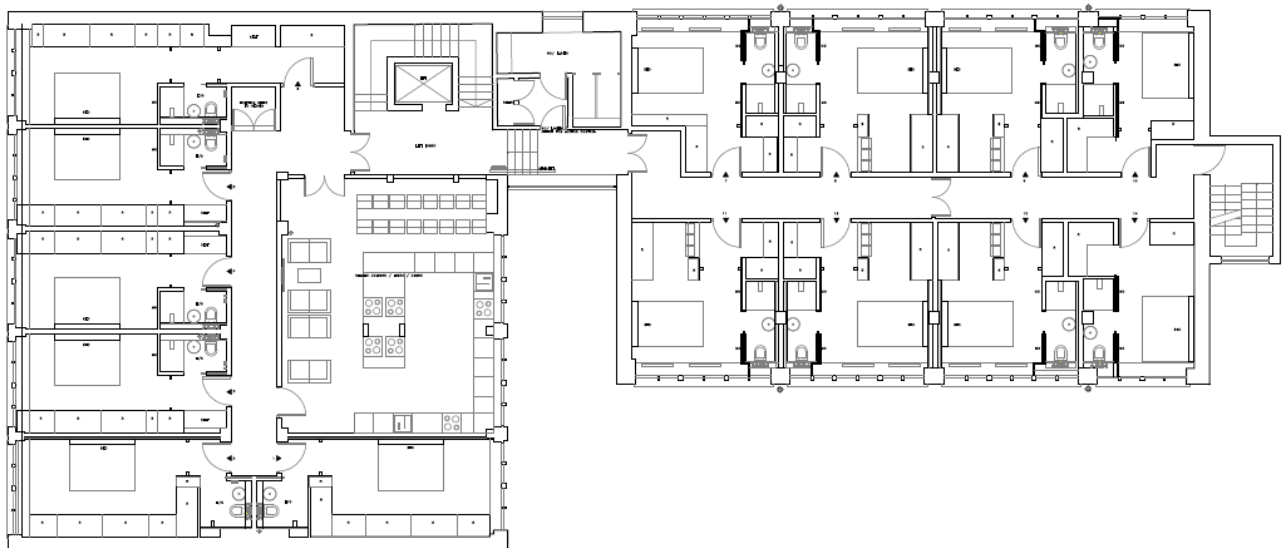


GROUND FLOOR

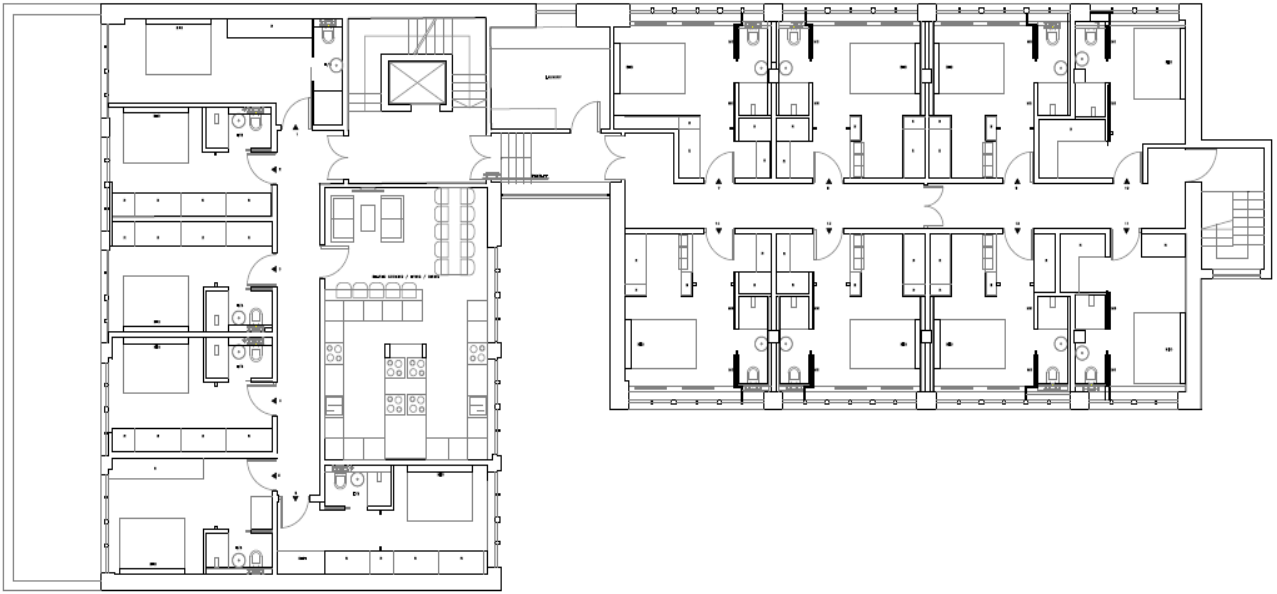


FIRST FLOOR

## Proposed 4<sup>th</sup> and 5<sup>th</sup> Floor Plan



FOURTH FLOOR



FIFTH FLOOR

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