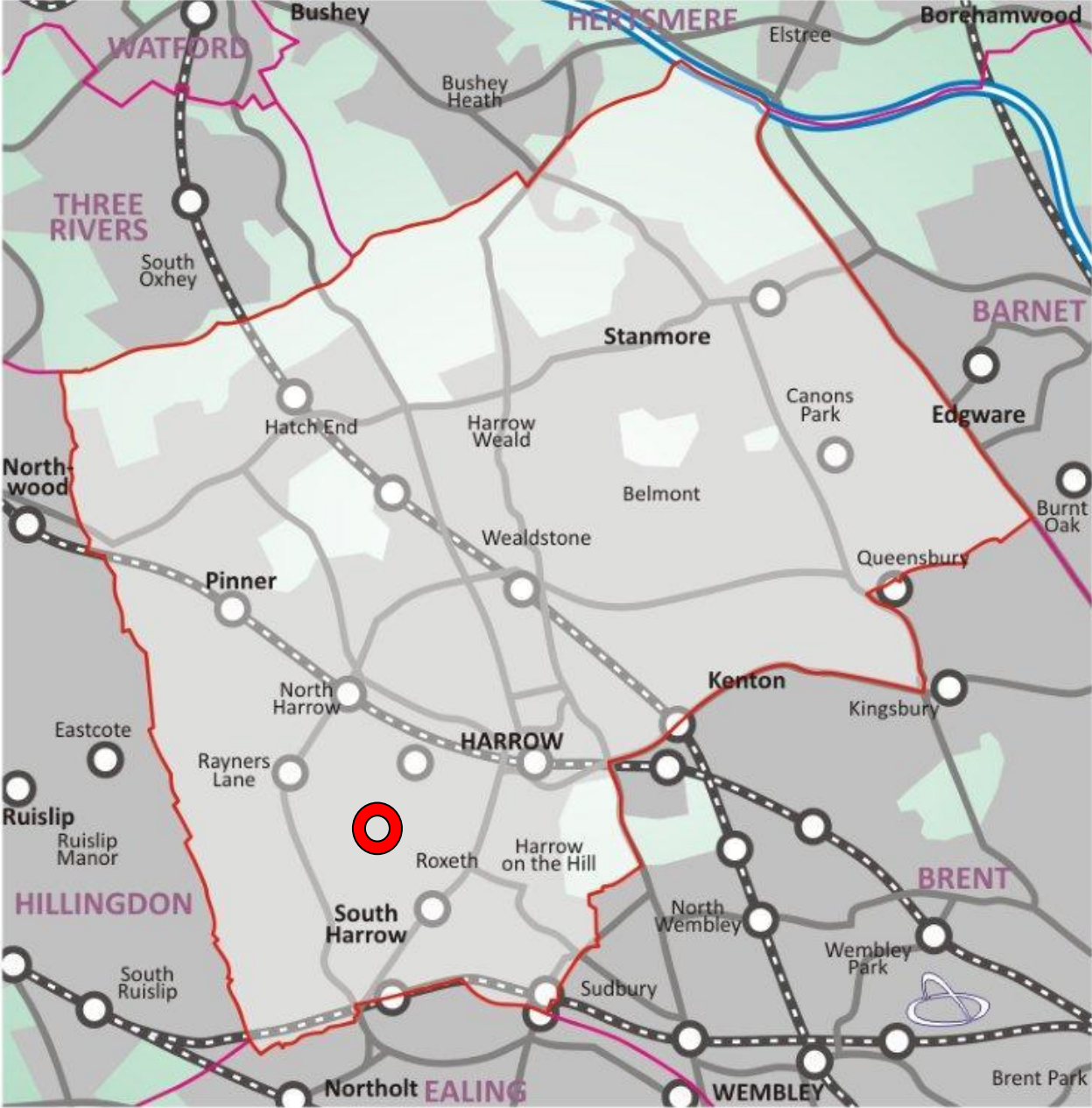
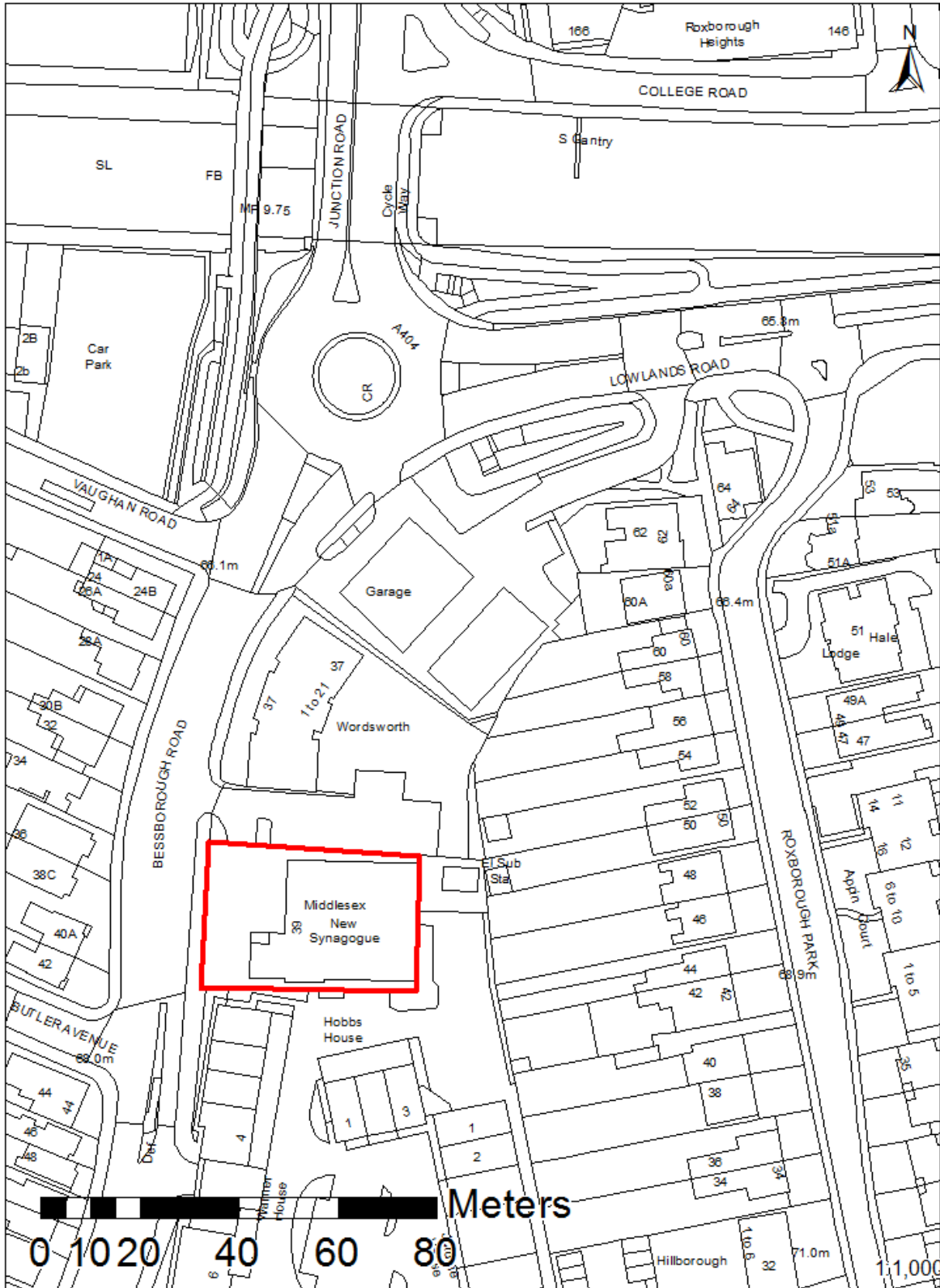


 = application site



| | |
|-------------------------|------------------|
| Bessborough Road | P/0308/19 |
|-------------------------|------------------|

Bessborough Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd January 2020

APPLICATION NUMBER: P/0308/19
VALIDATE DATE: 06/02/2019
LOCATION: MIDDLESEX NEW SYNAGOGUE
BESSBOROUGH ROAD
HARROW
HA1 3BS

WARD: HARROW
POSTCODE: HA1 3BS
APPLICANT:
AGENT: HGH CONSULTING
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 31/10/2019 (Extended to 31st January 2020)

PROPOSAL

Redevelopment to provide part 5/part 6 storey building comprising of 40 flats (15 X 1bed, 19 X 2 bed and 6 X 3 bed); cycle and bin stores; parking (demolition of Synagogue)

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report,
- 2) Subject to their being no objection from the MOD, and
- 3) Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services 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. A joint Section 106 Agreement Heads of Terms would cover the following matters for both planning applications P/0308/19 and P/0310.19:

LAND SWAP

The developer shall enter into a s106 agreement to ensure that the proposed scheme will be implemented in conjunction with the scheme at 65 Stanmore Hill:

P/0310/19 - Redevelopment to provide single, two and three storey building to create place of worship (Class D1) on ground floor and nine flats on first and second floors (3 x 1 bed, 6 x 2 bed); Landscaping; Parking; Refuse and Cycle storage; Front boundary treatment

P/0308/19 (Bessborough Road) shall not be occupied until P/0310/19 (65 Stanmore Hill) has been fully implemented.

MATTERS SPECIFIC TO BESSBOROUGH RD (P/0308/19)

Carbon Offset

A carbon offset contribution of £41,040 to be paid prior to commencement of the development. The obligation should also require that upon completion of the development, the developer is to submit final Building Regulations Part L calculations (as-built) confirming the carbon emissions reductions achieved and the emissions that need to be offset. This should be compared against the energy strategy and any requirement beyond that already offset (22.8 tonnes) addressed through an additional offset payment calculated at a rate of £60 / tonne to be offset, over 30 years (i.e. £1,800 per tonne).

Affordable Housing

6 X 3 bed shared ownership units to be provided on site. If in the event the units cannot be provided on site or that if by occupation of 75% of the market units the applicant has not secured a Registered Provider, the monetary contribution for the comparable amount shall be sought.

Play Space

In the event that suitable play space is not provided on site the developer to pay the sum of £3600 to ensure that provision is made elsewhere in the Borough.

Parking Permits

Restriction of parking permits for future occupiers.

Travel Plan

A Travel Plan for the development to be submitted to the Council prior to the first occupation of the building and to be implemented as approved unless otherwise agreed in writing.

A travel plan bond of £10,000 to secure the implementation of all measures specified in the agreed Travel Plan.

In addition a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site.

Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.

MATTERS SPECIFIC TO 65 STANMORE HILL (P/310/19)

CPZ Review

A monetary contribution of £10,000 to investigate the need to make changes to the CPZ which would include surveys undertaken post occupation. Should the surveys demonstrate a need for changes, a further £40k would be required. The actual costs of all associated works will be disclosed to the developer and any costs will be paid back if the scheme comes in below the £50k figure.

Travel Plan and Event Management Plan

A Travel Plan and Event Management Plan for the synagogue and a travel plan for the residential element to be submitted to the Council prior to the first occupation of the building and to be implemented as approved unless otherwise agreed in writing.

A travel plan bond of £10,000 to secure the implementation of all measures specified in the agreed Travel Plan.

In addition a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site.

Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.

LEGAL COSTS, ADMINISTRATION AND MONITORING

A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation (equivalent to 5% of the overall financial contribution) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

Planning permission monitoring fee of £500;

Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if, by 4th 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 following reason.

1. The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), policies 3.6, 3.11, 5.2, 5.3 and 6.11 of The London Plan (2016), Core Strategy (2012) policy CS1 and policies DM1, DM13, DM14, DM19, DM43 and DM50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

RECOMMENDATION C

That, in the event of a refusal of the proposed scheme at 65 Stanmore Hill (P/0308/19), the Planning Committee is asked to **REFUSE** planning permission for the following reason:

1. The proposed development would lead to the loss of D1 floor space and it has not been demonstrated that there is no longer a need for the facility or that there is adequate equivalent provision, contrary to the National Planning Policy Framework (2019) and policy DM47 of the Harrow Development Management Polices Local Plan (2013).

INFORMATION

This application is reported to Planning Committee as it is a major application. 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.

Due to the election on 12th December and the election purdah period the consideration of this application was deferred until after the first committee following the election.

Statutory Return Type: E13 Major Dwellings
Council Interest: None

GLA Community Infrastructure Levy (CIL) Contribution (provisional): £193,620
Local CIL requirement: £460,617

(Based on net additional floor space of 2551 sqm in Class C3)

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 Crime & Disorder Act

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

OFFICER REPORT

| Housing | | |
|--------------|--------------------------------------------|---------------------|
| | Proposed Density u/ph | 285.71 u/ha |
| | PTAL | 6a |
| | London Plan Density Range | 200-700 u/ha |
| Dwelling Mix | Studio (no. / %) | - |
| | 1 bed (no. / %) | 15 |
| | 2 bed (no. / %) | 19 |
| | 3 bed (no. / %) | 6 |
| | 4 bed (no. / %) | - |
| | Overall % of Affordable Housing | -Circa 22% |
| | Social Rent (no. / %) | - |
| | Intermediate (no. / %) | -6 units |
| | Private (no. / %) | |
| | Commuted Sum | To be determined |
| | Comply with London Housing SPG? | - Yes |
| | Comply with London Housing SPG? | - |
| | Comply with M4(2) of Building Regulations? | Condition attached. |

| Uses | | |
|-----------------|----------------------------|---------------------------|
| Existing Use(s) | Existing Use / Operator | Mosaic Synagogue |
| | Existing Use Class(es) s | Class D1 |
| Proposed Use(s) | Proposed Use / Operator | 40 residential flats (C3) |
| | Proposed Use Class(es) sqm | Residential – 2542sqm GIA |
| Employment | Existing number of jobs | Unknown |
| | Proposed number of jobs | 0 |

| Transportation | | |
|-----------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Car parking | No. Existing Car Parking spaces | 13 |
| | No. Proposed Car Parking spaces | 6 |
| | Proposed Parking Ratio | 0.15 |
| Cycle Parking | No. Existing Cycle Parking spaces | 0 |
| | No. Proposed Cycle Parking spaces | 66 |
| | Cycle Parking Ratio | 1:65 |
| Public Transport | PTAL Rating | 6a |
| | Closest Rail Station / Distance (m) | Harrow on the Hill (720m) |
| | Bus Routes | 114; 140; H10; H11; 395; H18; H19; 183; H14; 182 |
| Parking Controls | Controlled Parking Zone? | YES |
| | CPZ Hours | Permit Holders only on Lascelles Avenue, Rosborough Road and Butlers Avenue: Mon-Sat 10:00-11:00 and 14:00 - 15:00 |
| | Previous CPZ Consultation (if not in a CPZ) | - |
| | Other on-street controls | Double yellow lines on Bessborough Road. |
| Parking Stress | Area/streets of parking stress survey | |
| | Dates/times of parking stress survey | - |
| | Summary of results of survey | - |
| Refuse/Recycling Collection | Summary of proposed refuse/recycling strategy | Proposed refuse/waste storage in rear parking area. |

| Sustainability / Energy | |
|----------------------------------------|------------------------|
| BREEAM Rating | N/A |
| Development complies with Part L 2013? | Yes |
| Renewable Energy Source / % | 35.4% carbon reduction |

Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises of a part one and two storey Synagogue which is currently occupied by the Mosaic community.
- 1.2 The site is to the south of Harrow Town Centre on Bessborough Road which is one of the integral roads into Harrow.
- 1.3 The vehicular access to the site is from Bessborough Road and there are 19 car parking spaces. Brick pillars and railings border the frontage of the site which fronts onto the pavement on Bessborough Road.
- 1.4 This side of Bessborough Road consists of a mix of two storey semi-detached dwellings and three-four storey commercial and residential developments. To the south of the site is the Harrovian Business Centre, an office development comprised of some three storey buildings.
- 1.5 To the north of the site is Wordsworth Court which is a four storey residential block. Further north is petrol filling station.
- 1.6 To the rear, the site borders properties on Roxborough Park which are within the Roxborough Park and the Grove Conservation Area.
- 1.7 The site is within Harrow and Wealdstone Opportunity Area.
- 1.8 The site is within RAF Northolt Safeguarding Zones Red and Green.

2.0 PROPOSAL

- 2.1 The proposal is for the redevelopment of the site to provide a new five/six storey building comprising of 40 self contained flats. The upper most floor is set in from the eastern boundary.
- 2.2 The application is submitted in parallel with an application at 65 Stanmore Hill (P/310/19 - Redevelopment to provide single and three storey building to create place of worship (Class D1) on ground floor and Nine flats on first and second floors (1 x 1 bed, 7 x 2 bed and 1 x 3 bed); Landscaping; Parking; Refuse and Cycle storage; Front boundary treatment.
- 2.3 The building follows a T shaped form with the widest part of the building fronting Bessborough Road. The fifth floor is set in.
- 2.4 Six parking spaces are provided in undercroft parking at ground floor level accessed utilising the original access point from Bessborough Road.

2.5 Amenity space is provided for all flats in the form of private balconies in addition to communal areas.

2.6 Refuse store is located at ground floor level.

3.0 RELEVANT PLANNING HISTORY

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

HAR/5063/E – Premises as Synagogue
Grant 17/09/1962

WEST/44644/92/FUL – Boundary Wall and Gates
Grant 11/06/1992

4.0 CONSULTATION

4.1 A total of 221 consultation letters were sent to neighbouring properties regarding this application and site notices were put on lamp posts in the vicinity of the site and adverts were placed in local papers.

4.2 The overall public consultation period expired on 09/07/2019. Eight letters of support for the application and thirteen objections were received.

Supports

- The development would provide much needed housing for Harrow.
- Stanmore is a more appropriate location for the synagogue.
- The current building does not meet the needs of the Jewish population.

Objects

- The height will overshadow and block sunlight
- There is insufficient parking provision.
- Noise and disruption.
- Design is out of character and will impact the Conservation Area
- There is currently too many flats in Harrow
- Congestion and highway safety concerns
- Loss of property values.

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken:

LBH Drainage Engineer
LBH Vehicle Crossing Team
LBH Highways
LBH Arboricultural Officer
LBH Policy
LBH Biodiversity
LBH Landscape Architect
Transport for London

Harrow Hill Trust
London Infrastructure Protection
Historic England

- 4.5 As the site falls within the green and red safeguarding zones and the height of the building exceeds 10.7m above ground level it is necessary to consult the MOD. The consultation letter to the MOD was sent out on the 6th November 2019. Therefore the determination of the application is dependent on the comments received from this statutory consultee.
- 4.6 A summary of the consultation responses received along with the Officer comments are set out below:

LBH Drainage Engineer –

The Flood Risk Assessment with Drainage Strategy is adequate, however further details are still required.

Full drainage design details in line with our requirements attached should be submitted, however the requested details can be conditioned for surface water disposal, foul water disposal, surface water attenuation and storage.

Permeable paving should be used for all proposed hardstanding. Cross section of permeable paving construction with full details plus their maintenance plan should be submitted, however this can be conditioned. Informatives relating to Thames Water permits and consent should be added.

Noted and conditions and informatives attached

LBH Vehicle Crossing Team –

No objection as crossings are in existence.

LBH Highways:-

We have no major concern regarding the three standard parking spaces although this arrangement does not comply with London Plan policies. Servicing from the car park would be necessary.

LBH Arboricultural Officer:-

No objection. There are no protected trees within the site and the existing tree on the front corner (looks to be neighbouring site) is shown to be retained. The tree report is acceptable.

Proposals for new gardens/amenity space at the rear would most likely be an improvement and would improve conditions for the existing trees in this area, which at the moment are surrounded by hardsurfacing.

LBH Policy –

The revised strategy proposes further solar PV panels to increase the carbon reductions from renewable energy to 8.3 tonnes (23.6%). This means that the overall on-site carbon reductions would be 12.5 tonnes (35.4%) which means the proposal would meet the London Plan requirements for carbon reductions.

As there is greater carbon reduction achieved on-site, the amount of carbon that needs to be off-set by way of monetary contribution decreases to 22.8 tonnes per annum, which equates to a £41,040 offset contribution (22.8 tonnes x 30 years x £60 per tonne).

The revised energy strategy is therefore acceptable.

Condition requiring the scheme to be implemented generally in accordance with the energy strategy and addendum, with 'as built' Part L calculations submitted once the development is completing verifying the required on-site contributions have been achieved.

S106 obligating requiring payment of the carbon offset contribution (provisional amount - £41,040) prior to commencement of the development, with any shortfall identified as a result of the submission of 'as-built' calculations once the development is complete to be paid at a rate of £60 per tonne x 30 years (i.e. £1,800 per tonne).

Noted and conditions added.

LBH Biodiversity:

The site is set 300m plus away from the nearest SINC at Harrow on the Hill. The general area is lacking in natural green space, particularly to the north, from which it is divided by the rail line. The main features of biodiversity interest are provided by the mix of garden land trees and shrubs. The site and its immediate surroundings are otherwise hard-surfaced and largely lacking vegetation other than at the site's margins.

Although it would be necessary to avoid potential disturbance to birds nesting in adjacent vegetation and to avoid light spill to the N-S chain of trees to the East of the site impacting on commuting and foraging behaviours of bats, it is not anticipated that the redevelopment of the site would have any impact on biodiversity that could not be adequately mitigated.

The design of the building, as submitted does little to address sustainability requirements. If it is minded to recommend approval conditions relating to a green roof/solar panels, bat shelters, swift nest boxes and soft landscaping would be required.

Noted and conditions added

LBH Landscape Architect

Flat roofs on the proposed development provide potential to for installation of green roofs and PV panels.

Additional tree planting required to soften the frontage, provide street scene impact and enhance the biodiversity of the area. Space along the boundaries needs to be created or

additional tree planting. Refer to Harrow Development Policies DM 22 Trees and landscaping and DM 23 Streetside Greenness and Forecourt Greenery

The details of the proposed hardsurfacing has not been specified.

A detailed landscape strategy with aims and objectives, together with a final landscape masterplan, hard and soft landscape details would be required. Soft landscape details have been provided however some revisions will be required.

Details of the management and maintenance of all the communal landscaped areas, parking and entrance areas would be required.

Play space – play equipment should be provided for under 5's and for older children should be considered.

Hard and soft landscaping conditions would be required to include levels, and play equipment.

Tfl

Parking layout is adequate. Servicing is as existing and is therefore acceptable.

Harrow Hill Trust: -

The building would affect the setting of Roxborough Park conservation area through being overbearing by way of inappropriate height, mass and bulk. The building is of poor design and is out of the character.

London Infrastructure Protection:

No comment

Historic England – No comments

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and updated in February 2019.

5.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management

Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.

- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP), with the Panel's report published in October 2019. The Plan (Consolidated Suggested Changes Version published in July 2019) holds some weight in the determination of planning applications, although lesser weight will be given to those areas of the plan that are recommended to be amended in the Panel's report.
- 5.6 Notwithstanding the above, the Draft London Plan remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Affordable Housing
- Design and Character of the Area
- Residential Quality
- Refuse and Servicing
- Traffic Safety and Parking
- Trees and Landscaping
- Accessibility
- Energy and Sustainability
- Development and Flood Risk
- Secure By Design
- Conclusions

6.2 Principle of Development

6.2.1 The relevant policy is Policy DM 47B of the Development Management Policies Local Plan (2013).

6.2.2 Loss of Synagogue

The application has been submitted in conjunction with an application for a new synagogue to house the Mosaic Synagogue and residential development in Stanmore.

P/0310/19 - Redevelopment to provide single, two and three storey building to create place of worship (Class D1) on ground floor and Nine flats on first and

second floors (3 x 1 bed, 6 x 2 bed); Landscaping; Parking; Refuse and Cycle storage; Front boundary treatment

It is proposed to re-site the existing synagogue at the subject site as part of land swap. It is understood from the supporting information submitted by the applicant that the Stanmore site is better located to serve the current users of the synagogue. Therefore, provided the development on Stanmore Hill is granted permission and is carried out and completed in accordance to the submitted plans, there will be no net-loss in D1 provision. As such the principle of demolishing the synagogue in this location is considered to be acceptable in principle, in accordance with the relevant local policy, subject to the site on Stanmore Hill gaining planning permission.

6.2.3 Should the application at Stanmore Hill be refused Recommendation C is to refuse the application due to the net loss of D1 provision.

6.2.4 Flats

It is considered that the proposal would provide an increase in smaller housing stock within the Borough which is in accordance with the Core Strategy target of providing a minimum of 6050 additional homes before 2026. The site is within a mixed use sustainable area and there are no designations on the site preventing residential development. Therefore the principle of flats on the site is acceptable.

6.2.5 For the above reasons, provided the scheme complies with all other relevant policies, the principle of the proposed development is acceptable.

6.3 Affordable Housing

6.3.1 The relevant policies are Core Policy CS1J of the Harrow Core Strategy (2012), DM policy DM 24 and the Planning Obligations SPD.

6.3.2 The Council seeks the maximum amount of affordable housing on all development sites which is the borough wide target of 40%. The applicant submitted a viability assessment with the application suggesting that no affordable housing could be viably provided on site. However, following a review by independent viability consultants and further negotiations with officers, the applicant has proposed to provide six x 3 bed shared ownership units on site.

6.3.3 Although on-site provision is welcomed the shared ownership units are not the preferred tenure in terms of addressing the Council's housing needs. In addition the layout of the development, as designed, does not lend itself to efficient affordable housing management as the building is accessed through a single core which poses significant difficulties for Housing Associations.

- 6.3.4 However, it is accepted by the Viability consultants that the six shared ownership units would constitute the maximum reasonable offer for the scheme and this view is shared by officers. It is considered acceptable provided the units are delivered. This would require a registered provider accepting to take on the scheme which raises some uncertainty. In order to ensure that the shared ownership units are delivered, should the units not be provided on site, a clause in the section 106 for the applicant to pay the Council the commuted sum of the six units has been recommended.
- 6.3.5 Provided the scheme delivers the shared ownership units or the monetary equivalent, the scheme is in accordance with the relevant policies.

6.4 Design and Character of the Area/Heritage Assets

The relevant policies are the NPPF (2019) Policy 7.4B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2012) and Policies DM1 and DM7 of the Development Managements Local Plan (2013).

- 6.4.1 The site sits between a four storey block of flats to the north and two storey commercial buildings to the south. It is acknowledged that the five/six storey building will be elevated above these two buildings. However, being close to the town centre, there is a strong precedent for this height of building and given the highly commercialised nature of the area such a building height would not appear out of context.
- 6.4.2 The proposed building comprises of two connected blocks. The large main block is situated towards the front of the site, five metres from the edge of the pavement aligning with the building line of the adjacent plots helping to establish the Bessborough Road street frontage. The smaller block is situated towards the rear of the site presenting a smaller mass towards the boundary with the conservation area and the residential properties on Roxborough Park.
- 6.4.3 It is noted that the Roxborough Park conservation boundary is to the rear of the site and there are concerns raised from interested parties that the five/six storey building would impact on its setting. The conservation area is distinct from the surrounding commercial town centre and higher density urban sprawl. The applicant has submitted a three dimensional image which demonstrates that the proposal will not be visible from the Roxborough Park street scene. The development would only be readily visible from the rear elevations and gardens of some of the buildings on the west side of Roxborough Park. The Council's conservation officer is satisfied that the impact will on balance be acceptable and it is considered that the setting of the Roxborough Park conservation area will be preserved.

- 6.4.4 The building has a dominant appearance on Bessborough Road which is appropriate to this main thoroughfare and gateway to Harrow Town Centre. The irregular shape of the building helps to break up the elevation. The elevations have regular openings, balconies and reveals which provide visual interest and overall presents a high standard of design.
- 6.4.5 The design utilises three different kinds of brick bonds which adds further variation. The final palette of materials for all parts of the development will be subject to a condition requiring samples and further information on specific detailing of the materials.
- 6.4.6 Accordingly, when considering the character and massing of surrounding development, the height and proportions of the proposed development is considered acceptable. Therefore in respect of character and design the scheme complies with the relevant policies.

6.5 Refuse and servicing

The relevant policies are Policy 7.4B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2014) and Policies DM1, DM26 and DM45 of the Development Managements Local Plan (2013).

- 6.5.1 Waste and recycle facilities are provided internally on the ground floor of the building. There is a refuse collection area beside the boundary with the car park to the north at Wordsworth Court where it is proposed that waste vehicles will collect at this point.
- 6.5.2 A satisfactory level of refuse facilities for the flats and the collection arrangement has been proposed. As such, it is considered that the proposed location is considered acceptable.
- 6.5.3 In conclusion, the proposed development would provide a good quality development on the site. The design of the building would add positively to the built form, setting out a high quality design and would be in keeping with the character of the area and would comply with the relevant policies.

6.6 Residential Quality

Residential Amenity Space of Future Occupiers

Relevant policies are Policies 3.5 and 7.6B of the London Plan (2016); Core Policy CS1B of the Core Strategy (2014) and Policy DM1 of the Development Managements Local Plan (2013).

- 6.6.1 The proposed development would comply with the recommended minimum room sizes of the London Housing Supplementary Planning Guidance (2016).

- 6.6.2 In addition, the proposed flats would meet the gross internal floor area requirements for flats of their respective occupancy levels. Each of the rooms provided would have a functional layout and the habitable rooms would have an adequate outlook and receive a satisfactory level of natural light. The floor to ceiling heights meet the minimum standard and overall it is considered the units would provide a decent standard of living accommodation.
- 6.6.3 The proposed floor plans demonstrate that there would be an acceptable vertical stacking between the proposed units with bedrooms and living rooms broadly stacked above one another. It is therefore considered that there would not be an unreasonable level of noise transfer between the flats. Any new build would also be subject to building regulations which would ensure adequate noise insulation to meet the statutory levels. An informative will be attached to the permission to direct the applicants to the relevant building control services.
- 6.6.4 It is therefore considered that the proposed accommodation would create a satisfactory standard of amenity and would comply with the relevant policies.

6.7 Outdoor Amenity Space

The relevant policies are policy 3.5 of The London Plan 2016, and Policies DM1 and DM27 of the Harrow DMP (2013), and the Residential Design Guide SPD (2010).

- 6.7.1 The ground floor flats have private terraces and the upper floors are all served by balconies. In addition there are two areas of communal garden amounting to 325sqm each. Although some of the balconies do not meet the minimum standards, given that there are the shared communal areas in addition, this is considered to be an acceptable arrangement to provide satisfactory amenity space in accordance with the aims of the relevant policies.
- 6.7.2 It has been suggested by the landscape engineer that play equipment should be provided for the future occupiers and this has been included in the landscape condition. The Council's adopted Planning Obligations suggests that, based on the likely occupancy of the units, the development is likely to yield up to ten children below the age of 15 (5.54 0-4 year olds, 2.93 5-10 year olds and 1.5 11-15 year olds) which amounts to forty square metres of play space. The applicant has indicated that this can be provided on site and therefore a condition has been added to this effect. In the event that provision is not provided on site it is proposed to add a clause in the section 106 to collect the monetary equivalent of £3600 (based on the adopted SPD) for an off-site contribution.
- 6.7.3 It is considered that the proposal would provide adequate amenity space in accordance with the relevant policies.

6.8 Impact on neighbouring properties

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

- 6.8.1 To the north of the site is a block of flats at Wordsworth Court. The block is separated from the proposal by a car park of a width of over 11m. Although the proposed block will be taller than this building, because of the orientation it is not considered there would be an unacceptable loss of light to this property. There are secondary windows serving habitable rooms on the boundary with this property. A condition has been added for these windows to be obscurely glazed to ensure that unacceptable overlooking from these windows does not occur.
- 6.8.2 To the east of the site is the boundary with the rear gardens on Roxborough Court. There is an area of vacant land containing a sub-station between the boundary of the application site and the boundaries with these properties. From the rear wall of the proposed building and the dwellings on Roxborough Court, there is a gap of approximately 50m. This is considered a significant gap which would prevent overlooking, any unacceptable loss of light or an overbearing impact on the occupiers of these dwellings.
- 6.8.3 It is considered that the proposal would adequately safeguard neighbouring amenity, in accordance with the relevant policies.

6.9 Traffic, Safety and Parking

The relevant policies are policies 6.3, 6.9 and 6.13 of The London Plan (2016), policy CS1 R of the Harrow CS (2012) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

- 6.9.1 This proposal is within a highly sustainable PTAL 6a location which is considered to have excellent access to public transport. There are a range of stores, salons, restaurants, pharmacies and other key services in close proximity and schools and surgeries near by.
- 6.9.2 The proposal seeks to provide 6 residential car parking spaces which includes 3 bays for persons with disability and 2 active electric vehicle charge points and 2 passive charging points.
- 6.9.3 Given the sustainable location, a car free development would be acceptable on this site and this would be supported by London Plan policy. However, the overprovision of spaces is not considered to be a strong reason to warrant refusal. To discourage car ownership it is proposed to restrict car parking permits to future occupiers by way of section 106.
- 6.9.4 Internal secure bicycle storage for 73 bicycles are proposed plus 6 external visitors parking spaces. This just falls short of two spaces per flat and, given that there are 15 one bed units this is considered to be acceptable.

6.9.5 Given the scale of the development, it is deemed necessary to recommend a condition to ensure that prior to commencement of work, a construction method statement and logistics plans are submitted and approved to ensure that there is no impact on the adjacent highway.

6.9.6 Overall, subject to conditions it is considered that the proposal would not have an adverse impact on the free flow of traffic or highway and pedestrian safety. In view of the above, it is considered that the proposal is acceptable in relation to the relevant policies.

6.10 Trees and Landscaping

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

6.10.1 Although the development has significant site coverage and hard standing associated with the development, there is scope for meaningful landscaping in the communal areas and standard landscaping conditions have been added for this detail to be provided in due course. In addition, as there are some larger units (up to 3 bed) which would be suitable for families it is considered that some play equipment should be provided. As stated above, a condition has been added to ensure that the development provides suitable soft and hard landscaping and that provision is made for play equipment.

6.10.2 There are no protected trees on the site. A tree on the neighbouring site is proposed to be retained. The Council's Tree Officer has reviewed the arboricultural report submitted with the application and is satisfied there would not be a significant impact on these trees as a result of the development.

6.10.3 Overall, subject to conditions it is considered that the proposal would provide an adequate level of soft landscaping it is considered that the proposal is acceptable in relation to the relevant policies.

6.11 Accessibility

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

6.11.1 The Design and Access Statement has confirmed all of the proposed flats would comply with Part M and 10% of them would be wheelchair adaptable. In addition three disabled parking bays are proposed.

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

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

6.12 Energy and Sustainability

The relevant policies are Policy 5.2 of the London Plan (2016) and DM12 of the Harrow Development Management Policies Local Plan (2013).

6.12.1 The application is accompanied by an Energy & Sustainability Statement which outlines a number of sustainability and carbon reduction proposals and is broadly considered to follow GLA guidance for such statements. In reducing carbon emissions, the energy statement follows the energy hierarchy by seeking to use less energy in the first instance (be lean), supplying energy efficiently (be clean) and finally using renewable energy (be green).

6.12.2 An addendum to the energy and sustainability statement proposes solar PV panels which amounts to a sufficient energy saving to meet the London Plan requirements for carbon reductions.

6.12.3 In order to achieve zero carbon for the residential development and a 35% reduction for the non-residential element, an offset contribution will be required to fund carbon reduction measures elsewhere in the borough. This equates to a contribution of £41,040. Provided this contribution is secured through a section 106 contribution, the energy strategy is considered to meet relevant London Plan policies. In addition a condition requiring that the development is constructed and operated generally in accordance with the energy strategy submitted with the application has been added.

6.13 Development and Flood Risk

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

6.13.1 The application site is located within Flood Zone 1 and a critical drainage area as defined by the maps held by the local drainage authority. The Drainage Engineer has reviewed the Flood Risk Assessment submitted by the applicant and has deemed it to be satisfactory.

6.13.2 The development would result in some additional hardsurfacing on the site and would therefore have an impact in terms of surface water flood risk. Sustainable urban drainage [SuDs] is encouraged by way of informative.

6.13.3 In addition, permeable materials should be used for all paving and hardstanding. A suitable condition has been attached to this effect.

6.14 Biodiversity

The relevant policies are Policy 7.19 of the London Plan (2016) and Policies DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

- 6.14.1 The site is set over 300m away from the nearest SINC at Harrow on the Hill. The general area is lacking in natural green space, particularly to the north, from which it is divided by the rail line. The main features of biodiversity interest are provided by the mix of garden land trees and shrubs. The site and its immediate surroundings are otherwise hard-surfaced and largely lacking vegetation other than at the site's margins.
- 6.14.2 The Councils biodiversity officer considers it would be necessary to avoid potential disturbance to birds nesting in adjacent vegetation and to avoid light spill to the chain of trees to the East of the site impacting on commuting and foraging behaviours of bats. However, it is not anticipated that the redevelopment of the site would have any impact on biodiversity that could not be adequately mitigated. A number of conditions have been added in order to ensure the development would not harm protected species and habitats.
- 6.14.3 The Biodiversity Officer also suggests that a green roof and photovoltaics should be incorporated into the scheme. Provision of photovoltaics have been proposed as part of the energy strategy and therefore the provision of a green roof is not possible with the extensive coverage required. Given the sustainable benefit of the photovoltaics this is considered to be an acceptable trade off. Also it is noted that the proposal will increase the amount of green space on the site.
- 6.14.4 The proposal is considered to address biodiversity issues sufficiently in accordance with the relevant Policies.

6.15 Secure by Design Issues

- 6.15.1 The relevant policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan.
- 6.15.2 It is considered that the development does not adversely affect crime risk. A condition has been attached to ensure that the scheme complies with Secure By Design requirements and adheres to the relevant policies.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed redevelopment of the site would provide a high quality residential development. The proposed internal layouts, specifications and services offered by the proposed development would provide an acceptable standard of accommodation.
- 7.2 The proposal would enhance the urban environment in terms of material presence, attractive streetscape and would make a positive contribution to the local area and

would adequately preserve the setting of the Conservation Area in terms of quality and character.

- 7.3 The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupiers.
- 7.4 The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2019, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawing and Documents

Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

Plans: 3153-001 Rev C; 3153_001; 3163_010 Rev B; 3163_020 Rev B; 3153-220 Rev C; 3153-210 Rev C; 3153_050 Rev C; 3153_051 Rev F; 3153_052 Rev D; 3153_053 Rev D; 3153_054 Rev D; 3153_055 Rev C; 3153_059 Rev B; 3153_060 Rev C; 3153_061 Rev C; 3153_062 Rev C; 3153_070 Rev C; 3153_071 Rev C; 3153_072 Rev C; 3153_073 Rev C; 3153_074 Rev C; 3153_080 Rev C; 3153_081 Rev C; 3153_084 Rev C; 3153_085 Rev C; 3163_210 Rev C; 3153_220 Rev C; CSA/3973/101 Rev A; CSA/3973/102; SK07 Rev A.

Documents:

Letter from David Clarke Chartered Landscape Architect and Consultant Aboriculturist Ltd dated 17th October 2018; Ecology Technical Note dated September 2018; Flood Risk Assessment and Sustainable Drainage Statement dated December 2018; Heritage Statement dated October 2018; Planning Noise Assessment dated August 2018; Transport Statement dated December 2018; Design and Access Statement dated December 2018; Affordable Housing Financial Viability Report (January 2019); Scheme Amendments and Responses to Consultation Representations Addendum to Planning Statement (May 2019); Energy and Sustainability Statement dated February 2019; Planning Statement dated January 2019; Energy Statement Addendum (July 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 proceed above 150mm above ground level until details and samples of the materials to be used in the construction of the external surfaces noted (but not limited) below have been submitted, provided on-site and approved in writing by, the local planning authority:

- a) balustrade details
- b) balcony decks (As well as finish underneath)
- c) brickwork
- d) roofing materials
- e) boundary treatment
- f) all external paving materials

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

4. Window Detail

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details of the window threshold details, including deep reveals and set backs have been submitted, provided on-site and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To 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.

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. The Detailed Construction Logistics Plan shall provide for:

- a) Parking 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
- j) Details showing the frontage boundary of the site enclosed by site hoarding to a minimum height of 2m.

The development shall be carried out in accordance with the approved Demolition and 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). Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory method of construction is agreed prior to any works on site commencing.

6. Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, in accordance with policies DM1 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate levels before the development commences on site.

7. Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence until works for the disposal of surface water and 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 ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate drainage details are agreed before the development commences on site.

8. Disposal of Sewage

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of sewage have been provided on site in accordance with details to be 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 in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate sewage disposal details are agreed before the development commences on site.

9. Landscaping

Notwithstanding the details shown on the approved plans, the development hereby approved shall not progress beyond 150mm above ground level until a scheme for the hard and soft landscaping of the development, to 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 detail for the proposed trees, tree pits and fixing (at time of planting)
- f) Tree planting along the boundaries and adjacent to the car park spaces.
- g) Details of minor artefacts and structures (such as furniture, seats, any pergola, trellis and any proposed exterior lighting / low level lighting
- h) Details of play equipment (if to be provided on site).
- i) Details of hard landscaping
- j) Details of boundary treatment.

The development shall be completed in accordance with the details so agreed.

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

10. Landscaping Implementation

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

REASON: To safeguard the appearance and character of the area, to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

11. Landscape Management

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and landscape maintenance schedules for all landscape areas, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

12. Cycle Storage

Prior to the first occupation of the development hereby approved, details of the secure cycle parking to serve the flats (5% to be accessible - can be used by non-standard cycles) shall be submitted to, and approved in writing by, the local planning authority. The plans must show dimensions, type of storage and type of stand. The cycle parking shall be carried out in accordance with the approved details prior to the occupation and shall thereafter be retained.

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

13. 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 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.

14. 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.

15. Accessibility

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

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

16. Permeable Paving

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

Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

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

17. Change of Use

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

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

18. Energy and Sustainability Statement

The development shall be undertaken in accordance with the approved Energy and Sustainability Statement. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy and Sustainability Statement (dated May 2019) which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2019, policies 5.2.B/C/D/E of The London Plan (2016) and policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013).

20. Obscure Glazing

The window(s) in the north elevation of units 1, 2, 6, 7, 15, 22, 23, 30, 31 and 38 directly adjacent to the boundary shared with Wordsworth Court of the approved development shall:

- a) be of purpose-made obscure glass,
- b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

21. Bats/Birds

The building hereby permitted shall not be occupied until details of ecological enhancement works are submitted and approved by the Local Planning Authority to include:

- 6 Schwegler 2FR Bat Tubes (installed side-by-side, in groups of 3) and 3 individual Schwegler 2FTH Universal Summer Bat Boxes (complete with add-on Main Cavity to enable recessed fitting) on the southern aspect, at just below roof level or lower (at least 10 metres above ground).
- 8 nest boxes for swifts (Schwegler No 17c double cavity boxes) to be sited at just below roof level on the north and east aspects
- 4 Schwegler Type 24 Brick boxes (or similarly durable equivalent) for sparrows, tits etc. to be located on the north and east aspects at heights of 3-4 metres above ground level
- Two Schwegler Type 26 Brick boxes (or similarly durable equivalent) for robins, wagtails etc. to be located on the north and east aspects at heights of 3-4 metres above ground level

These shelters shall be permanently incorporated within the building structure and retained thereafter.

REASON: To protect and enhance biodiversity in accordance with the National Planning Policy Framework (2019) and Policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

22. Construction Times

Any works to be undertaken in site preparation or construction should be timed and conducted so as to avoid disturbance to protected species, including bats and breeding birds. If any protected species are encountered in the course of operations, they should be immediately halted until a suitably qualified ecologist has provided advice and their instructions implemented.

REASON: To protect and enhance biodiversity in accordance with the National Planning Policy Framework (2019) and Policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

23. External Lighting

Any external lighting, used during demolition, construction or in occupation must be designed, deployed and used to avoid disturbance to bats particular where there are roosts and along established foraging routes, as well as to minimise energy use.

REASON: To protect and enhance biodiversity in accordance with the National Planning Policy Framework (2019) and Policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

24. 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 development 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.

25. Telecommunications Restriction

Notwithstanding the provisions of Part 16 (Communications) to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and replacing that Order with or without modification, no development that would otherwise be permitted by that part of the Order (or the equivalent provisions of any replacement Order) shall be carried out without planning permission having first been obtained by the local planning authority.

REASON: To ensure that the development preserves the highest standards of architecture and materials.

INFORMATIVES

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

- 3.3 Increasing Housing Supply
- 3.11 Affordable Housing Targets
- 3.5C: Quality and design of housing developments
- 3.6: Children and Young People
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.11 Green roofs and development site environs
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.3B Designing out crime
- 7.4B Local character
- 7.6B Architecture

The Draft London Plan (2017):

- D1 London's form and characteristics
- D2 Delivering good design
- D3 Inclusive Design

Harrow Core Strategy (2012):

- Core policy CS1.B
- Core policy CS1.D
- Core Policy CS1 K
- Core policy CS1.W

Harrow Development Management Policies Local Plan (2013):

- DM1: Achieving a High Standard of Development
- DM2: Achieving Lifetime Neighbourhoods
- DM7: Heritage Assets
- DM10: On Site Water Management and Surface Water Attenuation
- DM12: Sustainable Design and Layout
- DM20: Protection of Biodiversity and Access to Nature
- DM21: Enhancement of Biodiversity and Access to Nature
- DM22: Trees and Landscaping
- DM 24: Housing Mix
- DM27: Amenity space
- DM 42: Parking Standards
- DM 44: Servicing
- DM45: Waste Management
- DM46: New Community and Educational Facilities
- DM47: Retention of Existing Community, Sport and Education Facilities.

Supplementary Planning Documents:

- Supplementary Planning Document Residential Design Guide (2010)
- Technical housing standards - nationally described space standard (2015).
- Planning Obligations and Affordable Housing (2013)
- Major of London Housing SPG (2016)

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

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

3 Mayoral CIL

INFORMATIVE: Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £193,620.

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

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

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

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

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

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

4 Harrow CIL

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

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

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

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £354,970

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

The CIL Liability is payable upon the commencement of development.

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

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

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

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

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

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

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

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

5 Considerate Contractor Code of Practice

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

6 Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

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

8 Liability For Damage to Highway

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

9 Street Numbering

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

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

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

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

10 Thames Water Assets

The applicant can contact Thames Water developer services **by email:** developer.services@thameswater.co.uk or **by phone:** 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

11 Ground Water

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

12 Surface Water Drainage

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

13 Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

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

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

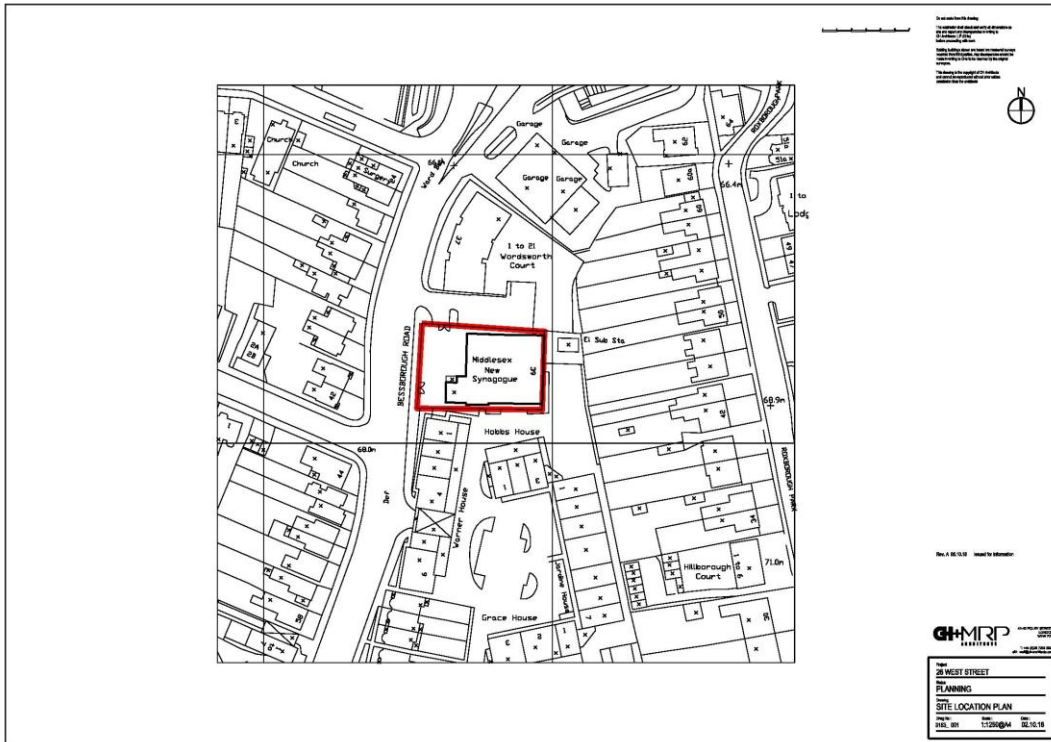
The applicant can contact Harrow Drainage Section for further information.

14. Designing Out Crime

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

| | |
|--------------------------------|--|
| Interim Chief Planning Officer | |
| Corporate Director | |

Site Plan



Front elevation



Side Elevation of Wordsworth Court





Rear elevation from garden of 50 Roxborough Park

Plans



Proposed Ground Floor Plan



Proposed Front Elevation

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