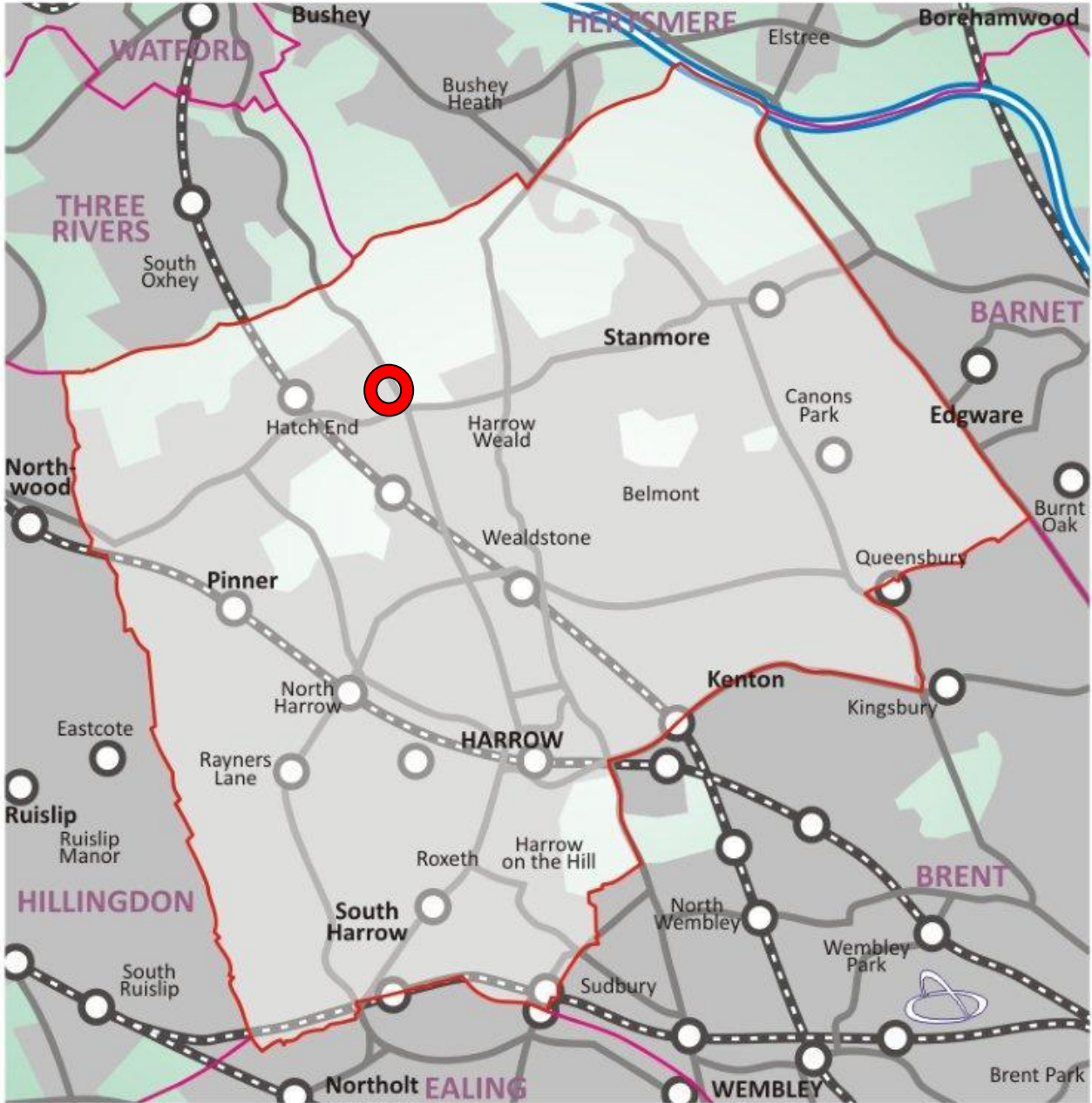


 = application site



106 Uxbridge Road	P/5134/19
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Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

12th February 2020

APPLICATION NUMBER: P/5134/19
VALIDATE DATE: 11/12/2019
LOCATION: 106 UXBRIDGE ROAD, HARROW
WARD: HATCH END
POSTCODE: HA5 4DS
APPLICANT: MR PATEL
AGENT: RAA PLANNING LTD
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 05/02/2020 EXTENDED TO 20TH FEBRUARY 2020

PROPOSAL

Redevelopment to provide three storey building to create Six flats (4 x 3 Bed, 2 x 2 Bed);
Re-positioning of vehicle access with associated landscaping, parking, refuse bins and cycle storage involving demolition of existing house

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i) Contribution of £8-10k (amount to be confirmed) to permit an extension to the existing refuge island adjacent to the site
 - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - iii) Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement.

RECOMMENDATION B

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

The proposed development, in the absence of a legal agreement to secure the extension of the existing refuge island, would result in a detrimental impact on the capacity and safety of the Highway network, would fail to comply with the requirements of Policies DM42 and DM50 of the Development Management Policies Local Plan 2013 which seeks to ensure the proposal would not result in any unreasonable impacts on the highway, and the Supplementary Planning Document: Planning Obligations (2013).

INFORMATION

This application is reported to Planning Committee as it would provide in excess of 3 new residential units and due to public interest. 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:	E13 Minor Dwellings
Council Interest:	N/A
Net additional Floorspace:	304sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£18,240.00
Local CIL requirement:	£48,219.29

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. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.2 The application site comprises a detached two storey dwelling house on the northern side of Uxbridge Road, near the junction with Rowlands Avenue adjoining a roundabout.
- 1.3 The property has previously been extended by means of a side extension.
- 1.4 The property features a front and rear garden.
- 1.5 Although there is a church to the eastern side of the building on Rowlands Avenue, the surrounding area has a strong residential character with a mix of detached and semi-detached properties with hipped roofs.
- 1.6 The site is located within a flood zone 2 and 3a and a critical drainage area and it has no other statutory designations.

2.0 PROPOSAL

- 2.1 The application proposes to demolish the existing building and construct a new building containing six flats.
- 2.2 The new building comprises projecting window sections to provide three stories of accommodation, with one flat on each side.
- 2.3 The maximum height of the building is approximately 10.40m.
- 2.4 The ground and first floor flats are proposed to be three bedroomed, four person dwellings.
- 2.5 The second floor flats are proposed to be two bedroomed, four person dwellings.
- 2.6 A total of 285sqm of garden space is provided for all the flats at the rear.
- 2.7 Four parking spaces are provided for the flats at the front along with refuse storage and cycle storage is proposed in the rear garden of the site.

3.0 RELEVANT PLANNING HISTORY

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

Reference and Description	Status and date of decision
P/1880/19- Redevelopment to provide three storey building to create Six flats (4 x 3 Bed, 2 x 2 Bed); Re-positioning of vehicle access with associated	Refused on 18/07/2019 for the following reason: The proposal, by reason of its excessive width, siting, inappropriate design and form, would

<p>landscaping, parking, refuse bins and cycle storage involving demolition of existing house</p> <p>Appeal application APP/M5450/W19/3233640 Dated 9th December 2019</p>	<p>be unduly bulky, incongruous and at odds with the character of the area and the prevailing pattern of development in the streetscene, and would be harmful to the character and appearance of the locality, contrary to the high quality design aspirations of the National Planning Policy Framework (2019), policies 7.4B, 7.6B and 3.5A of The London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</p> <p>The appeal was dismissed solely on the lack of s106 to secure Highways works.</p>
<p>P/5694/18 - Redevelopment to provide three storey building to create Six flats (4 x 3 Bed, 2 x 2 Bed); Re-positioning of vehicle access with associated landscaping, parking, refuse bins and cycle storage involving demolition of existing house.</p> <p>Appeal application APP/M5450/W/19/3225825 Dated 19th July 2019</p>	<p>Refused on 18/07/2019 for the following reason: The proposal, by reason of its excessive width, siting, inappropriate design and form, would be unduly bulky, incongruous and at odds with the character of the area and the prevailing pattern of development in the streetscene, and would be harmful to the character and appearance of the locality, contrary to the high quality design aspirations of the National Planning Policy Framework (2019), policies 7.4B, 7.6B and 3.5A of The London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</p> <p>The appeal was dismissed solely on design grounds.</p>
<p>P/5026/18/PRIOR</p>	<p>Single Storey Rear Extension: 5</p>

	metres deep, 3.05 metres maximum height, 3.05 metres high to the eaves – Granted (19/12/2018)
P/544/04/CFU	Refused 24/05/2004 for the following reason: The proposed change of use would generate levels of activity which would be detrimental to the amenity of local residents and to the character of the area.
LBH/9623 - Change of use of ground floor from dental surgery to offices with self/contained flat over	Refused 19/11/1973
LBH/31991 - Single storey side, two storey and first floor rear extensions	Granted 20/03/1987

4.0 Consultation

- 4.1 A total of 14 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 08/01/2020 and 26 objections were received and are summarised below:

Design of the new build is out of character as it resembles a commercial building in a traditional residential setting. The building is too bulky and overdevelopment of the site.

This has been addressed in section 5.3 the report.

Glass doors at the rear would cause overlooking of rear gardens on Sherrington Avenue and nursery area.

This has been addressed in section 5.5 the report.

Noise during construction stage as place is confined.

Informative 2 has been recommended to address this.

Noise due to 6 families occupying the new flats

It is not anticipated that 6 flats would result in noise levels to warrant a refusal.

Increased parking problems due to lack of parking spaces. Safety during construction. Altering the island would not address safety concerns and issues relating to street furniture.

The Highways officer has reviewed parking issues and is satisfied that

the proposed parking is acceptable. The section 106 agreement would address Highways issues. A construction management plan has been attached to this permission.

Value of properties will be affected, loss of views

This is not a material planning consideration

Waste disposal will be an issue with an additional 6 families

Conditions have been attached to address this.

Flats sizes are lower than the London plan standards

This has been addressed in section 5.5 of the report.

Breaches the front building line

This has been addressed in section 5.3 of the report.

No need for 6 flats here as a site with 1800 homes is being developed down the road

This is not a material planning consideration.

4.3 Statutory and Non Statutory Consultation

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

Consultee and Summary of Comments
LBH Highways No objections subject to conditions and s106 for extension of refuge island
LBH Drainage No objections subject to informatives
LBH Waste Management Policy Officer No comments received
Planning Policy No comments received
Landscape Officer No objections subject to conditions

5.0 **ASSESSMENT**

5.1 The main issues are;

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

5.1.1 **Principle of Development**

The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016:3.3
- The Draft London Plan 2019:D1
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1

5.1.2 Policy CS1.A of Harrow's Core Strategy 2012 undertakes to manage growth in accordance with the spatial strategy. The spatial strategy directs residential and other development to the Harrow & Wealdstone Intensification Area, town centres and, in suburban areas, to strategic previously developed sites. Policy CS1.B of the Core Strategy resists development on garden sites, recognising the propensity for such proposals to lead to unmanaged, incremental growth that undermines the spatial strategy. It also resists proposals that would harm the character of suburban areas.

With regards to the definition of what constitutes 'garden land' development, the Council has developed Supplementary Planning Document (SPD): Garden Land development, which was subject to public consultation and adopted on 11 April 2013.

Paragraph 3.1 of the Garden Land Development SPD (2013) provides definition of what is garden land development:

- a. gardens of houses;
- b. gardens of properties converted to flats and purpose-built maisonettes;
- c. communal gardens to blocks of flats;
- d. communal or 'open plan' garden areas serving multiple dwellings;
- e. any land that formed part of a garden but which has been legally and/or physically severed from the donor property(ies); and
- f. land functionally related to a residential garden (or gardens) and used solely to provide residential amenity but not forming the curtilage of the dwellinghouse.

Paragraph 3.3 goes onto to state:

The following types of land will not be treated as garden land:

- a. land within the curtilage of retail parades (such as gardens to maisonettes above shops);
- b. gardens within the curtilage of commercial premises such as offices and public houses;
- c. any land that historically formed part of a garden but which has an alternative authorised use; and
- d. communal parking courts and garage blocks within the curtilage of housing estates and purpose built blocks of flats.

Loss of the existing dwelling

- 5.1.3 There is no policy within the Development Plan that resists the loss of existing dwellinghouses, provided they are not designated heritage assets or affect the setting of a designated heritage asset. In this instance, the demolition of the existing dwelling is therefore acceptable in principle.
- 5.1.3 The existing house has a ground floor footprint measuring 145.16m², and could be extended with a full width, 5.0m deep extension under Permitted Development, which would result in a footprint almost similar to the proposed ground floor footprint of 195m². Accordingly the proposal conforms to the SPD's guidance above and it is therefore considered that it would not be appropriate to refuse the application on garden land development policy basis.
- 5.1.4 Within a recently refused planning applications P/5694/18 dated and P/1880/19 dated 18/07/2019 it was considered that the proposal would replace an existing dwellinghouse albeit with a slightly greater footprint. This view was supported within the recently dismissed appeal applications APP/M5450/W/19/3225825 Dated 19th July 2019 and APP/M5450/W/19/3233640 Dated 9th December 2019 (attached as appendix) which did not take a different view from the refused applications in terms of the principle of development. Further to this, at section 22 of the latest appeal decision, the Inspector commented that there was no evidence that the appeal site would result in an oversupply of dwellings.
- 5.1.5 Appeal application APP/M5450/W/19/3225825 Dated 19th July 2019 was refused on design matters only and appeal application APP/M5450/W/19/3233640 Dated 9th December 2019 was dismissed solely on the lack of s106 to secure Highways works. Therefore, it is considered that the principle of development at this site is acceptable and there has been no major policy change since these decisions. On this basis, the proposal to develop this site is considered to be acceptable in principle. Accordingly, it is considered that the principle of the proposal meets the above policy requirements; however the acceptability of the scheme with other policy requirements is discussed further below.

5.2. Character and Appearance of the Area

The relevant policies are:

- National Planning Policy Practice Guidance (2019)
- The London Plan 2016:3.3, 3.5, 3.8, 6.3, 6.9, 6.13, 7.4, 7.6
- The Draft London Plan 2019:D1, D2, D3
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9, DM10, DM24, DM27, DM42, DM44, and DM45

Relevant Supplementary Documents

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

5.2.1 This application follows recent schemes under application numbers P/5694/18 and P/1880/19 and which were both refused because it was considered that the new build by reason of its excessive width, siting, inappropriate design and form, would be unduly bulky, incongruous and at odds with the character of the area and the prevailing pattern of development in the streetscene. In those refusals it was considered that the proposals would have been harmful to the character and appearance of the locality.

5.2.2 The applicants first appealed planning application P/5694/18 under APP/M5450/W/19/3225825 Dated 19th July 2019 and this appeal was refused on design matters only. The Inspector had the same view with the Council that the proposed new building would fail to harmonise with its surroundings while, on the other hand, it would also fail to achieve the high level of architectural design quality that would enable it to stand out as a landmark feature in the streetscene. The second planning application P/1880/19 was appealed under reference APP/M5450/W19/3233640 Dated 9th December 2019 and was dismissed solely due to its impact on Highway safety only. The Inspectorate did not agree with the Council's decision that the proposals would harm the character of the area and as such the planning inspector's decision within this appeal reference APP/M5450/W19/3233640 Dated 9th December 2019 carries significant weight as a material consideration in this current application.

5.2.3 The dwelling is located on Uxbridge Road adjacent to a busy roundabout junction. The area has a strong traditional residential character. The site is considered to be highly prominent as can be viewed from the main thoroughfare and the roundabout. The buildings surrounding the area are all traditional design with no modern flat developments. Within the immediate vicinity the neighbouring buildings feature front projecting gable elements which are a common feature within the locality and the wider borough. The exception to this is the immediate neighbouring property being a church building and community hall located on Rowlands Avenue.

5.2.4 The proposal would therefore not have a detrimental impact on the character and appearance of the host building and locality in accordance with the appeal decision under reference APP/M5450/W19/3233640 Dated 9th December 2019. The proposal would comply with the relevant policies in this regard.

5.2.5 It is noted that the submitted plans are exactly the same as those submitted under the refused planning and appeal applications.

5.3 Refuse and Servicing

5.3.1 Refuse storage is proposed in the front garden of the site. This is indicated as two large stores. Harrow requires three bins for each residential unit, however due to the number of flats proposed additional bins would clutter the frontage and as such 2 large bins would be acceptable in this instance. However, it is recommended that additional planting be conditioned in order to screen the large bins from the public realm.

5.4 Residential Amenity

The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM27
- London Plan Policy 7.4
- The Draft London Plan Policy D1

Relevant Supplementary Documents

- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

Residential Amenity of neighbouring Occupiers

5.4.1 As noted in the table below, all of the proposed flats would meet and some will exceed the minimum floor space as set out in the London plan. Each of the flats on the ground floor and first floor include one bedroom over 11.5sqm which is a suitable size for a double room plus smaller single bedrooms and the second floor flats have two large double sized bedrooms. The main living areas of all the flats have outlooks towards the outdoor communal area which is considered to be appropriate. All bedrooms are served by a window which allows sufficient light availability and ventilation.

	Proposed Size	Proposed GIA	Minimum GIA	Minimum Storage
Flat1 (GF)	3 bed 4 persons	74sqm	74sqm	2sqm
Flat 2 (GF)	3 bed 4 persons	74sqm	74sqm	2sqm
Flat 1 (FF)	3 bed 3 persons	75sqm	74sqm	2sqm

Flat 2 (FF)	3 bed 3 persons	75sqm	74sqm	2sqm
Flat 1 (SF)	2 bed 4 persons	70sqm	70sqm	2sqm
Flat 2 (SF)	2 bed 4 persons	70sqm	70sqm	2sqm

- 5.4.2 The ceiling height of each of the flats will be 2.3m for the entire floor area which although not ideal is within the prescribed national guidelines and it is therefore considered acceptable.
- 5.4.3 In terms of stacking, all the floors have identical layouts with the bedrooms and living areas stacked which would minimise the likelihood of unacceptable noise transmission. In addition, a new build would need to comply with building regulations as regards to sound insulation measures which would ensure there would be no unacceptable noise transmission.

Amenity Space

- 5.4.4 The external lawn area measures approximately 244sqm to be shared amongst all the flats. In order to protect the amenities of the two ground floor dwellings, each would be provided with secure and enclosed private amenity areas. A condition has been recommended requiring details of boundary fencing to be submitted for assessment in order to protect the amenities of the ground floor units.
- 5.4.5 The Council's landscape architect suggests that as hard landscaping would be increased, this should be high quality and permeable and soft landscaping (shrub and hedge planting) is required to define the site boundaries. A landscape masterplan to include planting, hard landscaping, boundary treatment, levels, landscape management and maintenance plan would be required to ensure the amenity value of the communal, private and front areas. This can be secured by condition which is recommended.
- 5.4.6 Overall, it is considered that the proposed development is likely to provide an acceptable level of amenity for future occupiers, subject to conditions

Neighbour Amenity

- 5.4.7 Policy DM1 of the DMP seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".
- 5.4.8 Number 108 Uxbridge Road is positioned to the west of the site. This is a residential property. The proposed building would not project significantly to the rear and would retain the existing gap and also the proposed development is the same height as number 108. However, because of the extra overall size the proposed replacement building would appear more dominating and has the potential to cause loss of light, however, as it is set off the boundary it will not block sunlight and as such is considered to be acceptable in this aspect. Also because the rear element of the new building is set away further from the

boundary, it will not breach the 45 degree rule. The proposals would not cause any overlooking as all windows on the elevation facing number 108 are serving bathrooms. Within the appeal decision under reference APP/M5450/W19/3233640 Dated 9th December 2019, the Inspector agreed with the Council at section 22 that even taking into account the fact that the proposed building will be 3 storeys high, due to the large rear gardens, the degree of separation from properties at the rear would be well in excess of that which is normally considered acceptable to prevent overlooking and loss of privacy.

5.4.9 The other neighbour is the Hatch End Free Church which is positioned to the north-east of the site. There are a number of windows on the side elevation of the proposed development site, however these windows will serve non-habitable rooms. In light of this, it is considered that the proposals will not be detrimental to the amenities of this neighbouring building. Further, although the church has a lower pitch it is set away by approximately 14.60m further from the applicant property and therefore the proposals will not be overbearing. An informative has been recommended stating that the location of these windows would not prejudice any future development of the church site should this be forthcoming in the future.

5.4.10 It is noted that several objections have been received from properties at the rear in Sherrington Avenue relating to overlooking of rear gardens due to the large glazing at the site. This concern is noted. This is an established residential area where mutual overlooking between sites has been established over many years. The proposed building would result in a change in this relationship and overlooking of rear gardens to some degree would be inevitable. The proposed new building has a back to back relationship of approximately 35 metres against the existing 40m back to back separation distance. It is considered that this distance is sufficient to ensure that overlooking to the rear would not be unreasonable, particularly taking account of the existing site circumstances and established windows in the rear elevation. For this it is considered that the level of overlooking into rear gardens as a result of the proposal would not be so harmful as to warrant a refusal of this scheme. An issue agreed by the planning Inspector.

5.5 Traffic, Safety and Parking

5.5.1 The relevant policies are policies 6.3, 6.9 and 6.13 of The London Plan (2016), Policies T4, T5 and T6 of the Draft London Plan (2019) Policy CS1 R of the Harrow CS (2012) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

5.5.2 It is considered that the cycle parking proposed may be better as a fully enclosed container rather than a stacker arrangement with partial shelter. As this is a long stay facility residents would need to feel that their cycles are secure and protected from the elements. Sheffield stands are preferable to stackers as it means that non-standard cycles can be stored. Revised details of this are suggested in a suitably worded condition.

5.5.3 The Transport note demonstrates that the proposed level of parking should be sufficient to accommodate the likely demand generated by the site and the Council's Highways Engineer concurs with this view.

5.5.4 The proposed relocation of the vehicle access is acceptable subject to extension of the existing refuge island. This would mean that access is restricted to one-way in and out which is essential due to the proximity to the roundabout. Uxbridge Road is a very busy major road (A410) and whilst there are existing accesses in the vicinity, this does not make the current arrangement acceptable. The access is close to the roundabout and may present difficulties with a right turn into the site as the access would be brought even closer to the junction, equally a right turn out could also be hazardous. This will require a s106 contribution of £8-10k (an estimate would be calculated in due course). Within the dismissed appeal reference APP/M5450/W19/3233640 Dated 9th December 2019 the Inspector recommended that a section 106 agreement be entered into in order to allow this to happen.

5.6 Development and Flood Risk

The relevant policies are DM 9 and DM 10 of the Development Management Policies Local Plan (2013).

5.6.1 The site is within surface flood zone 3a according to the surface water flood maps and therefore there is a high risk of flooding which is of concern given that there are ground floor flats proposed. Therefore, the development should be protected against flooding. There would also be an increase in flood risk, due to displacement of water from the proposed development into the neighbouring properties. The drainage team have commented that, with regards to the above planning application the Flood Risk Assessment submitted by the applicant is considered sufficient to mitigate flood risk subject to conditions.

5.7 Accessibility

The relevant policies are:

- The London Plan 2016: 3.5, 3.8
- The Draft London Plan 2019:D5
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM2

5.7.1 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'.

5.7.2 As this is a new build development there is the opportunity to make the ground floor units accessible for wheel chair users. The applicant will be required to comply with Part M of Building Regulations. Therefore it is considered that the applicant has provided sufficient information to demonstrate that the lifetime homes standards can be achieved.

5.7.3 Notwithstanding the above, a condition of approval is required to ensure that the proposed development would meet regulation M4 (2) of the building Regulations

which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.0 CONCLUSION AND REASONS FOR APPROVAL

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

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

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

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: Planning, Design and Access statement dated December 2019, Arboricultural Impact Assessment and Method Statement, Transport Technical Note, Flood Risk Assessment, Location Plan, UR106-AP2-1001 REV 1st , UR106-AP2-1002 REV 1st, UR106-AP2-1003 REV 1st, UR106-AP2-1004 REV 1st, UR106-AP2-1005 REV 1st, UR106-AP2-1006 REV 1st, UR106-AP2-1007 REV 1st, UR106-AP2-1008 REV 1st, UR106-AP2-1009 REV 1st, UR106-AP2-1010 REV 1st, UR106-AP2-1011 REV 1st, UR106-AP2-1012 REV 1st

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

3. Materials

Notwithstanding the details shown on the approved drawings, prior to commencement of the development beyond damp proof course level samples of the materials to be used in the construction of the external surfaces noted below shall be made available to view on site, and agreed in writing by, the local planning authority:

1. facing materials for the building, including brickwork and spandrel detail; windows/ doors;
2. boundary fencing including all pedestrian/ access gates;

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

4. Details of windows and doors

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

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

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

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

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

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

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

6. Cycle Storage

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

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan (2016), policy T5 of the Draft London Plan 2019 and policy DM42 of the Harrow Development Management Policies Local Plan (2013).

7. Refuse storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

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

8. 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.

9. 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.

10. 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.

11. Landscaping

The development hereby approved shall not be occupied until a scheme for the hard and soft landscaping details for the ground level areas have been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. Tree planting along the boundaries adjacent to the car park and screening around carparking area with hedge planting. Screening of the bin stores with soft landscaping. The hard surfacing details shall include details of all furniture, boundary treatment, samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

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

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.

12. 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 and to enhance the appearance of the development in accordance with Policy DM22 of The Development Management Policies Local Plan 2013.13

13. Landscape Management Plan

Notwithstanding the details requested above in condition 11, a Landscape Management Plan and Landscape Maintenance plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the communal hard and soft landscape areas shall be submitted and approved by the local planning authority. The long term Landscape Management Plan for the whole of the proposed development will ensure the future success of the development, including the long term aims and objectives for all the external areas.

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

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.

14. 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.

15. 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.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding. In accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

16. Change of Use (flats)

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 2019.

17. Building Regulations

The development hereby permitted shall be constructed to the specifications of:

“Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings” of the Building Regulations 2013 and thereafter retained in that form.

REASON: To ensure that the development is capable of meeting ‘Accessible and Adaptable Dwellings’ standards in accordance with policies 3.5 and 3.8 of The London Plan 2016, policy CS1.K of The Harrow Core Strategy 2012 and policies DM1 and DM2 of the Development Management Policies Local Plan 2013.

18. 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.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan 2016

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

The Draft London Plan (2019):

D1 London's form and characteristics
D2 Delivering good design
D3 Inclusive Design
D5 Accessible Housing
T4 Assessing and Mitigating Transport Impacts
T5 Cycling
T6 Car Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

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

Relevant Supplementary Documents

Supplementary Planning Document: Sustainable Building Design (2010)
Supplementary Planning Document: Garden Land Development (2013)
The London Plan Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

2. Considerate Contractor Code of Practice

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

3. Party Wall Act:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4. Compliance with planning conditions

IMPORTANT: Compliance with Planning Conditions Requiring Submission and Approval of Details before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the

requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5. London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £18,240.00.

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

6. Harrow Council CIL Charges

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 £48,219.29

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.

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 or on the following link.

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

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. 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 (2019) 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.

10. Flank windows:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

Checked

Interim Chief Planning Officer	
Corporate Director	

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

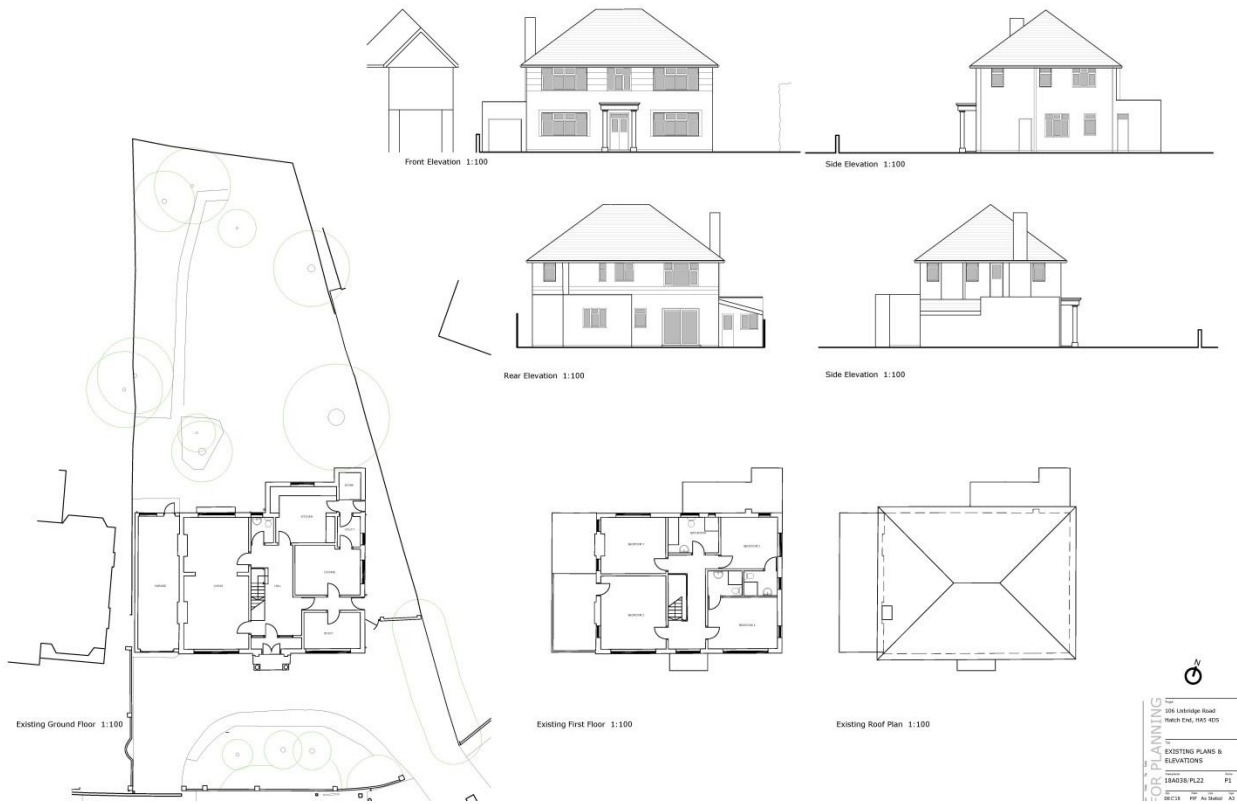






APPENDIX 4: PLANS AND ELEVATIONS

Existing Plans

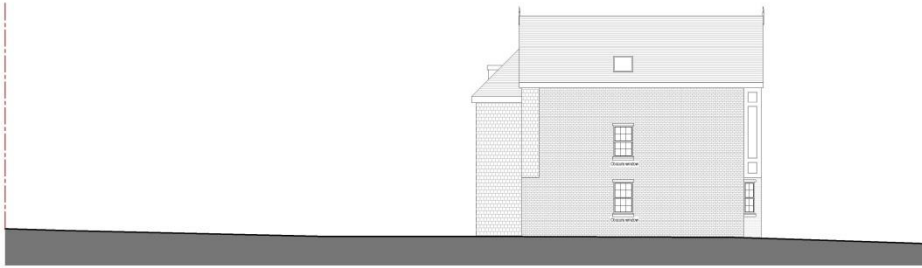


Proposed Elevations

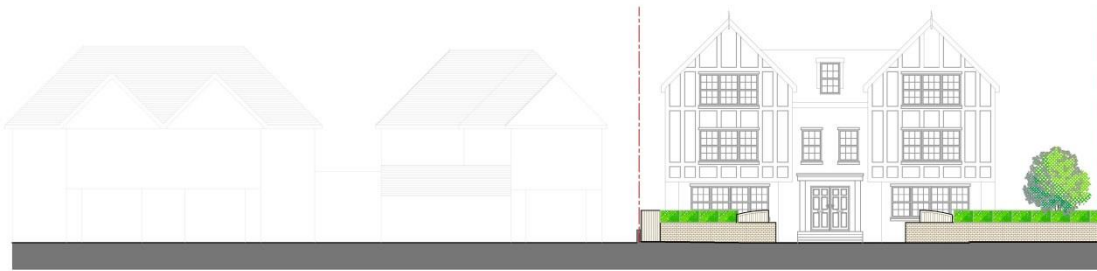




Proposed Rear Elevation
Scale 1:100



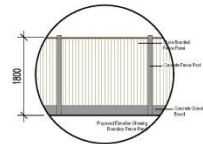
Proposed Rear Elevation



Proposed Front Elevation
Showing Boundary Treatment
Scale 1:100



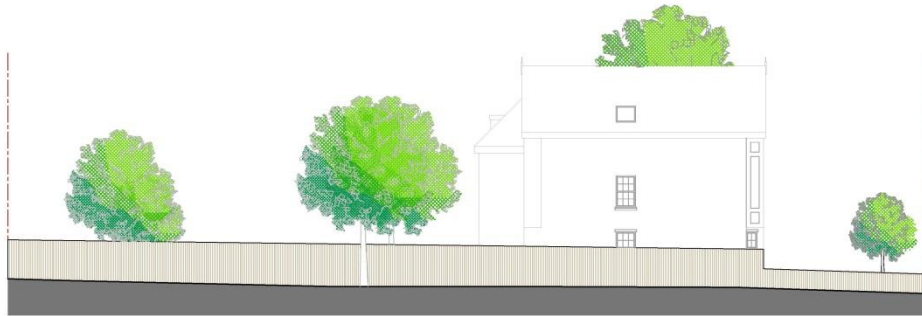
Proposed Side Elevation
Showing Boundary Treatment



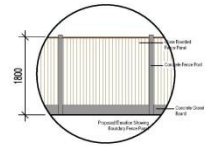
Date	Issue	Revised



Proposed Rear Elevation
Shows Boundary Treatment
Scale: 1:50

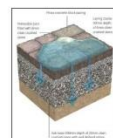
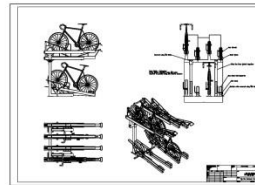


Proposed Side Elevation
Shows Boundary Treatment
Scale: 1:50

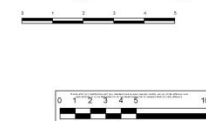


Date	Rev	Author

Proposed Ground

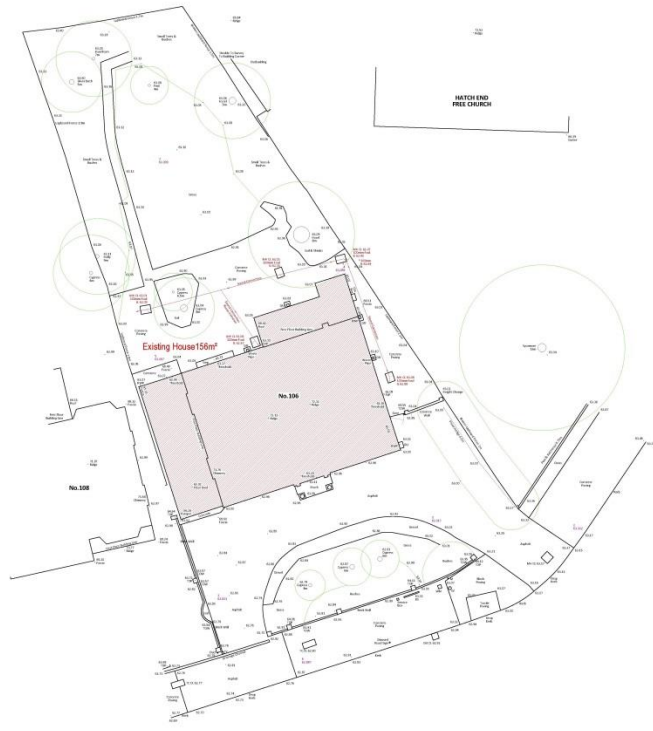


Risks Permeable Paving
Colour: Charcoal



Date	Rev	Author

B-12 Development
Addressed conditions
106 Uxbridge Road
Uxbridge, Middlesex
UB8 3AP
01895 470 1254



0 1 2 3 4 5 6 7 8 9 10m		B-12 Development Additional information No. 106, Uxbridge Road Uxbridge, Co. Du. URBAN/RES/100	A1 1:1000
1:1000 1:2000 1:5000 1:10000			

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