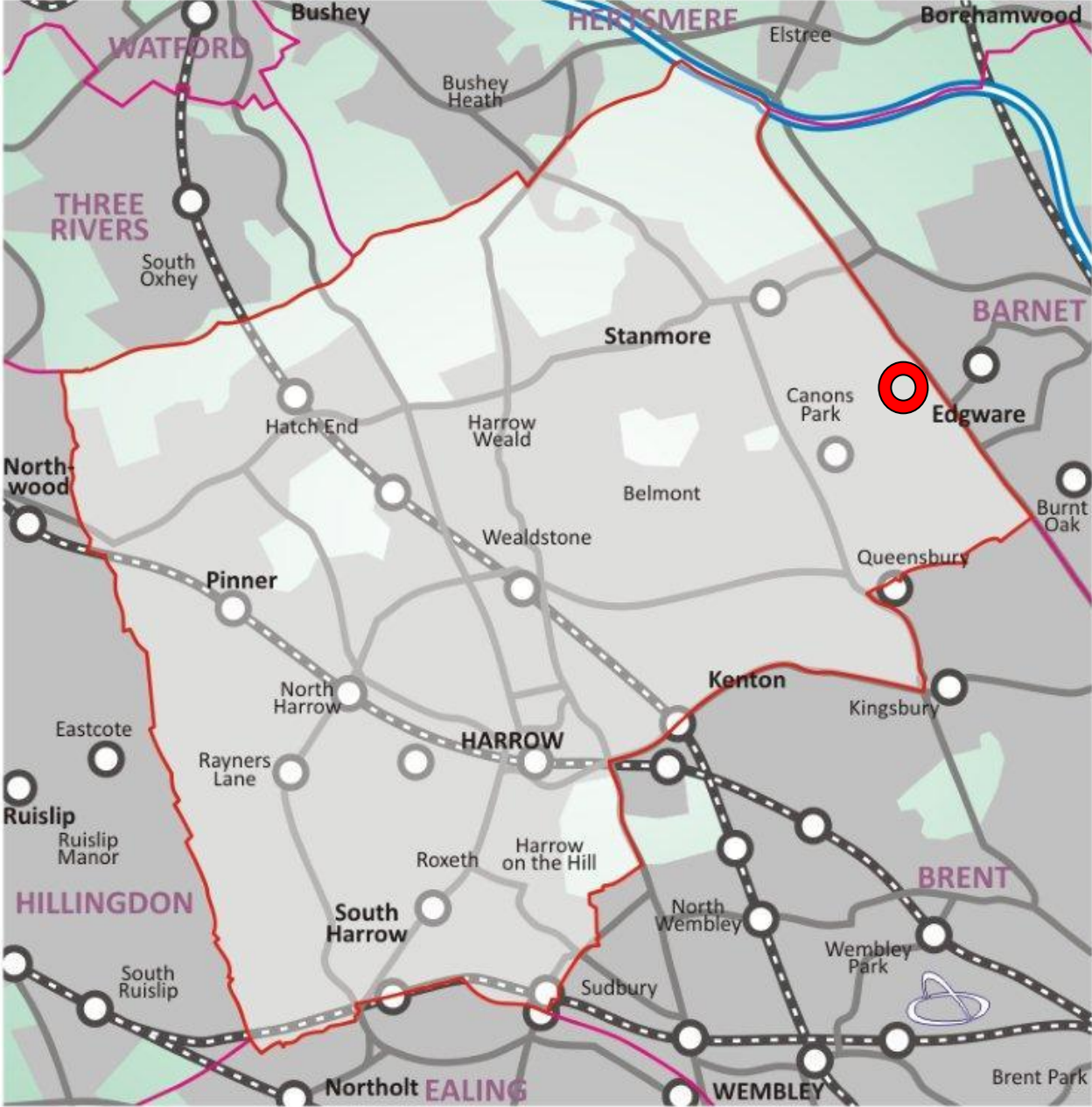
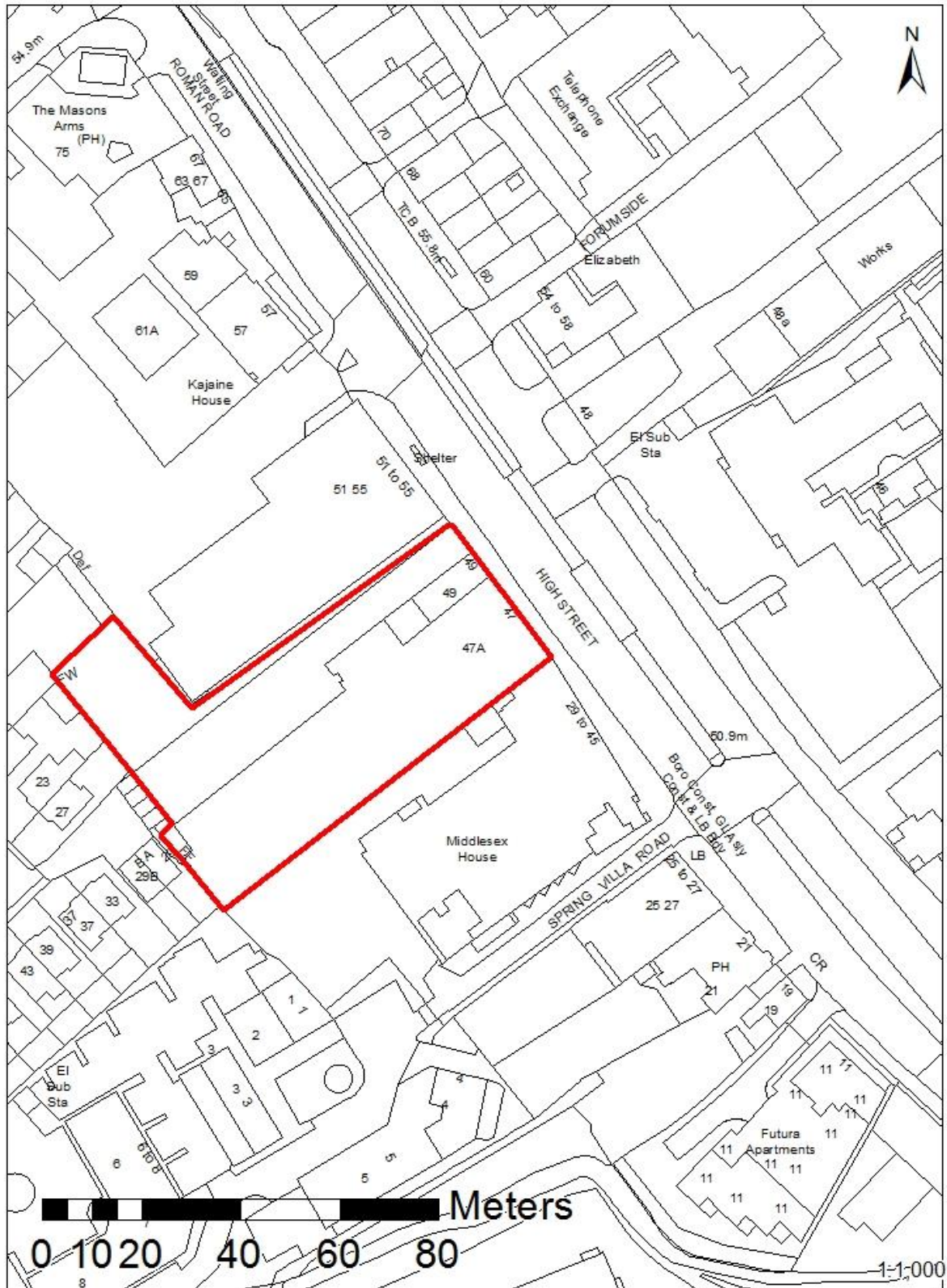


 = application site



47-49 High Street Edgware	P/5310/19
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47-49 High Street Edgware



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th May 2020

APPLICATION NUMBER: P/5310/19
VALID DATE: 05/02/2020
LOCATION: 47-49 HIGH STREET
EDGWARE

WARD: EDGWARE
POSTCODE: HA8 7DD
APPLICANT: MR ANDY ROBINSON
AGENT: VINCENT AND GORBING
CASE OFFICER: KATIE HOGENDOORN
EXPIRY DATE: 21/05/2020

PROPOSAL

Change of use from banqueting and function suite (Use Class Sui Generis) to self-storage use (Use class B8); external alterations

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report,
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR RECOMMENDATION

The proposal would result in an increase of business use floor space adjacent to a Business Use area and within an existing sustainable District Centre. Furthermore, subject to compliance with the attached conditions, the proposal would have an acceptable impact on the residential amenity of adjoining occupiers, and in relation to the functioning and safety of the public highway.

INFORMATION

This application is reported to Planning Committee as it would result in the change of use of more than 400 m² of floorspace. The proposal therefore falls outside the Scheme of Delegation.

Statutory Return Type: (E)20 Change of Use
Council Interest: None
Net Additional Floorspace: n/a
GLA Community
Infrastructure Levy (CIL): £248,834.
Local CIL requirement: £0

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.

Policy 7.13 of the London Plan seeks to ensure that development proposals address security issues and provide safe and secure environments.

The main entrance of the building is located on Edgware High Street, and the building has a prominent street frontage and benefits therefore from natural surveillance from the busy road and surrounding buildings. It is considered that the proposed use would not cause any undue harm in terms of community safety issues.

1.0 SITE DESCRIPTION

1.1 The application relates to a two and a half storey building located on the western side of High Street, Edgware.

1.2 The site is accessed from the highway via a cantilevered element and leads directly to a car parking area located along the northern side of the building.

- 1.3 The immediate surrounding locality of this part of High Street, Edgware hosts a mix of uses including, retail, offices and a warehouse/storage unit immediately adjacent and residential units and a school opposite the site.
- 1.4 The opposite side of the site on the eastern side of the High Street is within the London Borough of Barnet.
- 1.5 The premises known as The VIP Lounge are a banqueting and wedding venue (Sui Generis). The entrance to The VIP lounge is at ground floor level from Edgware High Street and the function and banqueting facilities sit over part of the first and second floors of the adjacent warehouse/storage unit towards the front sections of the building.
- 1.6 Beyond the rear and north-west flank elevation is a car park as well as residential properties, comprising of semi-detached dwellings.
- 1.7 The nearest residential properties to the site are those in Handel Way which are located to the rear of the building. 20A Handel Way is the closest dwelling to the subject site, with its flank wall located approximately 5 metres from the rear wall of the VIP Lounge.
- 1.8 Edgware High Street is a London Distributor Road.
- 1.9 The site is within flood zone 2/3 and identified as having a medium to high probability of flooding, as shown on maps in LB Harrow Strategic Flood Risk Assessment (SFRA)(2011).
- 1.10 The site is situated within an Archaeological Priority Area.
- 1.11 The site is not within a Conservation Area and not within the setting of a Listed Building.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the proposed Change of use from banqueting and function suite (Use class Sui Generis) to self-storage use (Use class B8); external alterations.
- 2.2 The existing building accommodates a Safestore self-storage facility (B8 use Class), and the 'VIP lounge' a banqueting venue for wedding receptions and other celebrations.

- 2.3 The proposal would result in an increase in floor space used for the self-storage purposes from 3099.0 square metres to 5975.1 square metres, and the removal of the banqueting/function suite Sui generis use.
- 2.4 The ground floor internal layout will be altered to amend the internal stairway and partitioning to incorporate the existing mezzanine floor and the existing partition at first floor would be removed to reconfigure the stairway, with the existing lift shaft extended to the first floor.

3.0 RELEVANT PLANNING HISTORY

P/4593/15: Part Change Of Use From Storage (Use Class B8) To Kitchen Facilities Ancillary to the Existing Banqueting and Wedding Venue (Sui Generis); External Staircase GRANTED 12th December 2016

P/1121/13: Variation of condition 3 (opening hours) to planning permission p/3012/11 dated 31/08/2012 to allow opening hours from 08:00 hours to 00:45 hours Monday to Sunday including bank holidays
REFUSED 18TH October 2013 for the following reason: *The proposed variation of condition 3 attached to planning permission P/3012/11, dated 31/08/2012 to increase the opening hours would give rise to potential unacceptable levels of noise and disturbance and general activity at unsocial hours that would have an unacceptable detrimental impact on the residential amenities of the occupiers of the surrounding neighbouring residential properties, contrary to policy 7.15 of The London Plan (2011) and policies DM 1 and DM 41 of the Harrow Development Management Policies Local Plan (2013).*

P/3041/12: external alterations to front elevation and internal alterations to reception area GRANTED 13th February 2013

P/3012/11: continued use of main function room on the first floor (490m²) (sui generis use) and change of use of first floor storage areas to two reception rooms and a function room (1403m²) together with ancillary storage areas at first floor (167m²) and second floor levels (269.01m²) including change of use of part of second floor storage areas to ancillary office, conference room and reception area (98.5m²). Installation of new shop front to no. 47 and 49 high street incorporating change of use of part of ground floor unit of no. 47 to provide an enlarged entrance area to the first and second floor uses (sui generis use); installation of new external staircase to north western side elevation; external alterations GRANTED 31st August 2012

4.0 CONSULTATION

4.1 A total of 12 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 11th March 2020.

4.2 A general site notice was placed outside the entrance on 20th March 2020.

4.3 One objection was received from the public consultation

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

The operation of the business for 24 hours a day would increase noise and traffic during the night time.

4.5 Statutory and non-statutory consultation

4.6 The following consultations have been undertaken and a summary of the consultation responses are set out below.

LBH Highways

Vehicle access – a section 184 agreement will be required for the alterations to the vehicle crossing.

Cycle parking – the levels of cycle parking need to be in accordance with draft London plan standards; long stay 1 per 500sqm (GEA) =12 spaces and short stay at 1 per 1000sqm (GEA) = 6 spaces. As there are only intended to be two staff on site at any time, it would be more appropriate to provide a lower level of cycle parking (2 spaces) but include the option to add more if the number of staff increases.

Trip Generation – the existing use of the banqueting suite means that the number of trips generated would vary depending on bookings. The number of guests would also vary depending on the function. This means that the change to a whole site storage unit would likely increase the number of trips overall for those days where there are no functions however, the total number is not excessive and unlikely to result in any problems for the surrounding highway network.

Parking demand – the proposal includes 26 car parking spaces. The parking demand assessment shows that there would only be a demand for about 6 spaces therefore, the proposed supply is far in excess of what is required. It is unlikely that this would have any effect on the surrounding highway network.

In summary, this proposal is unlikely to result in a severe impact. Highways have no objection to this proposal.

LBH Conservation Officer

No comment

LBH Environmental Health

No objection and recommend the following conditions:

Noise management plan: The development shall not begin until a scheme which specifies the provisions to be made for the control of noise from customers (keyholders), including deliveries and collections emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

LBH Drainage Team Leader

With regards to the above planning application, please be advised that the site is identified within fluvial flood zone 2 & 3 according to Environment Agency flood maps. The site is at a high risk of flooding.

We can confirm that insufficient information is provided in the Flood Risk Assessment submitted and the application should be refused. Please see below our detailed comments.

All proposed / existing ground level should be clearly marked as Compensatory Flood Storage maybe required. Please request the applicant to mark the proposed development on flood maps to address areas of concern.

An evacuation route should be marked on plan.

Please inform the applicant that the existing gravel surface should be overlaid with permeable material or full drainage details with surface water storage and discharge restriction need to be submitted.

Environment Agency

No comment

Planning Policy

The existing site appears to have been changed to a Banqueting facility without the benefit of planning permission. However, it also appears that this was formalised within application P/3012/11, which sought to regularise this use, and expand the function space. The planning permission granted the application noting that it was a Sui Generis use, and applied the London Plan 2011, and Harrow UDP 2008 policies. Some reference is provided within the officers Report at this time that the use could provide an increased variety in community facilities. Since then, both the London Plan (2011) and the Harrow UDP (2008) have been superseded. Specifically, with the draft New London Plan (2019) (Intend to Publish Version), and also the Harrow Development Management Policies Local Plan (2013) (HDMPLP).

As considered under previous applications, with the use of the site as a banqueting use, was considered as Sui Generis – therefore no strict use of its own. As such, it would not fit within a D1 or D2 use. It is noted within the glossary of the HDMPLP, that a definition of Community Use is provided. Whilst this list may not need to be read as exhaustive, there does not appear to be a neat fit of the banqueting use within this either. Accordingly, it is considered that any community use value of the use would be limited, given that it is a private business. On that basis, it is considered that although an employment generating use, its loss would be acceptable in this instance.

Notwithstanding the above, the proposal seeks to increase the B8 storage floorspace on the site from 3099.9sqm to 5975.1sqm, by way of the cessation of the banqueting use. The Draft London Plan (2019) (Intend to Publish Version), sets out within Table 6.4 LB Harrow as a borough to retain industrial floorspace. At a sub-regional West London level, the West London Economic Land Review (2019) identified that LB Harrow ought to make a modest provision for industrial floorspace. On this basis, the proposed increase in floorspace in principle is welcomed.

Given the above, Planning Policy is able to support the principle of the change of use.

Historic England

No comment

5.0 ASSESSMENT

The main issues are:

- Principle of the Development
- Character and Appearance
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage

5.2 Principle of Development

5.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016) : 4.1, 5.12, 5.13, 6.3, 6.9, 6.13, 7.2, 7.4, 7.6
- The Draft London Plan Intend to Publish Version (2019):
- Harrow Core Strategy (2012): Core Policy CS 1
- Development Management Policies DPD (2012): DM1, DM2 Achieving Lifetime Neighbourhoods, DM9, DM10, DM31, DM42, DM43, DM44, DM45, DM47

5.2.2 The application site is located within the Edgware District Centre, immediately adjacent to the Business Use Area as identified in the Harrow Development Management Policies Plan. The site currently accommodates two uses, the banqueting/function suite Sui generis use at first floor and within the second floor mezzanine, and the self-storage B8 use at ground floor and mezzanine ground floor.

5.2.3 The proposal would result in an increase in floor space used for the self-storage purposes from 3099.0 square metres to 5975.1 square metres, and the removal of the banqueting/function suite Sui generis use.

5.2.4 The proposal would therefore result in an increase in business/commercial use development adjacent to a Business Use Area and the Edgware District Centre. As such the proposal would align with Development Management Policy DM 31 as it would promote economic development within the existing Edgware District Centre.

- 5.2.5 The site is located in close proximity to the Edgware District Centre, 70 metres south along the High Street, and is in a highly sustainable location in terms of public transport, with close proximity to Edgware tube and bus stations and bus services. As such, the site exhibits an excellent Public Transport Accessibility Level (PTAL) of 6a. As such the proposed B8 storage use is considered to be located within a sustainable location and would contribute to economic development in the borough.
- 5.2.6 The proposal would result in a loss of the existing banqueting/function use. In the assessment of planning application reference P/3012/11, for the regularisation of the existing banqueting/function suite use, the Council considered that the banqueting/function facility was a Sui generis use which would be appropriate in this location as it would serve Harrows diverse population and therefore was in line with Policy C11 within the Saved Unitary Development Plan Policy of 2004. Since this decision was taken, Policies CS1 and CS8 of the Core Strategy have been adopted and are therefore relevant in this decision. The principle of the change of use must therefore be assessed in line with current policy and the previous planning permission. It is noted that the existing use has limited value in terms of a community facility, as when considering this in the context of the Glossary of the Harrow Development Management Policies Plan, the use does not fit in to the categories of either a D1 or a D2 use. This is further supported by the Councils policy team who note that the existing use as a community facility has limited value. Notwithstanding this, it is noted that the applicant has provided information to demonstrate that there are other nearby centres which can be used as banqueting/function room facilities.
- 5.2.7 As such, given that the existing use is Sui generis, the change of use to revert back to the previous commercial use is considered to be acceptable in principle.

5.3. Character and appearance

5.3.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4 and 7.6
- The Draft London Plan Intend to Publish Version (2019): D1, D2
- Harrow Core Strategy (2012): CS1B
- Harrow Development Management Policies (2013): DM 1

5.3.2 The proposal would include a new fire escape door and a new roller shutter door on the proposed south east side front elevation at ground floor. On the front elevation, the proposal includes the removal of the roller shutter door adjacent to the vehicular access, solid entrance doors to replace existing glazed doors and the main front elevation finished in silver cladding. The new fire escape door, roller

shutter door, and windows would have an acceptable impact in terms of the visual amenities of the building owing to their design, size and their position. The silver cladding would alter the existing colour of the front elevation. However, this would not be out of keeping with other front elevations within this part of the High Street streetscene and is therefore considered to be acceptable.

5.3.3 The proposal is considered to have an acceptable impact with regard to the character and appearance of the area for the reasons outlined above.

5.4 Residential Amenity

5.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6,
- The Draft London Plan (Intend to Publish Version) (2019): D2, D4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

5.4.2 Policy DM 1 of the Harrow Development Management Policies Plan states that in assessing amenity and privacy, any development proposals involving a change of use which would be detrimental to the amenity of neighbours will be resisted, and that such considerations must have regard to the impact of the proposed use and activity upon noise including hours of operation. The nearest residential properties are adjacent to the west of the site within Handel Way. An objection has been received with regard to the level of noise created by the proposed use.

5.4.3 The existing site has hours of operation of 08:00 – 18:00 Monday, Tuesday, Wednesday, Friday and Saturday, 08:00 – 20:00 Thursdays and 10:00 – 16:00 on Sundays. There is a roller shutter door in the side north western elevation and access to the first floor is provided via the existing external staircase. It is noted that following consultation with the Councils Environmental Health Officer, a noise impact assessment will be required prior to the commencement of the proposed development in the interests of preserving neighbouring amenity. In addition, a condition has been added to this permission to ensure that access for customers is only permitted within the abovementioned hours, particularly in relation to the new roller shutter doors and stairway which are closest to the neighbouring residential properties of Handel Way. The proposal is therefore considered acceptable as it would not give rise to any adverse impact in terms of the residential amenity of nearby occupiers.

5.5 Traffic and Parking

5.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (Intend to Publish Version) (2019): T4, T5, T6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

5.5.2 The proposal includes 26 car parking spaces within the existing undercroft and external car parking area to the north western side of the site. The parking demand assessment shows that there would only be a demand for about 6 spaces.

5.5.3 The Draft London plan Intend to Publish Version (2019) Table 10.2 sets out the minimum cycle parking standards as 1 long stay space per 500sqm, and 1 short stay space per 1000 sqm. As there are only intended to be two staff on site at any time, it is considered more appropriate to provide a lower level of cycle parking. The proposal would provide 26 car parking spaces, 2 disabled car parking spaces, and 4 cycle stands within the existing car parking area on the northern side of the building. Owing to the nature of the business and the trip generation and demand for parking outlined in the submitted transport statement, it is considered that the proposed car parking and cycle parking provided would be acceptable. In addition, the Councils Highways Officer has been consulted and raises no objections.

5.6 Flood Risk and Drainage

5.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13
- The Draft London Plan (Intend to Publish Version) (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

5.6.2 The application site is located within Flood Zone 2 and 3. There would be no increase in built form to the existing site as a result of the proposals. It is noted that there are details on the proposed parking layout Plan No 4224/SK100 Rev D, which relate to resurfacing of the existing car parking area. An informative has been added to this permission to ensure that there is a sustainable approach to surface water management on site. It is noted that the Councils drainage officer

has asked for compensatory flood storage measures to be included within the Flood Risk Assessment. This is not however, considered to be reasonable owing to the nature of the proposal where there is to be no increase in the built form of the existing building, and the proposed change of use relates to the upper floors and for less vulnerable storage use. In addition, the Environment Agency have been consulted and have raised no objections to the proposal.

6.0 **CONCLUSIONS AND REASONS FOR APPROVAL**

- 6.1 The proposal would result in an increase of business/storage use floor space adjacent to a Business Use area and within an existing sustainable District Centre. Furthermore, the proposal would have an acceptable impact on the residential amenity of adjoining occupiers and in relation to the functioning and safety of the public highway.
- 6.2 For all the reasons considered above, and 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.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

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

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

2. Approved plans and documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents

Transport Statement D001 Rev 0.1, Design and Access Statement
Flood Risk Assessment ST2676/FRA-1711-EDGWARE REV 2
002 1ST REV, 4224-20 REV B PRE EXISTING GROUND FLOOR
4224-20 REV C EXISTING GROUND FLOOR, 4224-20 REV D
4224-21 REV B, 4224/SK100 REV D, 4224-SK200 1ST REV
4224/SK100 REV E, 4224/SK101 REV D, 4224-S02 1ST REV
4224/SK103 REV C, 4224/SK105 REV D, 4224/SK106 REV C
4224/SK107 REV A, 4224-20 REV C

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

3. Hours of operation

The use hereby permitted including shall not open to customers outside of the following times:

- a) 08.00 to 18.00 hours, Monday, Tuesday, Wednesday Friday and Saturday,
- b) 08.00 to 20.00 hours on Thursdays, and
- c) 10:00 to 16:00 hours on Sundays, Public or Bank Holidays

REASON: To protect the residential amenities of nearby occupiers.

4. Access to roller shutter door and staircase

There shall be no access to the roller shutter door on the north west side elevation or the staircase on the rear elevation at any other time other than that stated in the hours conditioned in this permission, except in the event of an emergency i.e. fire.

REASON: To protect the residential amenities of the adjoining occupiers in Handel Way.

5. Noise management plan

THE DEVELOPMENT SHALL NOT BEGIN UNTIL a scheme which specifies the provisions to be made for the control of noise from customers (keyholders), including deliveries and collections emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To protect the residential amenities of the adjoining occupiers in Handel Way.

6. Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON: To protect the residential amenities of the adjoining occupiers in Handel Way.

Informatives

1. Planning Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2019):

The London Plan (2016):

4.1 Developing Londons Economy

5.12 Flood Risk Management

5.13 Sustainable Drainage

6.3 Assessing effects of development on transport capacity

6.9 Cycling

6.13 Parking

7.2 An Inclusive Environment

7.4 Local Character

7.6 Architecture

The Draft London Plan Intend to Publish Version (2019)

D1 Londons form character and capacity for growth

D4 Delivering good design

T5 Cycling

T6 Car Parking

SI13 Sustainable Drainage

Harrow Core Strategy (2012)

Core Policy CS 1 Overarching Policy Objectives

Development Management Policies DPD (2012)

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM4 Shopfronts and Forecourts

DM9 Managing Flood Risk

DM10 On Site Water Management and Surface Water Attenuation

DM31 Supporting Economic Activity and Development

DM42 Parking Standards

DM43 Transport Assessments and Travel Plans

DM44 Servicing

DM45 Waste Management

DM47 Retention of Existing Community, Sport and Education Facilities

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: Ucommunities@twoten.comU4T

4. Per-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 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

5. Crime Prevention

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

6. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

7. Highways

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.

8. Mayoral Community Infrastructure Levy

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 £248,834.. This amount excludes indexation. 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

CHECKED


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

APPENDIX 2: SITE PLAN



47-49 HIGH STREET, EDGWARE

Site identification

PROJECT NO 5218	SHEDDING NO 002	REV	T: +44 (0) 1483 318 331 planning@vircon-garling.co.uk vircon-garling.co.uk Vircon and Garling Limited, Sterling Court Nelson Road, Stonehenge, Wiltshire SN11 2JF © Crown Copyright and Geomatics Limited 2016	
DEVELOPER HNA	DATE OCTOBER 2017	SCALE 1:1250		

APPENDIX 3: SITE PHOTOGRAPHS



IMAG2711



IMAG2744



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