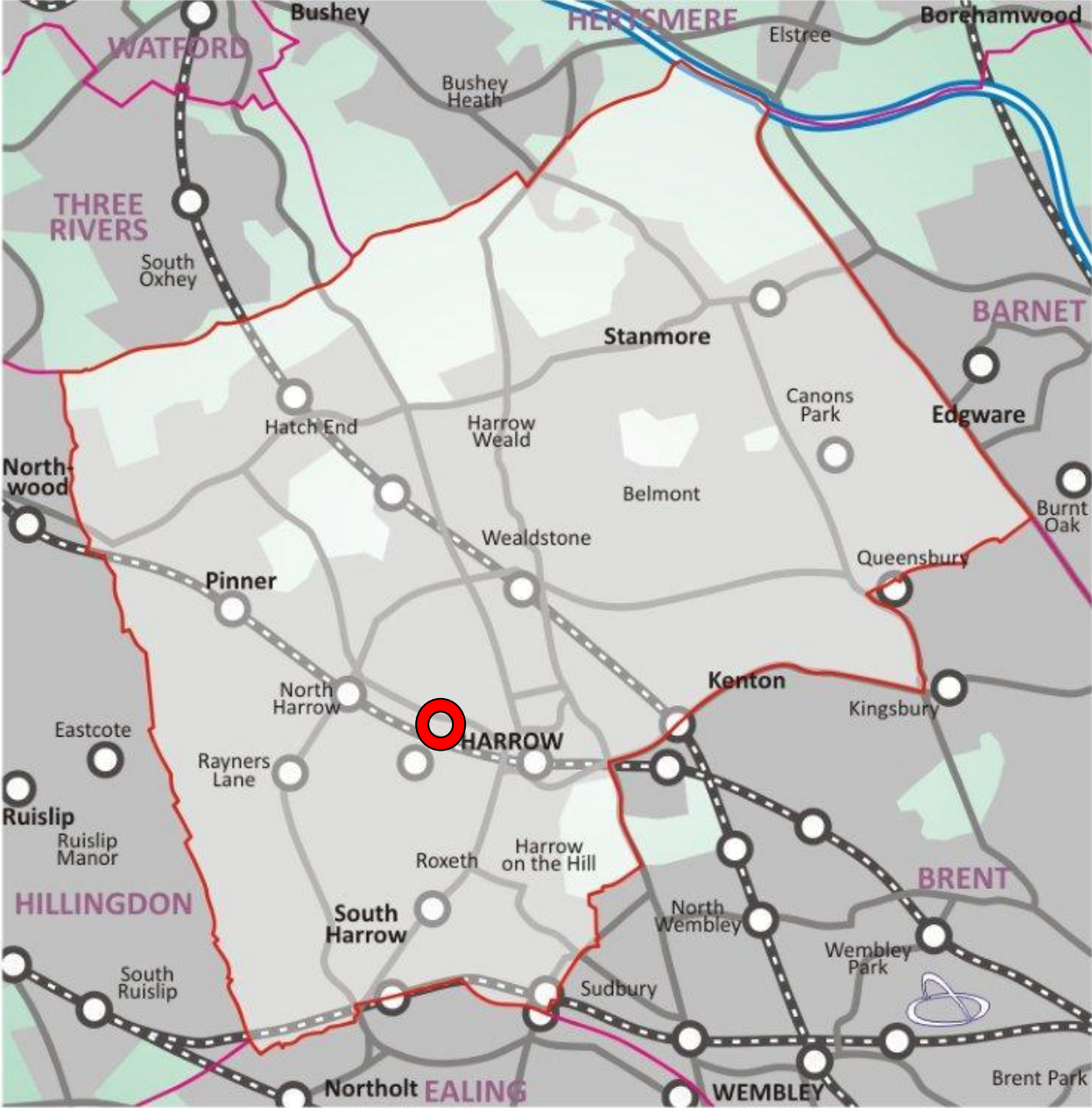
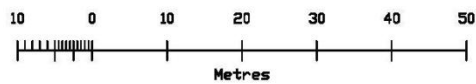
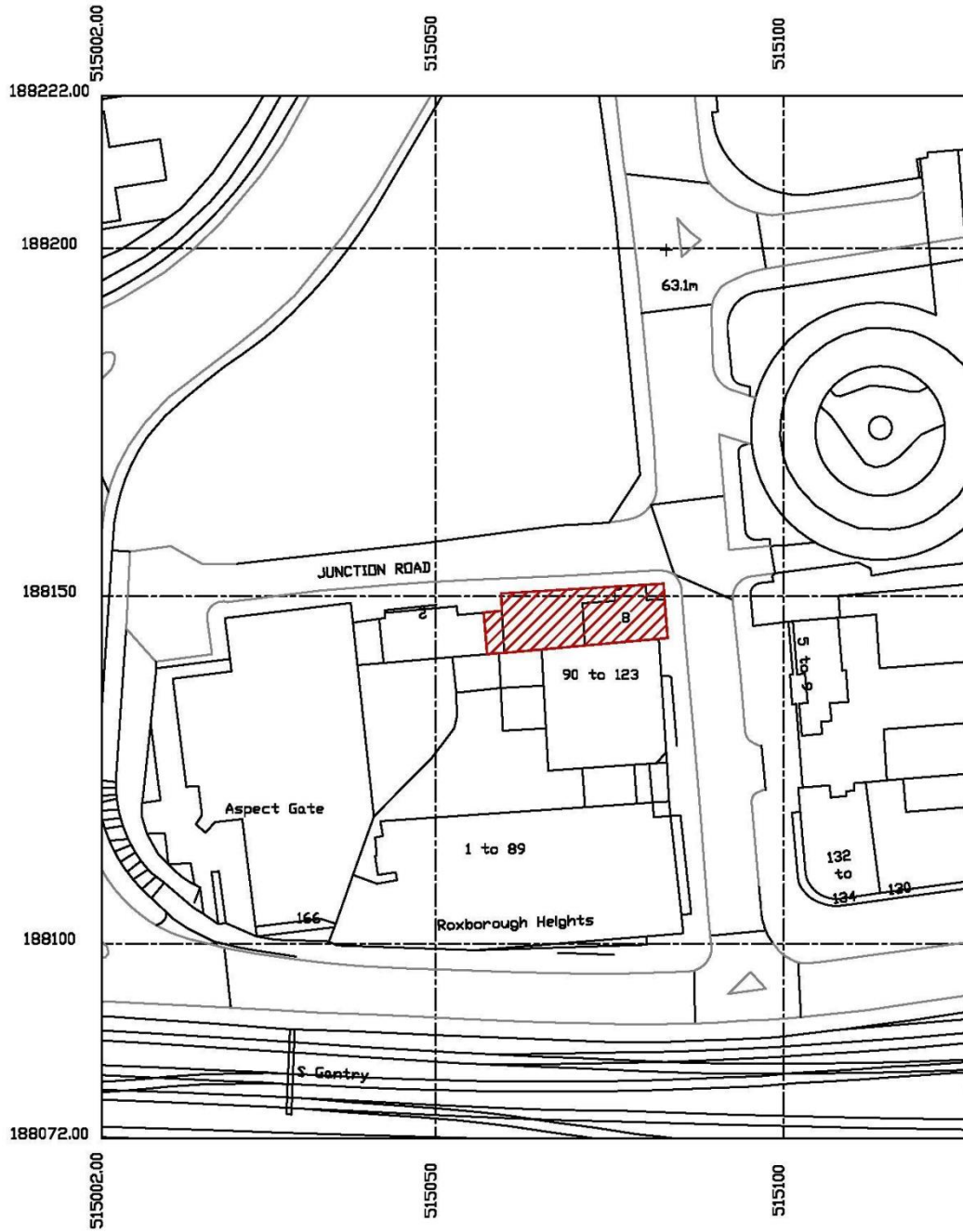


 = application site



8 Headstone Road	P/3457/19
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Location Plan



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th May 2020

APPLICATION NUMBER: P/3457/19
VALID DATE: 05/08/2019
LOCATION: 8 HEADSTONE ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 1PD
APPLICANT: K1 HEADSTONE LIMITED
AGENT: COLLINS & COWARD
CASE OFFICER: KIMRY SCHLACTER
EXTENDED EXPIRY DATE: 01/06/2020

PROPOSAL

Construction of additional three storeys to create six flats with parking and bin/cycle storage; external alterations

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - i. The development to be 'resident permit restricted' and the developer to ensure that: (i) all marketing/advertising material makes reference to the fact that; and (ii) all lettings agreements contain a covenant to the effect that; future occupiers and tenants (other than those that are registered disabled) will not be entitled to apply for a residents parking permit or a visitor parking permit.;
 - ii. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 30th August 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 Interim Chief Planning Officer on the grounds that:

The proposed redevelopment of the site, in the absence of a legal agreement for the restriction of resident parking permits, which seeks to ensure the proposal would not result

in any unreasonable impacts on the highway, contrary to the National Planning Policy Framework (2019), policy 6.9 of The London Plan (2016), policy T6.1 of The Draft London Plan (2019), Core Strategy (2012) policy CS1, Harrow & Wealdstone Area Action Plan policy AAP19, and policy DM42 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations & Affordable Housing (2013).

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide 3 additional storeys and 6 additional residential units to the existing building, which are considered a suitable use within a town centre. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). The layout of the curtilage and provision of waste bins, car parking and cycle storage has been satisfactorily addressed with amended plans.

INFORMATION

This application is reported to Planning Committee as the proposed development creates more than three residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor
Council Interest:	None
GLA Community	£27,342.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£72,952.69

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

ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The site is located on the corner of Headstone Road and Junction Road; and is occupied by a four storey building.
- 1.2 The application property was previously granted prior approval (ref: P/2212/15) to convert to 19 self-contained flats (Class C3), which has been implemented, thus the existing use class would be C3. Ground floor parking is provided within an undercroft area at the western end of the building.
- 1.3 The site is within the Harrow and Wealdstone Opportunity Area and Harrow Town Centre, but outside the Primary Shopping centre.
- 1.4 The site is located within the Protected Views Setting (yellow) corridor and an RAF Northolt Safeguarding zone (green) which requires consultation for any building or structure exceeding 15.2m in height.
- 1.5 The surrounding area includes a mix of commercial and residential uses. Bradstowe House, an 11 storey mixed-use building is located to the north of the application site on the opposite side of Junction Road. The southern boundary adjoins Roxborough Heights, a part 9 / part 10 storey mixed use building. To the west is 2 Junction Road, which contains a recording studio.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent)..
- 1.7 The site is located in a critical drainage area.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for construction of three additional storeys to create six new flats.
- 2.2 The development would result in an increase in height of the building from 11.6m to 18.8m
- 2.3 Recladding of some parts of the existing building is also proposed, to be finished in cladding (mid-grey colour) and aluminium framed windows and doors. Additional replacement of windows on all floors, and new windows on third floor rear
- 2.4 The proposed flats are comprised of 3 no. 1-bed/2-person flats and 3 no. 2-bed/3-person flats.
- 2.5 No additional car parking is proposed; two existing spaces to be retained. 11 additional cycle parking spaces would be provided for a total of 32 spaces. Redesign of cumulative curtilage layout.

3.0 **RELEVANT PLANNING HISTORY**

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

Ref no.	Description	Status and date of decision
EAST/423/96/FUL	Fire escape stairs at rear to all floors	Granted: 01/08/1996
P/2212/15	Conversion of offices (Class B1a) to 19 self-contained flats (Class C3) (Prior approval of transport & highways impacts of the development and of contamination risks and flooding on the site)	Granted: 08/07/2015
P/0896/15	Change of use from office to 10 self-contained flats	Granted: 13/04/2015
P/4188/15	Re- cladding and external alterations to the building	Granted: 18/11/2015
P/0354/16	Construction of additional three storeys to create six flats with parking and bin / cycle storage; external alterations	Refused: 06/04/16
P/3644/16	Construction of additional three storeys to create six flats with parking and bin / cycle storage; external alterations	Granted: 19/10/16
P/0398/17	Details pursuant to Condition 3 (Materials) attached to planning permission P/0398/17 dated 6/4/17 for Re-cladding of building; replacement and installation of windows	Approved: 03/07/2017
P/5058/17	Details pursuant to Condition 6 (Communal facilities) attached to planning permission P/3644/16 dated 19.10.2016 for Construction of additional three storeys to create six flats with parking and bin / cycle storage; external alterations	Approved: 02/01/2018

P/4711/17	Details pursuant to Condition 3 (materials), Condition 8 (disposal of sewage) and Condition 9 (Construction Method Statement) of planning permission P/3644/16 dated 19.10.2016 for Construction of additional three storeys to create six flats with parking and bin / cycle storage; external alterations	Approved: 03/07/2017
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4.0 **CONSULTATION**

- 4.1 A total of 129 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The initial public consultation period expired on 04th September 2020. No comments were received. After the receipt of amended plans, a second consultation period was conducted and expired 03/04/2020. One objection was received.
- 4.3 A summary of the matters of objection raised by surrounding property owners are below:
- i. The building immediately next door to the site on Junction Road is not a church as stated on the plans, but a dubbing studio where television and film productions are recorded on a daily basis. During the previous construction periods this facility was forced to suspend its business regularly because the external construction noise exceeded 120db, making recording impossible. Concerns raised the construction of a further three storeys would mean further, excessive noise for extended periods during work hours which could potentially lead to this adjoining business needing to cancel thousands of pounds worth of business.
Addressed in Section 6.4
 - ii. Currently there is no gate to the adjoining alley where bins are located; and this has become a dumping site for local residents and rat infestations, as the owner rarely cleans the alley
Addressed in Section 6.5

4.6 **Statutory and Non Statutory Consultation**

4.7 The following consultations have been undertaken, together with the responses received and officer comments:

<p><u>LBH Highways</u></p> <p>Initially submitted layout for car / cycle parking is unsatisfactory.</p> <p>The new flats would need to be subject to permit restriction as the existing 19 flats have been. This would normally be implemented via s106 agreement</p> <p>The applicant needs to contact Highway Network Management to discuss temporary traffic management requirements. Please can you advise them to contact Frank Cannon on 020 8424 1799 or email nrswa@harrow.gov.uk</p> <p>Any requirements should then be included in a final conditioned document.</p> <p>Final revised plans: The layout for car and cycle parking is acceptable.</p>
<p><u>LBH Waste</u></p> <p>The property has been visited by waste management officers; and there were issues identified on site (residents had already moved in without sufficient waste storage in place and bagged waste piling up outside), requiring environmental enforcement. Provision of bins (for existing prior approval flats) is subject to stipulations that the bin area be closed off/gated to prevent fly tipping. This must be in place delivery of bins.</p> <p>Final revised plans: Providing we have bin store door access this should not be a problem. The area does look a bit tight for the number of bins required but if their drawing is accurate and to exact scale this would then be ok.</p>
<p><u>LBH Landscape Architect</u></p> <p>Bin storage – there doesn't appear to be space on the ground floor for additional bins</p> <p>Car parking – space for the two cars to park seems to be insufficient when measured (car space 4.47m and space to manoeuvre 4.83m in length)</p> <p>Landscaping – There is no apparent space for soft landscape, however the roof could be a potential space for a green roof, to enhance the biodiversity of the local area. This would be important since there is a lack of space for planting elsewhere.</p>
<p><u>LBH Drainage</u></p> <p>Suggest adding an informative advising the applicant to contact Thames Water</p>

regarding capacity of the public sewers to accommodate additional discharge from the proposed development.

The applicant should submit full construction details of permeable paving for new hard landscaped areas with their maintenance plan.

The requested details can be conditioned.

Thames Water

No Comments Received

Environmental Agency

No Comments Received

MOD Northolt Safeguarding

Consultation on-going; response to be reported via addendum at committee

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 Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

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 (2019), 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 polices referenced within the report below and a summary within Informative 1.

6.0 **ASSESSMENT**

6.1 The main issues are:

- Principle of the Development
- Character of the Area
- Residential Amenity for Future Occupiers
- Residential Amenity (Neighbouring Residents)
- Traffic, Parking and Servicing

6.2 **Principle of Development**

- 6.2.1 The relevant policies are 2.13, 2.15, 3.3, and 3.8 of The London Plan (2016), policies GG2; GG4; SD1; SD6 and H1 of the Draft London Plan (2019), policy CS.1 of the Harrow Core Strategy (2012); policies AAP1 and AAP13 of the Harrow and Wealdstone Area Action Plan (2013) and policy DM24 of the Harrow Development Management Policies Local Plan (2013).
- 6.2.2 The application site is situated within the Harrow Town Centre and the Harrow and Wealdstone Intensification Area, as set out in the Harrow Core Strategy (2012) and The London Plan (2016). It is sited in the sub-area of Harrow Town Centre West. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy.
- 6.2.3 The existing building has now been converted into residential use, and the surrounding area contains a mix of residential and commercial uses. The proposed development would provide for housing within the heart of Harrow that would constitute an increase in housing stock within the Borough in terms of unit numbers.

Housing Mix

- 6.2.4 The relevant policies are 3.5 and 3.8 of The London Plan (2016) and policy DM24 of the Development Management Policies Local Plan (2013).
- 6.2.5 The proposed 6 additional units would include a mix of 1-bedroom and 2-bedroom units. Given the scale of the proposal, no affordable housing is required; and this would be considered satisfactory.
- 6.2.6 Accordingly, the proposal to introduce residential units at the site is considered acceptable in principle, this is subject to compliance with the Area Action Plan, relevant development plan policies and supplementary planning guidance which requires all development to respond positively to the local and historic context, seeks to provide a high quality residential development, protect the amenity of surrounding occupiers and neighbouring employment uses.

6.3 Character of the Area

- 6.3.1 The relevant policies are 7.4 and 7.6 of the London Plan (2106), Core Policy CS1 of the Harrow Core Strategy (2012), policies D3 and D4 of the Draft London Plan (2019), policies AAP4, AAP5, AAP6 and AAP8 of the Harrow and Wealdstone Area Action Plan (2013), policy DM1 of the Development Management Policies Local Plan (2013) and the SPD – Residential Design Guide.
- 6.3.2 The application site is in the Harrow town centre, which is mixed in character. Although the immediately adjacent building 2 Junction Road is relatively low, the majority of other surrounding buildings in the immediate area are of a similar or greater height, including Bradstow House, and Roxborough Heights.
- 6.3.3 The proposed development seeks permission to extend the existing building by way of a three storey extension; and is nearly identical to a previously granted permission ref: P/3644/16 (now expired), with minor amendments to internal layouts and the layout of the curtilage.
- 6.3.4 The proposal would increase the maximum height of the building from 11.6m to 18.8m. Policy AAP6(B) requires that building heights within the heart of Harrow are of a scale consistent with the sites surroundings, including nearby sites. As the surrounding area includes maximum building heights ranging from 8-11 storeys, in this context, the principle of extending the application site to provide a 7 storey building would be consistent with the character and appearance of the street scene and surrounding development. Taking this into account, and noting the greater height of the adjacent buildings Roxborough Heights and Bradstow House and the orientation of these three buildings, it is considered that the proposed development would not be visible in any of the protected views which relate to the Protected Views Setting Corridor into which the site falls.

- 6.3.5 Consistent with the previously approved scheme P/3644/16, which is almost identical to this proposal, the existing building has been re-clad with a dark grey cladding panel consistent with that requested under P/3644/16. The proposal is to continue this cladding across the additional storeys, again consistent with ref: P/3644/16.
- 6.3.6 The proposed fenestration matches the existing lower floors and is also considered to be appropriate for the character and scale of the building and provides a sufficient level of articulation to the façades. There is no new landscaping or hard surfacing proposed, thus no conditions for these elements would be required.
- 6.3.7 As per the previous application, although the proposed design rationale is considered to be appropriate for the proposed development, a high standard of detailing and materials is required. Conditions are attached requiring the approval of materials and window detailing. It is acknowledged that these details had been previously approved pursuant to ref: P/3644/16, however those details are attached to that permission, not this one, and cannot be “imported”. Thus they will need to formally be approved for the purposes of this application.
- 6.3.8 A condition attached to the previous application (Condition 6) for details of communal facilities for televisions reception has not been applied here, as the applicant’s submitted information indicates that there would be no external facilities and that all such cabling would be internal.
- 6.3.9 For the reasons set out above, and subject to conditions, the proposal would therefore be considered to be satisfactory with regard to character and appearance, and its impact on the character of its setting.

6.4 Residential Amenity for Future Occupiers

- 6.4.1 The relevant policies are 3.5, 7.2 and 7.4 of London Plan (2016), the Mayor’s Housing SPG (2016), the DCLG’s Technical Housing Standards – nationally described space standard (March 2015), policy D6 of the Draft London Plan (2019), policy CS.1 of the Harrow Core Strategy (2012), policies AAP4 and AAP13 of the Harrow and Wealdstone Area Action Plan (2013), policies DM1, DM2 and DM27 of the Development Management Policies Local Plan (2013) and the SPD – Residential Design Guide.
- 6.4.2 The proposed flats would meet the required minimum GIA for 1-bedroom/2-person and 2-bedroom/4-person flats respectively, including internal storage; with a reasonable layout and circulating area. The floor to ceiling height on each floor would be 2.5 metres. Balcony areas meeting the minimum require size and depth are provided; which have glass privacy screen along some sides to reduce mutual overlooking with neighbouring buildings. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

- 6.4.3 The proposed floor plans provide satisfactory vertical stacking. In addition, the proposed new build would be required to meet Building Regulation standards relating to noise transmission, which would ensure adequate sound protection between the residential units. Each unit would be dual aspect and all habitable rooms would have windows for light and outlook.
- 6.4.4 A standard condition to ensure that the development complies with Secure By Design Accreditation, to ensure that existing and future occupiers, as well as visitors and neighbours, can live in an environment without unduly poor real or perceived levels of safety and crime, has been attached.
- 6.4.5 It is therefore considered that the proposed accommodation would be satisfactory.

Accessibility

- 6.4.6 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. This has been replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.
- 6.4.7 Although the applicant has not provided any information regarding compliance with the requirements of part M 'accessible and adaptable dwellings', the proposal plans indicate that the main access at Headstone Road has a small step; but that a lift would provide access to the upper floors. Furthermore, each flat would be of a good size and functional layout. As such would be capable of meeting the requirements specified in Building Regulations M4 (2).
- 6.4.8 On the basis of the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with Building Regulations M4 (2).

6.4 Residential Amenity (Neighbouring Residents)

- 6.5.1 The relevant policies are 7.6 of The London Plan (2016), policies DM1 and DM27 of the Development Management Policies Local Plan (2013), and the SPD – Residential Design Guide.
- 6.5.2 The proposed development would introduce 6 residential units to the existing building. It is likely that up to a maximum of 18 people would occupy the 6 flats. Given the mixed character of the surrounding area, the location of the site within the town centre and the scale of the proposal, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed extension.

- 6.5.3 To the north of the application property adjoins a part 9 / part 10 storey building (Roxborough Heights). This property includes a commercial use at the ground floor with residential above. The proposed development would extend 1.1m beyond the established adjacent elevation of this property, but this would be consistent with the existing building line of the subject building. Given this relationship, although there is an interruption to the 45 degree splay as set out in paragraph 4.68 of the SPD, the projections is not excessive and would not be likely to result in unacceptable loss of amenity to this adjoining neighbour in terms of outlook, light or sense of enclosure. It is therefore, on balance, considered acceptable.
- 6.5.4 The proposal would retain a 12.0m distance from Bradstowe House to the north and 19.0m to the rear elevation of Aspect Gate, to the west. Given the separation provided, no undue loss of light would occur to the upper floor residential occupiers of these developments. Although this separation would also reduce the potential for overlooking, it is considered that in built up areas within a Town Centre location, some level of mutual overlooking would exist given the compact nature of the urban built form. Furthermore, given the acceptable design and appearance of the proposal, no undue loss of outlook would occur.
- 6.5.5 To the rear (east) the property directly adjoins a two-storey place of worship (Class D1), located at no. 2 Junction Road. Given the use of these premises as a recording/dubbing studio, there would be no issues of residential amenity. An objection has been raised with regard to the impact of construction noise on this adjoining business. However, the decibel level of noise arising from construction would not be within the purview of planning matters; and would need to be dealt with through the application of environmental health regulations. A standard condition controlling levels of plant machinery noise from the finished development has been attached, however.
- 6.5.8 In conclusion, it is considered that the impact of noise could be mitigated through the design of the buildings and by limiting noise levels of any future mechanical plant, and thus would comply with the relevant policies.

6.5 Traffic, Parking and Servicing

- 6.6.1 The relevant policies are 6.9, 6.12 and 6.13 of The London Plan (2016), policies T1; T2; T4; T5; T6.1 of the Draft London Plan (2019), policy CS.1 of the Harrow Core Strategy (2012), policy AAP19 of the Harrow and Wealdstone Area Action Plan (2013) and policies DM42, DM44, DM45 and DM45 of the Development Management Policies Local Plan (2013).
- 6.6.2 The application site is located within an area with a PTAL (Public transport Accessibility Level) of 6a. The location of the development would be accessible for existing local amenities and public transport, and would provide additional accommodation in the area to support local shops and services. In addition, the development would have the potential to offer a greater range of accommodation which would have some social benefit and encourage diversification of community.

- 6.6.3 The proposal includes 2 wheelchair accessible parking spaces in accordance with the requirements of prior approval consent P/2212/15; but is otherwise car free. While this is considered acceptable given the site's location, in order to ensure the proposal would not result in additional pressure on the surrounding permit restricted parking spaces, the Council are seeking to permit restrict the development under section 16 of the Local Government Act 1976. A head of terms has been attached in this respect.
- 6.6.4 A total of 32 cycle parking spaces have been provided, for the use of the proposed development plus the existing residential units, and the provision includes accessible stands. As the undercroft area is proposed to be enclosed, the cycle parking would be secure and sheltered. The Highways Authority have indicated that the revised plans, submitted in response to issues raised with regard to the layout of this area, are now satisfactory.
- 6.6.5 The proposed refuse and recycling storage would be located at the rear of the building. This is required to accommodate both the existing units and the proposed units, so that the total provision on site is adequate; and the proposed layout must be functional. It is noted that there have been issues raised on site recently with regard to the storage and management of waste; and that the Council's Waste Management Team were not satisfied with the original layout proposed. However, they have confirmed that the revised plans, submitted in response to those issues, are now satisfactory.
- 6.6.6 A Construction Management Plan has been submitted with this application. This is the same document that was submitted under an application for approval of details (ref: P/4711/17) pursuant to ref: P/3644/16. This document was revised to incorporate the additional information on waiting times and temporary traffic management measures. Therefore, a condition requiring the implementation of this plan is attached here.
- 6.6.7 Accordingly, the proposed development would not unacceptably harm the safety and free flow of the highway, in accordance with policies DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

6.6 Drainage and Servicing

- 6.6.8 With regard to surface and foul water servicing, it is acknowledged that these details had been previously approved pursuant to ref: P/3644/16, however those details are attached to that permission, and cannot be "imported". In addition, the planning requirements have be modified; and it cannot be guaranteed that circumstances and/or requirements for these services and connections have not changed in the interim, as they partially relate to matters outside the control of planning. Thus they will need to formally be approved for the purposes of this application.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed scheme for 6 residential units would contribute to a strategically important part of the housing stock of the borough, in accordance with paragraph 3.55 of the London Plan (2016). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

Checked

Interim Chief Planning Officer	Beverley Kuchar 7.5.2020
Corporate Director	Paul Walker 7.5.2020

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

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

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

2. Approved Drawing and Documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents:

Letter dated 1st August 2019; Location Plan; Unnumbered Drawing Window Detail; Construction Logistic Plan & Traffic Management Plan dated 23 October 2019; 0467-19-302 Rev C (Proposed elevations); 0467-19-102 Rev A (Proposed 4-6 floorplans); 0467-19-101 Rev C (Proposed 0-3 floorplans); 0467-19-003 (Ex elevations); 0467-19-002 (Existing 0-3 floorplans)

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

3. Materials (Pre-Commencement)

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed until samples of the materials to be used in the construction of the external surfaces noted below have been submitted, provided at the application site, and approved in writing by, the local planning authority:

- a: External materials, including the proposed cladding and render;
- b: Window / door detailing for the entire building; and
- c: Balcony / railing details.

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

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

4. Flues and Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

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

5. 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.

6. Permitted Development

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

REASON: In order to prevent the proliferation of individual telecommunication items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

7. Demolition and Construction Logistics Plan

The Construction Logistic Plan & Traffic Management Plan dated 23 October 2019 hereby approved shall be implemented and applied on site during all relevant phases of construction, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers and to ensure that the transport network impact of demolition and construction work associated with the development is managed). To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development.

8. Secure by Design Accreditation

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed, 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, in accordance with Policies 7.3 and 7.13 of the London Plan (2016) and Policy DM2 of the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

9. Part M Dwellings

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.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2019)

The London Plan (2016):

2.13, 2.15, 3.3; 3.5; 3.8; 4.12; 6.9; 6.12; 6.13; 7.1; 7.2; 7.3; 7.4; 7.6.

Draft London Plan (2019):

GG2; GG4; SD1; SD6; D3; D4; D5; D6; D7; D12; H1; H2; H10; E11; SI 5; T1; T2; T4; T5; T6.1; DF.1

Harrow Core Strategy (2012):

CS1 Overarching Policy

Harrow and Wealdstone Area Action Plan (2013)

AAP1, AAP2, AAP4, AAP5, AAP6, AAP8, AAP13, AAP19

Development Management Policies Local Plan (2013):

DM1; DM2; DM3; DM24; DM27; DM42; DM43; DM44; DM45; DM50

Supplementary Planning Documents:

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

Technical Housing Standards- nationally described space standards (2015)

2. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3. Mayoral CIL

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 £27,342.00

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 website where you can download the appropriate document templates.

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

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

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

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

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

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

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

4. Harrow CIL

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

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

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

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £ 72,952.69

This amount includes indexation which is 326/224. 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:

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

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

5. Considerate Contractor Code of Practice

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

6. Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7. Compliance with Planning Conditions

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

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

8. Liability for Damage to Highway

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

9. Construction Design Management Regulations

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 01541 545500

10. Street Numbering

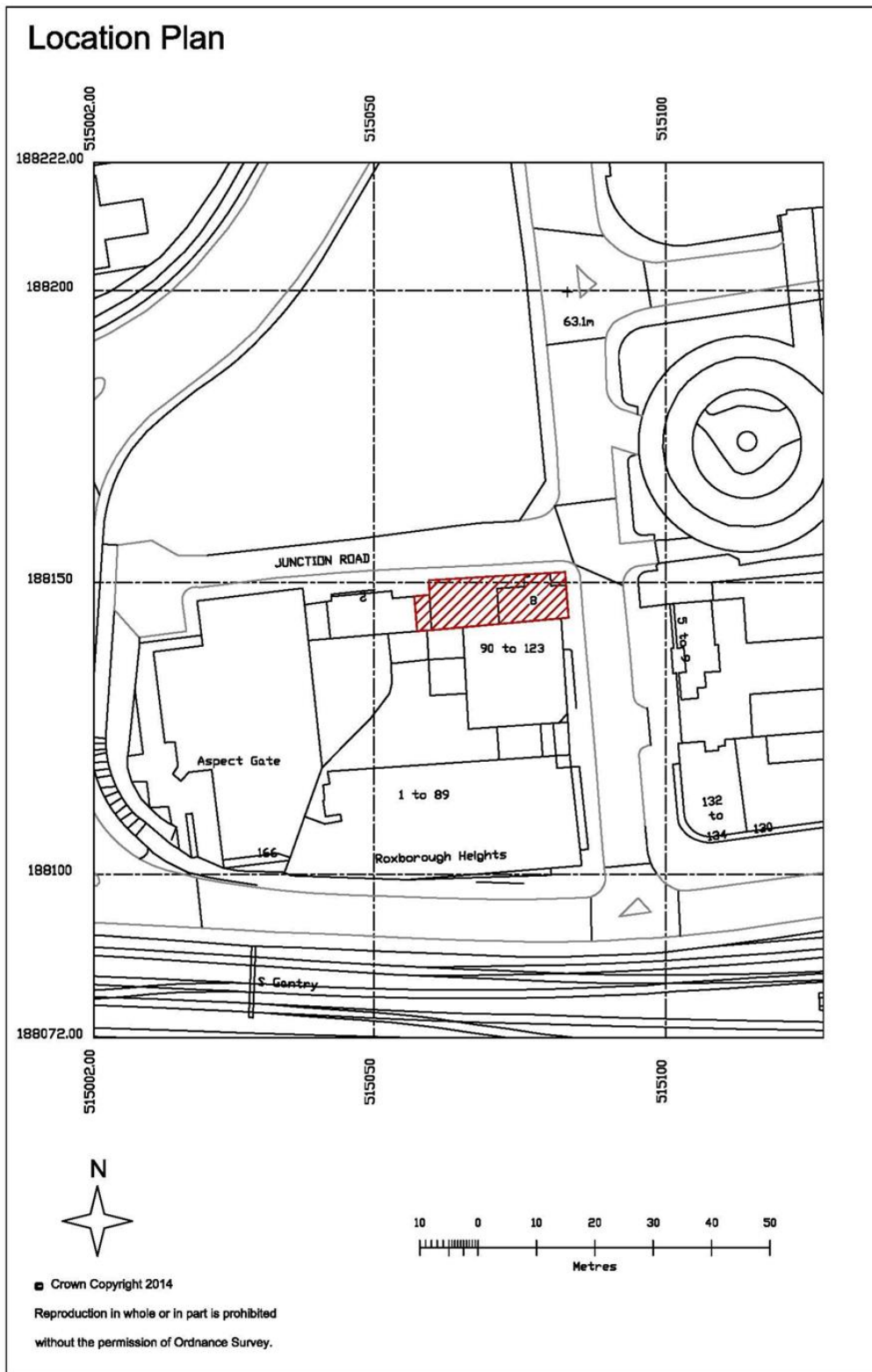
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

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

APPENDIX 2: SITE PLAN



Existing Site Plan

APPENDIX 3: SITE PHOTOGRAPHS



Frontage onto Junction Rd



No. 2, adjacent, with Roxborough House behind



Approach from Morrison's along Junction Rd



Undercroft area along Junction Rd





Car parked in proposed bin and cycle storage area



Frontage along Headstone Rd



View from corner of St George's



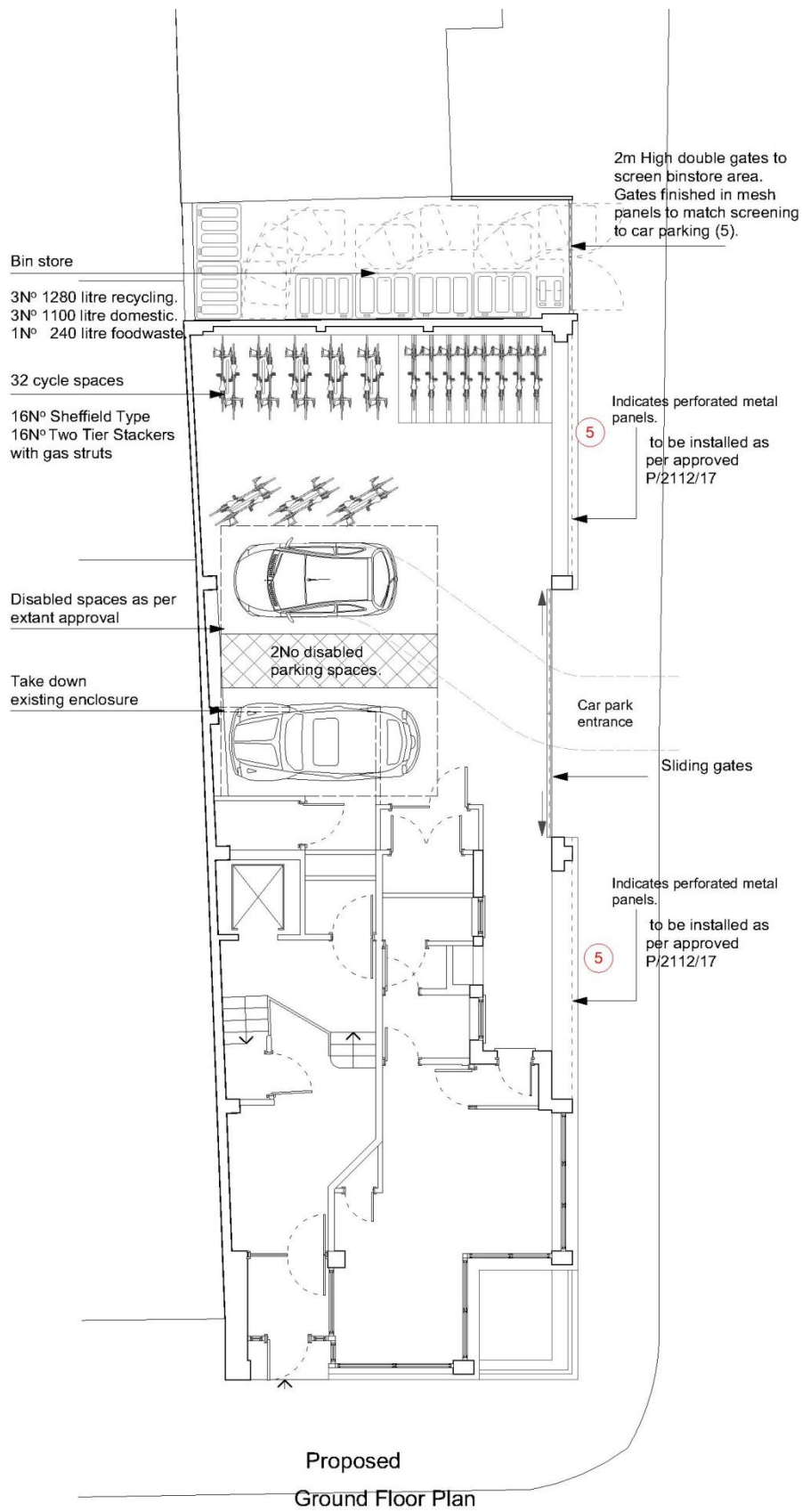
Property

in context along Headstone Rd



Buildings on opposite side of Headstone Rd

APPENDIX 4: PLANS AND ELEVATIONS





Existing Elevations (above) and Proposed Elevations (below)





1. Existing existing ground floor kitchen, 1000mm x 1000mm, existing kitchen, existing kitchen and existing kitchen and existing kitchen with existing kitchen, existing kitchen and existing kitchen.
2. Existing existing ground floor kitchen, 1000mm x 1000mm, existing kitchen, existing kitchen and existing kitchen and existing kitchen with existing kitchen, existing kitchen and existing kitchen.
3. Existing existing ground floor kitchen, 1000mm x 1000mm, existing kitchen, existing kitchen and existing kitchen and existing kitchen with existing kitchen, existing kitchen and existing kitchen.
4. Existing existing ground floor kitchen, 1000mm x 1000mm, existing kitchen, existing kitchen and existing kitchen and existing kitchen with existing kitchen, existing kitchen and existing kitchen.
5. Existing existing ground floor kitchen, 1000mm x 1000mm, existing kitchen, existing kitchen and existing kitchen and existing kitchen with existing kitchen, existing kitchen and existing kitchen.

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0 1 2 5m

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0 1 2 5m

Existing Floor Plans



- 200 High Voltage cables to be removed from the site
- 200 High Voltage cables to be removed from the site

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0 1 2 5m

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0467 - 19-101

0 1 2 5m

Proposed Ground through 3rd Floor Plans

1. Provide sliding glass doors to the living area, kitchen, dining, and bedrooms. High pressure laminate, laminate, laminate, and color stable and color stable with some large, adjustable, clear glass doors to the living area.
2. Kitchen: Provide a full range of kitchen appliances, including a refrigerator, oven, and dishwasher. Provide a full range of kitchen cabinets, including a sink, and a full range of kitchen fixtures, including a range hood and a full range of kitchen lighting.
3. Provide a full range of kitchen fixtures, including a sink, and a full range of kitchen lighting, including a range hood and a full range of kitchen lighting.
4. Provide a full range of kitchen fixtures, including a sink, and a full range of kitchen lighting, including a range hood and a full range of kitchen lighting.
5. Provide a full range of kitchen fixtures, including a sink, and a full range of kitchen lighting, including a range hood and a full range of kitchen lighting.
6. Provide a full range of kitchen fixtures, including a sink, and a full range of kitchen lighting, including a range hood and a full range of kitchen lighting.



Proposed 4th through 6th Floor Plans

bellis architects

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www.bellisarchitects.com

Project:
Kolly House
8 Headstone Road
Hartley
HA1 1PD

Project Type:
Concept Design
Drawing No:
Proposed 4th to 6th Floor Plans

Scale:	1:100	DATE:	19/10/20
Author:	BD/AT	Check:	BD/AT
Project No:	0467 - 19-102	Sheet:	A

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