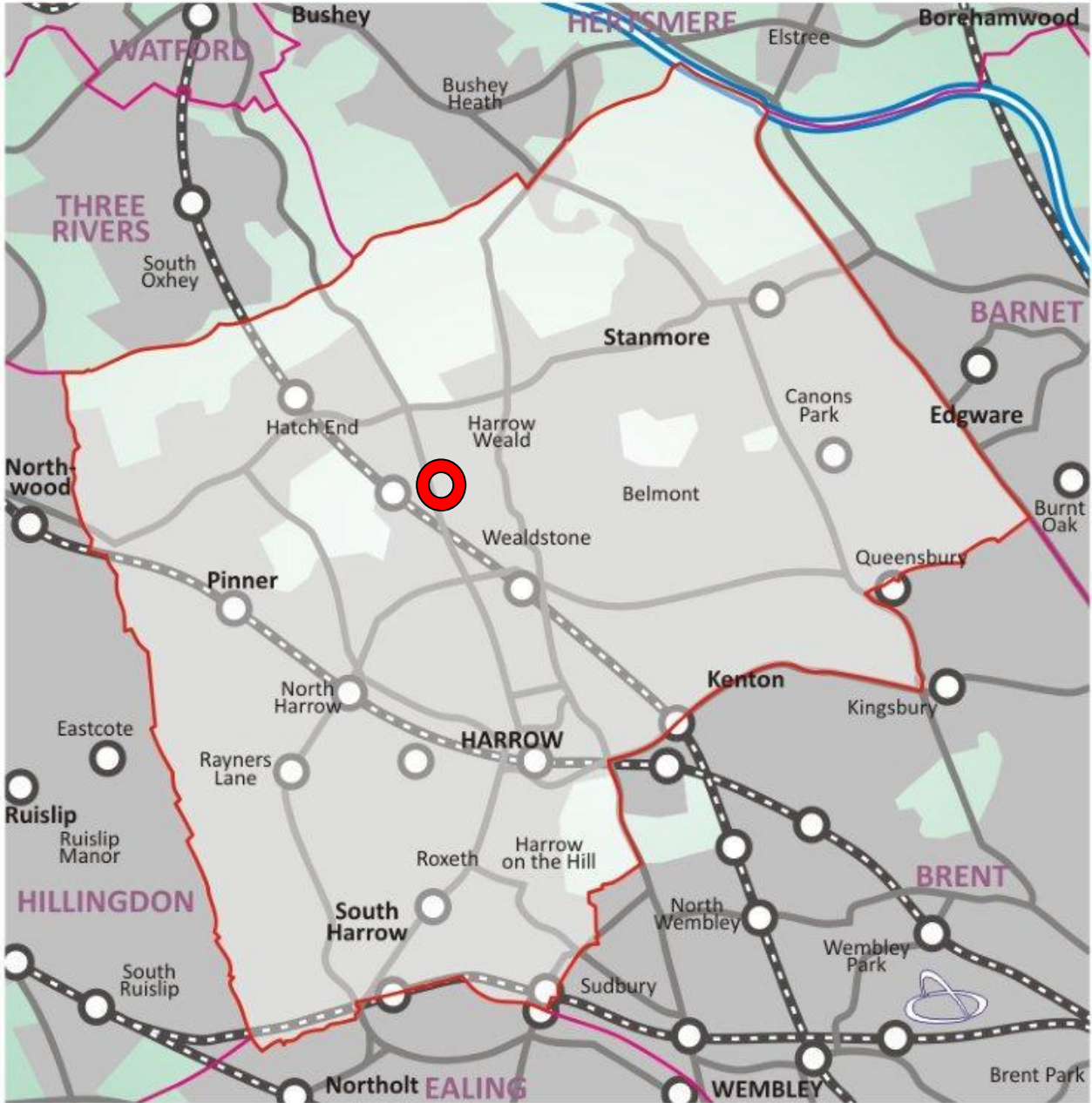
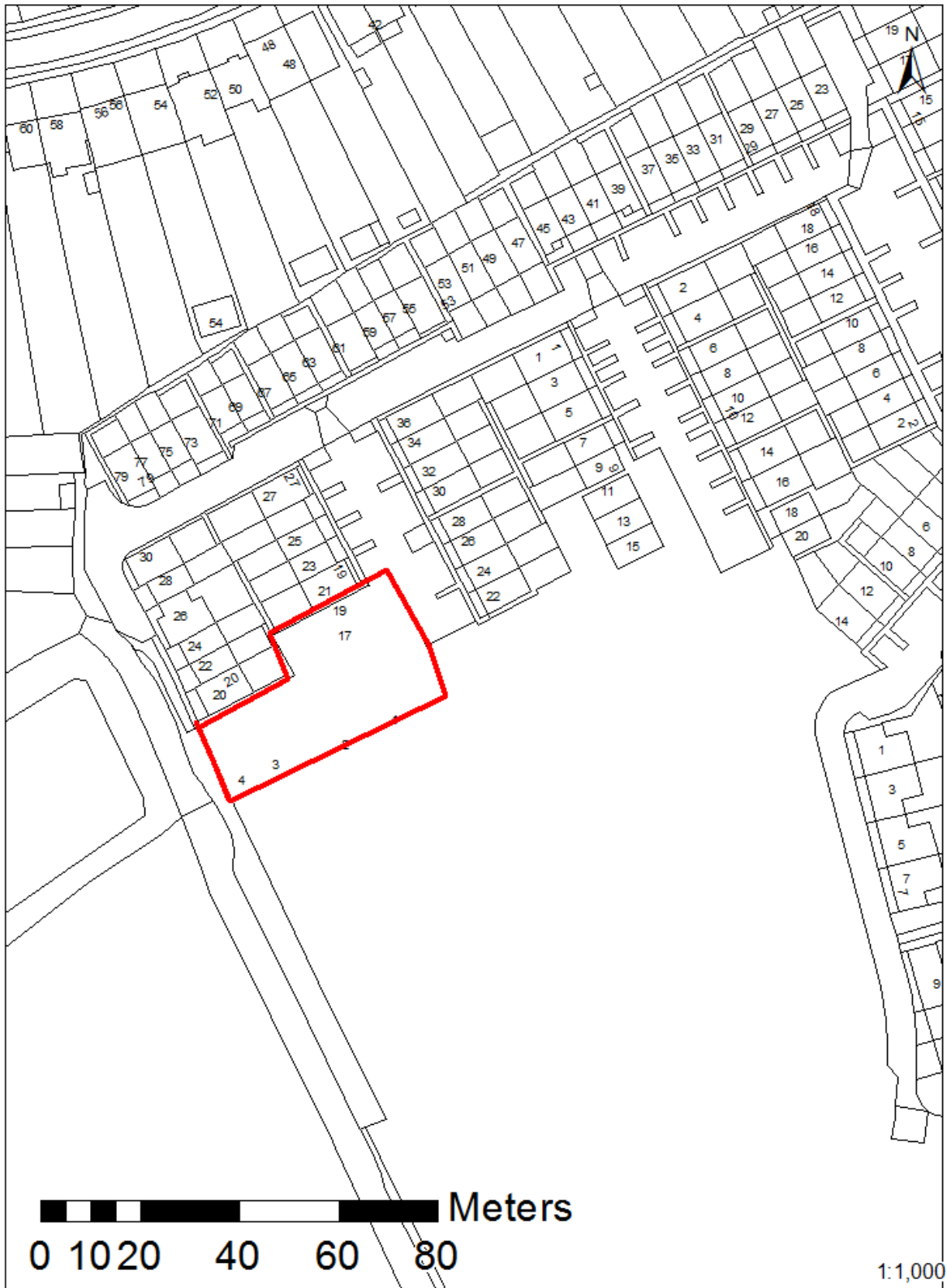


 = application site



<b>Harrow View West</b>	<b>P/4224/19</b>
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# Harrow View West, North West Corner



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**Harrow View West, Harrow View  
Harrow HA2 6QQ**

**P/4224/19**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

**12 February 2020**

**APPLICATION NUMBER:** P/4224/19  
**VALIDATE DATE:** 11/12/2019  
**LOCATION:** HARROW VIEW WEST, HARROW HA2 6QQ  
**WARD:** HEADSTONE NORTH  
**POSTCODE:** HA2 6QQ  
**APPLICANT:** MRS CAROLINE OWEN  
**AGENT:**  
**CASE OFFICER:** HELEN FADIPE  
**EXPIRY DATE:** 31/01/2020

### PROPOSAL

Full planning application for the development of eight two storey residential dwellings (5 x 2 bed and 3 x 3 bed) in north west corner of the site resulting in an increase of 5 dwellings bringing overall total to 319 units; parking; landscaping; refuse storage.

### RECOMMENDATION A

The Planning Committee is asked to:

1. Agree the reasons for approval as set out in this report, and
2. Subject to no objection from Historic England or members of the public regarding impact on listed heritage asset.
3. Grant planning permission subject to the conditions listed in Appendix 1 of this report
4. Delegate authority to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services and the Chair of the Planning Committee for the completion of the Section 106 legal agreement and other enabling development and issue of the planning permission, subject to amendments to the conditions, including the insertion or deletion of condition as deemed fit and appropriate to the development or the amendments to the legal agreement as required.

The Section 106 Agreement Heads of Terms would cover the following matters:

### **Affordable Housing**

- Additional provision of 2 affordable units, to reflect the uplift over the 314 approved in the reserved matters.
- Payment of section 106 monitoring fee (£1,660) upon completion of section 106 agreement.

### **RECOMMENDATION B**

That if the Section 106 Agreement is not completed by 30 May 2020, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the planning committee, then it is recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer on the grounds that:

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 3.11, 3.13, 5.2, 6.3, 7.4, 7.5 and 7.6 of The London Plan (2016), Core Strategy (2012) policy CS1, policies AAP3, AAP13 and AAP19 of the Harrow and Wealdstone Area Action Plan(2013) and policies DM1, DM2 DM42, DM43 and DM50 of the Harrow Development Management Polices Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

### **INFORMATION**

This application is reported to Planning Committee as it is a development for eight dwelling units. 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:	13 (Minor Dwellings)
Council Interest:	None.
GLA Community	£46,136
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£121,965

(Based on net additional floor space of 768.93 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

### Part 2: Assessment

#### 1.0 SITE DESCRIPTION

- 1.1 The application site comprises 0.11 ha area of land in the northwest corner of wider Harrow View West site, formerly known as Kodak Sports Ground and Pavillion (Zoom Leisure).
- 1.2 The 7.9 hectare Harrow View West site is located within the Harrow and Wealdstone Opportunity Area, and is an allocated site in the Harrow and Wealdstone Area Action Plan (AAP site 2).
- 1.3 Construction pursuant to planning permission P/2982/15 for 314 new homes commenced in October 2016 at the northern end of the site. As at 1 January 2020, 187 units have been completed and occupied on the whole site and it is anticipated that all units will be physically complete on the site by January 2021.
- 1.4 The Harrow View West site slopes up from south to north, with maximum levels difference of approximately 8.9 metres.
- 1.5 The wider site benefits from two existing vehicle accesses from Harrow View. A further pedestrian access (via a locked gate) exists between the site and Headstone Recreation Ground.
- 1.6 The western part of the wider Harrow View West site is a designated flood plain (Flood Zones 2-3b), whilst the remainder of the site is in Flood Zone 1.
- 1.7 The site lies within the wider Harrow and Wealdstone Opportunity Area, as defined in the London Plan 2016 and in terms of the local plan forms part of the largest strategic site in this designation.
- 1.8 The site is separated from the Kodak factory site by Harrow View (A4008), which carries traffic from the north towards Harrow Town Centre.
- 1.9 The H14 bus runs north-south along Harrow View, between Hatch End and Harrow Town Centre, and then on to Northwick Park Hospital.
- 1.10 Headstone Lane station is located approximately 600 metres to the north west and is served by London Overground services.
- 1.11 To the south of the wider Harrow View West site are suburban residential areas comprising predominantly single and two storey semi-detached and terraced housing, as well as taller flatted developments fronting Harrow View (between three to four storeys in height).
- 1.12 To the west of the wider Harrow View West is Headstone Manor Recreation Ground, which is designated Metropolitan Open Land in the local plan and is occupied by Headstone Manor, a Grade I listed moated building with Grade II

listed outbuildings. The Manor is used as a heritage and cultural centre. The Manor complex is also a designated Scheduled Ancient Monument.

- 1.13 To the north of the wider Harrow View West site is suburban residential development on Pinner Park Gardens, Pinner Park Avenue and Holmwood Close, comprising predominantly two storey semi-detached housing.
- 1.4 The nearest properties bordering the application site are Plot 277, 278 to the north and 254, 253 and 252 to the east

## **2.0 PROPOSAL**

- 2.1 The application proposes eight dwellings comprising 5 x 2 bedrooms and 3 x 3 bedroom homes.
- 2.2 The application site measures 0.11 hectares and as such the residential density of the proposed development equates to 40 dwellings per hectare (d/ph).
- 2.3 Vehicle access to the site is proposed via the two existing access points on Harrow View.
- 2.4 13 car parking spaces are proposed within the proposed development. This results in a car parking ratio of 1.6 per dwelling within the application site boundary.
- 2.5 16 cycle spaces would be provided in safe and secure storage areas in the rear of each dwelling, representing a ratio of 2 spaces per dwelling
- 2.6 Refuse and recycling for each dwelling would be provided within internal bin stores located at the front entrance
- 2.7 Each dwelling has access to private amenity space to the rear of each property.

## **3.0 RELEVANT PLANNING HISTORY**

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

P/3405/11

Outline planning application for a comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive, as set out in the Development Specification (March 2012). The development comprises the demolition of existing buildings and structures (with the exception of the chimney and part of powerhouse) and redevelopment of the site for a mix of uses comprising business and employment uses (within Use Classes B1(a), B1(b), B1(c), B2 and B8 - up to 35,975sqm); residential dwellings (within Use Class C3 - up to 985 units); student accommodation (Sui Generis use - up to 220 units); senior living accommodation (within Use Class C2); assisted living care home (within Use Class C2) (total C2 uses up to 9,300sqm); retail and restaurant uses (within Use Classes A1, A2, A3,



A4 and A5 - up to 5,000sqm); commercial leisure uses (Use Class D2); community uses (Use Class D1); health centre (Use Class D1); a primary school (Use Class D1) (total D1/D2 uses up to 8,830sqm); energy centre (Sui Generis use - up to 4,500sqm); together with new streets and other means of access and circulation; highway improvements; associated parking; re-profiling of site levels; utilities diversions and connections; open space; landscaping and ancillary development including infrastructure, works and facilities.

Granted - 21/12/2012

P/0873/14

Minor material amendment to the outline planning permission P/3405/11 for the comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive. Relocate the primary school (up to 3,630sqm) from development zone P to development zone A (in Phase 1) and to relocate the leisure use (up to 1,155 sqm) and community centre (up to 1,562 sqm) from development zone A to development zone P (in phase 2). Interim energy centre to be located within Zone A to supply Phase 1.

Granted - 23/12/2014

P/2982/15

Approval of all reserved matters for Phase 1B only (land west of Harrow View - formerly Zoom leisure sports grounds) and details pursuant to conditions 5(Phasing Plan), 8(Urban Design Report), 9(Energy Strategy), 10(Ecology and Biodiversity Strategy), 11(Construction Management Plan), 12 (Housing Schedule), 13(Daylight and Sunlight Assessment), 14(Surface Water Drainage Strategy), 15(Accessibility Strategy), 16(Lighting Strategy), 17(Refuse Strategy), 19(Arbicultural Strategy), 20(Landscaping), 21(Transport Strategy), 22(Heritage Impact Assessment), 23(Levels), 37(Flood Risk Assessment) and 42(Site Waste Management Plan) following outline planning permission granted under P/3405/11 dated 21.12.2012, which was varied by outline planning permission P/0873/14 dated 23.12.2014 for the comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive

Approved - 26/10/2015

P/2299/16

Non-Material Amendment to planning permission P/3961/13 dated 07/01/14 to provide new windows and doors for access to five individual ground floor units

Refused: 20/07/16

The proposed installation of an electrical sub-station within an approved area of open space is considered to represent a significant change to the approved scheme which has the potential to have an impact on the character and appearance of the approved development and the residential amenity of the future occupiers.

P/4037/16

Development to provide 425 residential dwellings (use class C3); associated car parking; cycle parking; refuse storage; landscaping; electrical substation; open space and associated works. (This application is accompanied by an EIA).

Refuse: 18/04/2018

P/4262/16

Non-material amendment to planning permission p/2982/15 dated 26/10/15 to allow the relocation of the northern access by 900mm

Granted: 05/10/2016

P/4632/16

Single storey building to house electrical substation (retrospective).

Granted: 25/11/16

P/5230/16

Non-material amendment to planning permission p/2982/15 dated 26/10/15 to allow the installation of canopies to house type B and F

Granted: 16/12/16

P/1789/17

Non-material amendment to planning permission p/2982/15 dated 26/10/15 to allow minor internal and external alterations to the approved buildings; installation of a retaining wall along the northern boundary and variation to the approved housing mix within the first phase of development.

Granted: 16/05/2017

P/0713/18

Non material amendment to planning permission P/2962/15 dated 26/10/2016 to allow replacement of approved dwelling at plot 276 with a pair of semi detached houses and replacement of three terraced houses (plots 266-270) with a pair of semi detached houses

Refuse: 20/03/2018

P/1043/19

Proposed temporary crossover for up to 12 months from Sidney Road to serve 12 dwellings at Harrow View West

Refused: 30/04/2019

P/0718/19

Details pursuant to conditions 4 (materials) 5 (noise levels) 6 (television reception) 7 (accessible & adaptable dwellings) 9 (bin size) 11 (infrastructure strategy) 12 (post construction assessment) and 13 (risk of crime) attached to planning permission.

Pending

P/1119/19

Proposed temporary crossover for up to 12 months from Edward road to serve 20 dwellings at Harrow View West

Refuse: 03/05/2019

P/0294/19

Variation of condition 1 (approved plans) attached to reserved matters approved under application P/2982/15 dated 26.10.2015 (pursuant to outline planning

permission granted under P/3405/11 dated 21.12.2012) as varied by P/3080/18 dated 28.01.2019 to amend the location of the wheelchair units and the construction of a retaining wall.

Granted: 27/09/2019

P/4739/19

Non material amendment to planning application P/2982/15 dated 26.10.2015 (Pursuant to outline planning permission granted under P/3405/11 dated 21.12.2012 as varied by application P/0294/19 dated 27.09.2019) to amend the site layout

Approve: 05/12/2019

#### **4.0 CONSULTATION**

- 4.1 A Site Notice was erected on 23.12.2019 expiring on 13.01.2020
- 4.2 Press Notice advertised in the Harrow Times on Thursday 6<sup>th</sup> February 2020 expiring on 27 February 2020.
- 4.3 The application was advertised as a minor application within the setting of a Listed Building
- 4.4 A total of 83 consultation letters were sent to neighbouring properties regarding this application 24 objections were received from adjoining residents.
- 4.5 The overall public consultation period expired on 01/01/2020 and late responses were accepted up to 22/01/2020 to allow for the holiday period and the fluctuation in the Council's web portal and 24 objections were received.

A summary of the responses received along with the Officer comments are set out below

##### **Socio economic**

Heightened security risk

**Officer Comments:** *The Designing Out Crime Officer (DOCO) for Harrow has been formally consulted on this application and does not raise any objection subject to ensuring appropriate surveillance and safety is incorporated as part of the detailed design.*

##### **Residential Amenity**

Loss of Light and air to Plot 277

Reduction in common allocated gardens

**Officer Comment:** *impact on loss of light and air has been addressed under 'Residential Amenity' section of the appraisal below. This concludes that there would be no impact on any properties adjoining site in terms of loss of light or air.*

*The extent of the application site is as approved and there is no breach in achieving the amenity space standard for existing and proposed dwellings.*

**Traffic and Highways**

No cycle lanes  
Poor parking plan  
Insufficient pedestrian lanes  
Insufficient visitor parking areas  
Lack of car parking management  
Traffic delays on Harrow View Road

**Officer Comments:** *The impact on the surrounding highway in terms of congestion, parking, transport services and air pollution has been addressed under 'Traffic, Parking, Access, Servicing and Sustainable Transport' and 'Air Quality' sections of the appraisal below.*

**Infrastructure**

Pressure on GPs  
Pressure on Schools  
Sewerage issues

**Officer Comments:** *There is a new health centre, a three form entry primary school, community floor space including new nursery provision that has been secured on the wider Kodak masterplan site.*

*Sewerage is addressed under 'Development and Flood Risk' section of the report below.*

**Other matters**

Zero benefits to existing residents  
Lack of justification for intensification  
Overcrowding

**Officer Comment:** *The justification for intensification and overcrowding is discussed in the principle of development*

Severe noise and air pollution  
Disruption and health issues

**Officer Comment:** *A construction management plan has been approved for the site. Issues relating to excessive noise and pollution arising from the construction works can be reported to the Council's Environmental Health Department*

Reduction in green areas on the estate

**Officer Comment:** *The footprint of the approved layout under the reserved matters has not changed significantly and there will not be a significant*

*reduction in green areas.*

Insufficient /poor lighting across the estate  
No trees and has become concrete jungle  
Landscape plans (trees) has not been implemented

**Officer Comment:** *issues raised relate to operational matters on the site including areas of public domain which may not have been completed due to the build out phasing programme. Furthermore, implementation of the approved landscaping plan will be monitored for compliance as it is enforceable by the Council.*

Reduction in property value due to loss of views

**Officer Comment:** *house values are not a material planning consideration.*

#### 4.6 Statutory and Non Statutory Consultation

##### **LBH Highways**

The proposal to increase the number of dwellings on this site by 5 is not likely to result in a severe impact for the surrounding highway network.

The proposed road layout is not changed from the previously approved scheme apart from the position of some off-carriageway parking bays along Arbus Crescent which were shown as two parallel bays on the NMA approved application but are now shown as a row of perpendicular bays. As a result there may be some issues with visibility however, we expect low flows and speeds in this location which should allow drivers to carefully manoeuvre.

The parking layout for the houses is not supported where bays are double stacked however we are aware that this arrangement is already used on this development.

Cycle storage will need to be provided in accordance with London Plan standards (2 spaces per dwelling) and details can be secured by pre-commencement condition.

Informative to be attached that the travel plan should be updated to reflect the number of dwellings on site.

**Officer Comment:** *A condition requiring details of the cycle storage and an informative regarding the travel plan is attached.*

##### **LBH Conservation Officer**

Given the strong similarity to previously approved schemes for houses in this location there would be no cause to object. It would preserve the setting of the nearby heritage assets, namely the grade I listed Headstone Manor and the

scheduled ancient monument as per the previous scheme.

Historic England is a statutory consultee.

**Officer Comment:** *Historic England has been notified; awaiting response.*

### **LBH Landscape Architects**

The car parking spaces between plots 281 and 317 appear too long and adjacent to Plot number 116, and could be reduced in extent. The area between the houses is dominated by hard surface, which would be unattractive in the streetscene and there would be an overall loss of soft landscape, which would be regrettable.

Detailed information on the bike storage and where this is to be located is required.

Gates – too many garden gates

The drawing showing the Hard Landscape Proposals drawing number 121, shows garden gates and there would appear to be too many gates into the gardens. For example, plot 281 has 3 garden gates, Plot 317 two garden gates and plot 116 two garden gates. This detail could be amended in the condition detail.

If minded to approve, hard and soft landscape conditions should be attached

**Officer Comment:** *Conditions attached as requested.*

### **LBH Waste Officer**

No comments received

### **LBH Housing Enabling Manager**

As there are only 2 extra affordable units I would accept zero wheelchair provision.

**Officer Comment:** *The applicant has been notified and the S106 agreement will reflect the Housing preference.*

### **LBH Drainage**

#### **Drainage Requirements:**

In line with our Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used, **the applicant should submit a surface water drainage strategy.**

- The applicant should submit drainage details **in line with our standard requirements attached.**
- **Existing & proposed drainage details for the site are required.**
- The applicant should consult Thames Water developer services by email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) or by phone: 0800 009 3921 or on

Thames Water website [www.developerservices.co.uk](http://www.developerservices.co.uk) regarding capacity of their public sewers for receiving additional discharge from the proposed development. **The Thames Water confirmation letter should be submitted.**

**Proposed Parking/Hardstanding**

The applicant should submit details of the permeable paver which includes the details of the manufacturer along with a cross section of permeable paving construction with full details and their maintenance plan for our approval

Please be informed that the **requested details can be conditioned, attached are our standard drainage conditions/ informative for reference.**

- 4.7 The comments of the consultees are addressed within the relevant sections of the assessment.

External Consultation

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

**Design Out Crime Officer**

There is no reason why a secured by design accreditation could not be achieved. If planning permission is granted the development can be dealt with under a secured by design certification process. A secured by design planning condition should be attached

***Officer Comment: Appropriate conditions are recommended.***

**Historic England (Listed Buildings)**

Awaiting response

**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 Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below.

## **6.0 ASSESSMENT**

6.1 The main issues are:

- Principle of the Development
- Design and Character of the Area
- Impact on Heritage Assets and Protected Views
- Residential Quality
- Refuse and Servicing
- Traffic Safety and Parking
- Trees and Landscaping
- Accessibility
- Development and Flood Risk
- Air Quality
- Energy and Sustainability
- Drainage and Foul Water Management
- S106 Obligations & Infrastructure

### **6.2 Principle of Development**

6.2.1 The relevant policies are:

National Planning Policy Framework (2019)  
The London Plan: 2.13, 3.4 and 4.7B  
The Draft London Plan (2019): GG2, SD7 and H1  
Harrow Development Management Local Policies: DM35  
Harrow and Wealdstone Area Action Plan: AAP3, AAP4 and AAP17



- 6.2.2 The subject site is located within the “Heart of Harrow” which encompasses the two town centres of Harrow and Wealdstone, the Station Road corridor linking the two centres, and the industrial land and open spaces surrounding Wealdstone, including the Kodak site, Headstone Manor and the Harrow Leisure Centre.
- 6.2.3 The Heart of Harrow is designated as an Opportunity Area in the 2016 version of the London Plan and the outline permission granted under P/2165/15 was approved on the basis of this designation. The Opportunity Area designation is expected to contribute to the delivery of 3,000 jobs and a minimum of 2,800 new homes within the Area through higher density residential and mixed use development on key strategic sites.
- 6.2.4 In addition to being an Opportunity Area, the entire Heart of Harrow is also designated as a Housing Zone, which seeks to help unlock the potential to deliver more than 5,000 new homes over the plan period. Housing Zones are designed to work flexibly depending on the local circumstances, however all new developments would need to be built to high quality standards and in compliance with all relevant policies contained within the development plan. In particular, proposals will need to demonstrate how new homes will come forward in a master planned approach, delivering strong communities through urban design and achieving a coherent neighbourhood. The anticipated 5,000 new homes is reflected in the updated Opportunity Area designation in the draft New London Plan.
- 6.2.5 The principle of redevelopment of the Kodak factory site has been long established through the approval of two outline permissions under refs: P/3405/11 and P/2165/15 for the comprehensive phased mixed redevelopment of the former factory site.
- 6.2.6 Overall, it is considered that the current proposal would make a valuable contribution towards the delivery of target housing outputs including affordable housing units for the Heart of Harrow Opportunity Area and for the wider Borough. The LPA has a housing target to deliver and national policy and the London Plan requires that where suitable brownfield land should be explored and development maximised, in particular on key strategic sites. With the former Kodak Factory site being the largest designated strategic site within the AAP and given its sustainable location close to local transport infrastructure and proximity to Wealdstone District Centre, the principle of providing additional residential dwellings at Harrow View West is considered to be acceptable and in compliance with the Development Plan for Harrow.

### 6.3 **Heritage and Impact on Protected Views**

6.3.1 The relevant policies are:

- NPPF: paragraphs 192, 193, 194, 196, 200
- London Plan: 7.4, 7.6, 7.7 and 7.8
- Draft London Plan: D7
- Harrow Core Strategy policy CS1
- Harrow Development Management Local Policies: DM1, DM3 and DM7

- 6.3.2 The applicant has submitted a Heritage Impact Statement.
- 6.3.3 The subject site is not located within a Conservation Area and does not contain any statutory listed buildings. The subject site is the close proximity to the grounds of Headstone Manor which comprises the statutorily listed Headstone Manor (Grade I), Great Barn (Grade II), Small Barn (Grade II), the Granary (Grade II) and the Scheduled Monument moat of Headstone Manor.
- 6.3.4 The Council's Conservation Officer has been consulted and has responded that *"given the strong similarity to previously approved schemes for houses in this location there would be no cause to object. My view then is that it would preserve the setting of the nearby heritage assets, namely the grade I listed Headstone Manor and the scheduled ancient monument as per the previous scheme. Historic England is a statutory consultee."*
- 6.3.5 The application is in close proximity to a listed heritage asset and Historic England has been consulted, therefore in accordance with recommendation A above, it is recommended that planning permission is granted subject to no objection from Historic England or from the wider public in relation to harm to the heritage asset.

#### 6.4 Design and Character of the Area

The relevant policies are:

- NPPF (2019)
- London Plan: 7.4B
- Draft London Plan: D1
- Harrow Core Strategy: CS1B
- Harrow Development Management Local Policies: DM1
- Harrow and Wealdstone Area Action Plan: AAP3, AAP6 and AAP8

- 6.4.1 The site is located within the wider Harrow View West site. It is recognised that the additional 5 dwelling will result in an increase in the number of dwellings on the site, however, the proposal will result in a density of 40 dwellings per hectare on the HVW site, which is considerably less than The London Plan (2016) prescribed density of 70-170 dwellings per hectare. Furthermore, the house types shown on the plans accompanying the applications have been approved under the reserved matters application. The building lines will be maintained and there will be no impact on the streetscene or character of the area.

- 6.4.2 The materials will be consistent with the approved materials across the HVW site. A suitably worded condition is imposed to ensure that the external materials used in the construction of the extension match those shown on the submitted plans.
- 6.4.5 The number of garden gates shown for some of the dwellings is more than required and a condition requesting for details of the boundary treatment including gates to be submitted prior to occupation is attached.
- 6.4.6 Accordingly, when considering the character and form of the wider HVW area, 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:

- London Plan (2016); 7.4B
- Harrow Core Strategy (2014) CS1B
- Harrow Development Management Local Policies (2013). DM1, DM26 and DM45
- Residential Design Guide SPD (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

- 6.5.1 The proposal demonstrates that sufficient waste and recycling facilities for each of the eight houses will be provided in a secure and enclosed storage in front of the properties same as similar house types in the wider HVW development. It is considered that this arrangement is acceptable in accordance with the relevant policies.

## 6.6 Residential Quality

Residential Amenity Space of Future Occupiers

The relevant policies are:

- London Plan (2016) 3.5 and 7.6B
- Harrow Core Strategy (2014) CS1B
- Harrow Development Management Local Policies (2013). DM1

- 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 dwellings would meet the gross internal floor area requirements for houses of their respective occupancy levels. Each of the rooms provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies. The table below shows the gross internal floorspace and the number of bedrooms for each house type

## 6.7 Amenity Space

The relevant policies are:

- The London Plan 2016 3.5
- Harrow Development Management Local Policies (2013). DM1 and DM27 Residential Design Guide SPD (2010).

6.7.1 The proposed dwellings will have adequate private amenity space with direct access to the alleyway that runs behind the properties. In addition, the occupiers will have access to the open space and play provision provided as part of the wider HVW development.

## 6.8 Impact on neighbouring properties

The relevant policies are:

- London Plan Policy 7.6
- Harrow Development Management Local Policies (2013). DM1
- Residential Design Guide SPD (2010).

6.8.1 In terms of the potential impact of the proposal on surrounding residential amenity, submissions received during consultation indicates that the primary concerns of neighbouring occupiers relate to the impact on existing services and facilities such as lack of cycling and pedestrian routes, visitors parking spaces, hospitals and general practices, schools, noise and disturbance, air quality, pollution.

6.8.2 In addition further concerns were also received in regards to the impact of the proposed buildings on loss of light and outlook and reduction in garden space.

6.8.3 In terms of the potential amenity impacts resulting from the siting and scale of the proposed development, the nearest residential properties to the proposed development are as follows: Plot 277, 278 to the north and 254, 253 and 252 to the east.

6.8.4 Neighboring occupiers have objected on the basis that it will lead to loss of open space and No. 277 also objected on impact on light and outlook. The application site was never intended to be an open space and the relationship of the proposed dwellings to plot number 277 is not materially different from the approved NMA scheme as the car parking space attached to No 277 was removed as part of the NMA application. Although the application would result in an uplift of 5 more dwelling units over the RMA consent for the wider HVW, the intensification has been achieved by part implementing the NMA approval on other sections of the wider HVW site and not directly on the application site, as the current application layout is for 8 units, which is an additional unit more than the approved RMA layout.

6.8.5 In view of the above, the proposed development will not have an impact on adjoining occupiers especially Plot no 277 and 278 and the proposal is considered to have an acceptable impact on the amenity of the occupiers of neighbouring dwellings in accordance with the relevant policies stated above.

## 6.9 Traffic, Safety and Parking

The relevant policies are:

- NPPF: Chapter 9
- London Plan: 6.3, 6.9, 6.13,
- Draft London Plan: H15, T2, T4, T6, T6.1, T6.3 and T6.5
- Harrow Development Management Local Policies: DM42, DM43 and DM44
- Harrow and Wealdstone Area Action Plan: AAP19 and AAP20

6.9.1 This proposal is within a low PTAL 1/2 location which is considered to have poor access to public transport. Thirteen parking spaces are allocated for the eight dwellings. On-site parking spaces would be provided for 3 dwellings and 7 on-street parking spaces would be provided within the public domain for the remaining units including visitor parking. This is considered to comply with the London Plan maximum standards for this type of development and there have been no concerns raised by the Council's highway officers subject to provision of secure cycle storage in line with Draft London Plan Standard and updating the travel plan.

6.9.2 It is indicated that two cycle parking is to be provided for each dwelling. A suitably worded condition has been added to ensure that the cycle storage is secure and provision is in accordance with the London Plan.

## 6.10 Landscaping

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

6.10.1 A landscaping plan has been submitted and the Council's Landscape Officer has been consulted. The Officer has raised concern regarding the depth of the car parking spaces; the area between the houses being dominated by hard standing and the number of garden gates leading to the path behind the properties. The Landscape Officer is of the opinion that suitable conditions can be imposed to ensure the proposed development would be acceptable.

The arrangement of the parking layout is already used on this development, hence there was no objection from the Highways Officer and is deemed acceptable in this instance.

## 7.1 Accessibility

The relevant policies are:

- London Plan (2016), 3.5, 3.8 and 7.2
- Harrow Core Strategy (2012). CS1 K
- Harrow Development Management Local Plan (2013) DM2

7.1.1 The proposed dwellings have been designed to comply with building regulations. The planning statement states that the “90% of the dwellings (7) will be designed to meet building Regulations M4(2) and 10% of the dwelling (1) will be designed to meet building regulations M4 (3), and will be easily adaptable for wheelchair use”.

7.1.2 While 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.

7.1.3 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.

## 7.2 Development and Flood Risk

The relevant policy is:

Harrow Development Management Local Plan (2013) DM2 and CS1W.

7.2.1 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. The Council’s Drainage Engineer has requested that the hardstanding area should be permeable. A standard condition in relation to permeable paving and the informative in regards to SuDs would ensure the applicant is aware of this.

7.2.2 Public sewers cross the site and the development is within 15m of underground waste water assets. Appropriately worded informatives are added advising the applicant to contact Thames Water.

## 7.3 Air Quality

7.3.1 The relevant policies are:

- NPPF: Chapter 15
- London Plan: 7.14
- Harrow Development Management Local Policies: DM1
- Draft London Plan: SI 1

7.3.2 The proposed development would not have a significant impact on air quality in the area due to the scale of the development. The proposal lies within the wider HVW development and as such the construction mitigation measures outlined in the approved Construction Logistics Plan (P/5751/15) will be applicable to the

application site. In addition, to reduce the exposure of future occupants to pollution and to improve the suitability of the development for its proposed use a condition requiring compliance with the mitigation measures outlined in the Air Quality Assessment (AQA) approved as part of the RMA application (P/2982/15) will also be required.

## **7.4 Energy and Sustainability**

7.4.1 According to Policy 5.2 of the current London Plan, all development is expected to achieve at least a 35% reduction in carbon emission through on-site measures. Any remaining residential carbon emissions are to be offset by way of monetary contribution to ensure that the residential element of the development is zero carbon

- The proposal will utilise the same energy saving and sustainability measure which were approved for the wider HVW sites. The measures include Space heating and hot water will be provided via low NO<sub>2</sub> conventional gas-fired boilers;
- Water saving sanitary fittings and appliances to deliver water efficient development;
- Building fabric of a high performance standard, achieving high levels of thermal insulation and low air permeability;
- Energy efficient lighting throughout;
- The use of materials with a low lifecycle environmental impact and embodied energy; and
- Efficient construction and operational waste management.
- An electric charging point would be provided in the visitor space and is shown on the submitted plan accompanying this application.

The proposed measures when implemented will achieve at least 35% reduction in carbon emission.

## **7.5 Drainage and Foul Water Management**

7.5.1 The application will rely on the drainage strategy approved for the wider HVW site. The drainage strategy was submitted as part of the reserved matters application, and it demonstrated that adequate drainage facilities to reduce and mitigate the effects of flood risk will be provided on site. In addition, the report confirmed that the drainage strategy was designed to manage the surface water flows and foul drainage. In the absence of a response from the drainage officer, the reliance of this application on the approved drainage strategy is supported.

## **8.1 S.106 Obligations and Infrastructure**

8.1.1 The heads of terms of the section 106 agreement have been set out above. These are considered necessary to make the application acceptable, in accordance with policies 3.11, 3.13, 5.2, 6.3, 7.4, 7.5 and 7.6 of The London Plan (2016), Core Strategy (2012) policy CS1, policies AAP3, AAP13 and AAP19 of the Harrow and Wealdstone Area Action Plan (2013) and policies DM1, DM2 DM42, DM43 and

DM50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

## **9.1 CONCLUSION AND REASONS FOR APPROVAL**

- 9.1.1 The proposed lot sizes, building layout and design would provide an acceptable standard of accommodation. The principle of residential development on this part of Harrow View West has been established, and the intensification of the wider site by five units would optimise the site and bring forward much needed housing to the borough.
- 9.1.2 The proposal would secure the provision of affordable housing at a level that meets the minimum affordable housing target set out in the development plan
- 9.1.3 The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies of The London Plan (2016), The Draft London Plan (2019), Harrow's Core Strategy (2012), the policies of the Harrow and Wealdstone Area Action Plan (2013) and the policies of the Harrow Development Management Policies Local Plan (2013), as well as to all relevant material considerations including the responses to consultation.



## **APPENDIX 1: Conditions and Informatives**

### **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 or unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the following approved plans:

Plans: 1, 19.021.100 rev A, 19.021.101, 19.021.HTB2, 19.021.HTB3, 19.021.HTE1, JLS2480\_120 Rev B, JLS2480\_121 Rev B, JLS2480\_122 Rev B, JLS2480\_521, Planning Statement, Materials Schedule dated 9 .9.2019, Construction Logistics Plan dated Sept 2019

Air Quality Assessment 17 Aug 2015, Energy Strategy June 2015, Sustainable Statement July 2015, Surface water Drainage Strategy (including foul drainage) June 2015, Heritage Impact Assessment June 2015, Transport Strategy V 2.0 sept 2015, Refuse Strategy June 2015.

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

### **3 Hard and Soft Landscape**

The development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by, the local planning authority, a scheme of hard and soft landscape works for the forecourt and rear of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

#### 4 Permeable Paving

Notwithstanding the approved details and prior to progressing to damp proof course, full details of the permeable paving and details relating to the long term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be retained thereafter.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development.

#### 5 Planting and Seeding Season

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(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

#### 6 Cycle Storage

Prior to occupation of each of the units hereby approved, details of the secure cycle parking to serve the dwellings will be submitted to, and approved in writing by, the local planning authority. The plans must show dimensions, type of storage and type of stand. The secure cycle parking and storage shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport.

#### 7 Boundary Treatment

Prior to occupation a plan indicating the positions, design, materials and type of boundary treatment including gates to be erected has 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 safeguard the amenity of neighbouring residents and the character of the locality.

8 Refuse Storage

Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area.

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

9 Secured by Design

Prior to the first occupation of each building the applicant shall apply for a Secured by Design Certification which shall be submitted and approved in writing by the local planning authority, or justification shall be submitted where the accreditation requirements cannot be met. Secure by design measures shall be implemented where practical and the development shall be retained in accordance with the approved details.

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.

10 Energy Strategy

Within 3 months (or other such period agreed in writing by the local planning authority) of the final completion of the relevant building(s) a post construction assessment shall be undertaken demonstrating compliance with the approved Energy Strategy; which thereafter shall be submitted to the local planning authority for written approval.

REASON: To ensure the delivery of a sustainable development

11 Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out on the dwellinghouses without the prior written permission of the local planning authority.

REASON: To safeguard the character and appearance of the area, and to restrict the amount of site coverage and size of dwelling in relation to the size of the plot and availability of and to safeguard the amenity of neighbouring residents.

12 Accessibility

The development hereby permitted shall be constructed to include 90 per cent of the new homes to meet Building Regulations requirement Part M M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulations requirement Part M M4(3) 'wheelchair user dwellings' and thereafter retained in that form. Evidence demonstrating compliance shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The proposal shall be retained thereafter.

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

13 Air Quality

The development hereby approved shall not be occupied until the suitable mitigation measures have been implemented to reduce the exposure of future occupants to pollution and improve the suitability of the development for its proposed use in accordance with the Air Quality Assessment submitted with the application have been implemented in full.

REASON: To ensure that potential adverse air quality impacts to residential premises within the development are mitigated.

14 Sewage

The development hereby permitted shall not progress beyond damp proof course 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 works shall thereafter be retained.

The applicant should contact Thames Water Utilities Limited and the Harrow Infrastructure Team at the earliest opportunity.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

15 Surface Water - Disposal

The development of any buildings hereby permitted shall not progress beyond damp proof course until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk.

## 16 Surface Water – Attenuation

The development of any buildings hereby permitted shall not progress beyond damp proof course until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF.

For allowable discharge rates the applicant should contact Harrow Drainage Section at the earliest opportunity.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk.

## 17 Construction Logistics Plan

The construction of the development shall be carried out in accordance with the approved Construction Logistics Plan (P/5751/15)

REASON: To ensure that the transport network impact of construction work associated with the development is properly managed.

## INFORMATIVE

### 1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016)

Policies: 2.13, 3.3, 3.4, 3.5, 3.8, 3.9, 3.11, 3.12, 4.7, 5.1, 5.2, 5.3, 5.7, 5.10, 5.12, 5.13, 5.14, 5.15, 5.18, 5.21, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8, 7.13, 7.14, 7.15, 7.19, 8.2

The London Plan - Intend to Publish (December 2019)

Policies: GG2, SD7, D1, D2, D3, D4, D5, D6, D7, D8, D11, D13, D14, HC1, H1, H4, H5, H6, H7, H10, G5, G6, G7, SI 1, SI 2, SI 3, SI 4, S1 5, S1 7, SI 12, SI 13, T2, T4, T5, T6.1, T7, DF 1

The Harrow Core Strategy (2012)

Core Policies CS1, CS2

Harrow and Wealdstone Area Action Plan (2013)

Policies: AAP1, AAP3, AAP4, AAP5, AAP6, AAP9, AAP10, AAP12, AAP13, AAP19, AAP20

Development Management Policies Local Plan (2013)

Policies DM1, DM2, DM7, DM9, DM10, DM12, DM14, DM22, DM23, DM24, DM27, DM42, DM45.

Supplementary Planning Document – Residential Design Guide (2010)  
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016).  
Mayors Housing Supplementary Planning Guidance (2016)  
Mayors Accessibility Supplementary Planning Guidance (2014)  
Mayors Affordable Housing and Viability Supplementary Planning Guidance (2017).

## 2 Considerate Contractor

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)  
0800-1300 hours Saturday

## 3 Party Wall

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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

## 4 CIL - Mayor

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 £6,659,820.

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

You are advised to visit the planningportal website where you can download the appropriate document templates.

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/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

## 5 CIL - Harrow

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 £12,198,770

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/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.

The applicant is advised to engage with the Designing Out Crime Officer at an early stage of the detailed design stage in respect of meeting the requirement

of Secured by Design condition.

## 6 Travel Plan

The applicant is advised to update the approved Travel Plan for the wider Harrow View West site to reflect the overall number of dwelling units.

## 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)

## 8 Thames Water consent for connections to the public sewers is required.

The development is subject to a limitation on a discharge to 5 l/s/ha from all impermeable areas, consequently there will be a storage implication and the system should be checked for no flooding for a storm of critical duration and period of 1 in 100 years. These storage calculations should include all details of inputs and outputs together with impermeable and permeable areas drained. Please note that the M5-60(mm) is 21 and the Ratio “r” should read 0.43 for this region. Similarly the Volumetric Run-off Coefficient should be substantiated by calculations (Reference to Chapter 13 of The Wallingford Procedure) or a figure of 0.95 should be used for winter and summer. Please note that a value for UCWI of 150 is appropriate when calculating Percentage Runoff (PR) for storage purposes. Please include 40% allowance for climate change.

- a) Full details of drainage layout including details of the outlet and cross section of proposed storage are required.
- b) Full details of any flow restrictions (hydrobrake, pumping station) that are proposed for this scheme need to be submitted together with the relevant graphs.
- c) Full details of SuDS including permeable paving, with construction details and maintenance plan should also be provided.
- d) Management Plan for disposal of ground water during construction phase is also required.

Drainage proposals should comply with the council Local Flood Risk Management Strategy.

Should you wish to discuss the drainage requirements further, please contact Drainage Team on [infrastructure@harrow.gov.uk](mailto:infrastructure@harrow.gov.uk)



- 9 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 soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.
- Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

Interim Chief Planning Officer	
Corporate Director	

## Proposed Site Plan



## Photographs showing the neighbouring buildings and the application site.



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