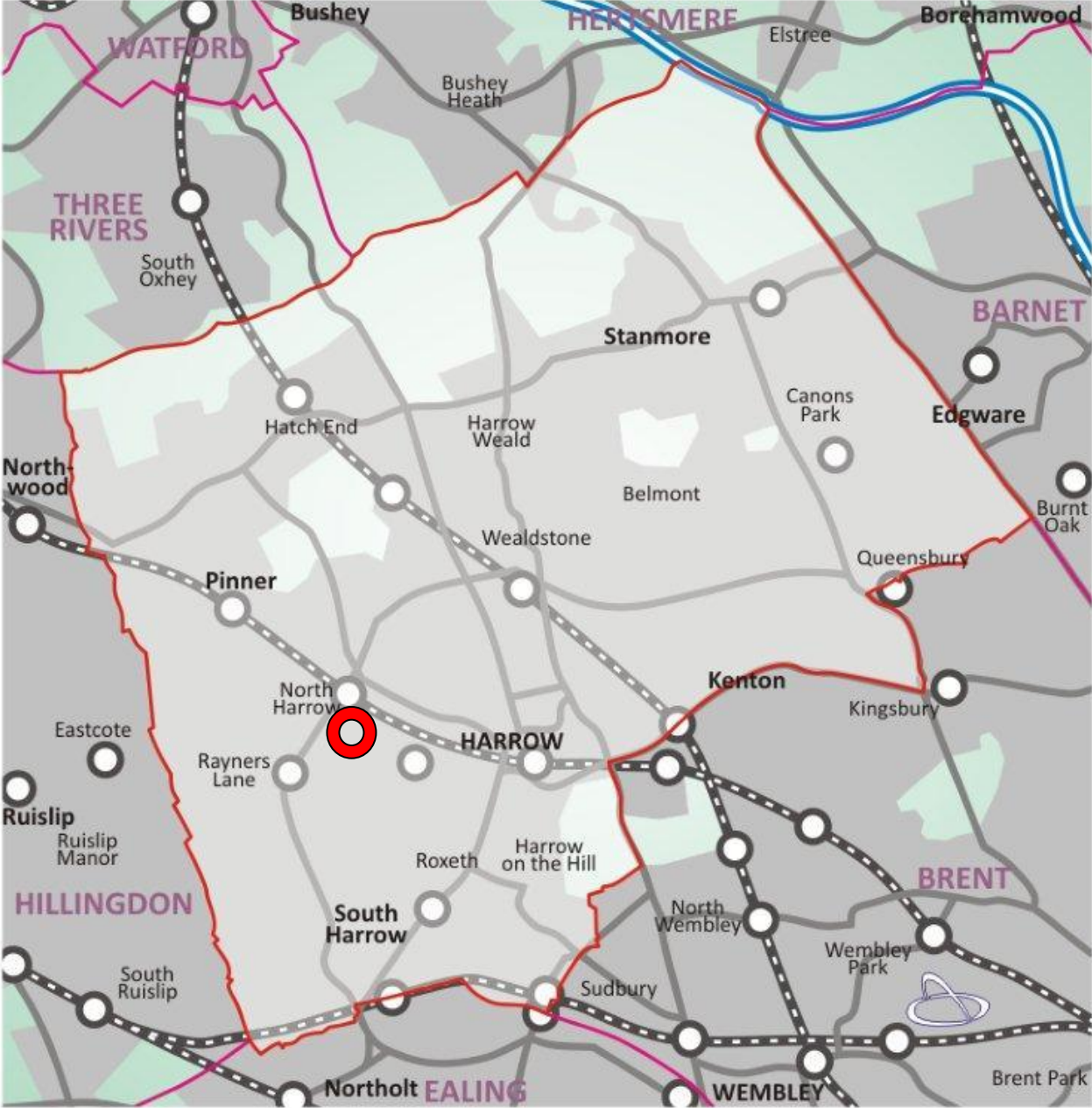


 = application site



|                      |           |
|----------------------|-----------|
| 35-69 Imperial Drive | P/0247/20 |
|----------------------|-----------|



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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

17th June 2020

**Application Number:** P/0247/20  
**Validate Date:** 9<sup>th</sup> FEBRUARY 2020  
**Location:** 35-69 IMPERIAL DRIVE, HARROW  
**Ward:** WEST HARROW  
**Postcode:** HA2 7DT  
**Applicant:** MR ANIKET CHHIPPA  
**Agent:** LOUISE MORTON, QUADRANT PLANNING  
**Case Officer:** CATRIONA COOKE  
**Expiry Date:** 14<sup>th</sup> APRIL 2020 (EXTENDED 19<sup>th</sup> June 2020)

### PROPOSAL

Addition of one floor to each building to provide two x one bed flats with balconies (additional 6 flats in total); patio area to ground floor flats; external alterations; parking; landscaping; refuse and cycle storage

### RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report subject to conditions.

### REASON FOR THE RECOMMENDATION

The form, scale and siting of the proposed additional floor on the site is appropriate in this location and does not appear at odds with the existing character of development in the immediate area and would not have an adverse impact on the amenity of the occupiers of adjoining properties in accordance with Policies 7.4B and 7.6B of The London Plan (2016) and Policy DM1 of the DMP (2013).

### INFORMATION

This application is reported to Planning Committee as it would provide in excess of 3 new residential units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type: E13: Minor Dwellings  
Council Interest: None  
Additional Floor Area 133 sq m

GLA Community Infrastructure Levy (CIL) Contribution (provisional): £7,980 (based on a £60 contribution per square metre of additional floorspace)

Local CIL requirement: £21,291.88 (based on a £110 contribution per square metre of additional floorspace including indexation)

### **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.

## **1.0 SITE DESCRIPTION**

- 1.1 The site is on the east side of Imperial Drive and contains three, three storey flatted blocks, each containing 9 x 3 bed flats. The surrounding area is wholly residential in nature consisting almost solely of two storey semi-detached houses and terraces.
- 1.2 Neighbours immediately to the north are No's 33a and 33b Elm Drive. The rear gardens of houses along Parkthorne Drive abut the site to the rear/east. To the south there are neighbours at No's 171-177 The Ridgeway, although these are separated from the blocks by the on-site car park. The current buildings on site measure 25m in width and 8.50m in depth, with an eaves height of 8.60m and a full height of 11m.
- 1.3 The landscaping currently includes a lawn to the front and most of the rear of the site with some hard landscaping to the rear for a washing line area. The car parking area is in the far southern part of the site and currently provides 15 car parking spaces on site for the use of occupiers. The refuse bins at present in stores at the side of the building, and at the front of the building on collection days.

## **2.0 PROPOSED DETAILS**

- 2.1 It is proposed to remove the existing pitched roof and construct one additional floor above the existing flats on each of the three buildings to provide a total of 6 new one bedroom two person flats,
- 2.2 The proposed additional box floor would be set in 2.7m from the flank walls and 1.2m in from the front and rear elevation. The additional floor would be 2.7m in height an increase of 0.5m above the original pitched roof. A 2.8m wide mansard roof is proposed to the rear to accommodate the stair well to the additional floor.
- 2.3 The proposed front porches to each building would be partially glazed with a full height of 2.8m, and a projection from the main front wall of 1.50m.
- 2.4 The existing parking area of 15 unmarked spaces would be increased, with 3 x disabled parking spaces at the front of each block.. The current vehicle access/egress from Elm Drive and The Ridgeway will be maintained.

### 3.0 HISTORY

| Ref no.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Description                                                                                                                                                                                                                                                                                           | Status & date of decision |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| P/3288/16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Addition of two floors to each building to provide three flats with balconies (additional 9 flats in total) ; five storey lift shaft extension to each building ; enlargement of existing balconies and ground floor patio areas; additional bin store, cycle store and parking; external alterations | Refused<br>03/10/2016     |
| <p>Reason for refusal:</p> <ol style="list-style-type: none"> <li data-bbox="284 689 1425 1014">1. The proposed development, due to its excessive height and inappropriate design, including the proposed front porches, would not be in keeping with the character and appearance of the original buildings and would fail to respect the character of the surrounding neighbouring properties and pattern of development in the surrounding area, contrary to policies 7.4B and 7.6B of The London Plan (2016), policy CS 1 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).</li> <li data-bbox="284 1059 1425 1384">2. The proposal, by reason of its size and siting in close proximity to neighbouring houses would result in an overbearing development which would appear excessively dominant, resulting in an unacceptable loss of outlook and visual amenity to the rear habitable rooms and rear gardens of neighbouring occupiers and would also result in an unacceptable degree of overlooking and loss of privacy to neighbouring occupiers, contrary to policy 7.6B of the London Plan (2016), policy DM1 of the Development Management Policies (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</li> <li data-bbox="284 1429 1425 1709">3. The proposed residential units, by reason of inadequate floor to ceiling height, inadequate size, lack of storage space and inadequate outdoor amenity space, would result in substandard, cramped and poor quality accommodation to the detriment of the residential amenities of future occupiers of the residential units, contrary to policy 7.6B of The London Plan (2016), the Mayor of London Housing Guide (2016), policy DM1 of the Development Management Policies Local Plan (2013), and adopted Supplementary Planning Document: Residential Design Guide (2010).</li> <li data-bbox="284 1753 1425 1966">4. The proposed one way system with cars exiting the site exclusively on to The Ridgeway, in conjunction with increased traffic flow on the site would be likely to increase traffic and parking stress on the surrounding network to the detriment of highway safety and convenience, contrary to Policies DM42 and DM43 of the Development Management Policies Local Plan (2013).</li> </ol> |                                                                                                                                                                                                                                                                                                       |                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                        |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Appeal dismissed - 23/05/2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                        |                       |
| P/0027/18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Alterations to each building to create mansard roof to provide two flats with balconies and ground floor patio areas (additional 6 flats in total); additional bin store cycle store and parking; external alterations | Refused<br>28/02/2018 |
| Reason for refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                        |                       |
| <p>1. The proposed development, due to its height, bulk and inappropriate design, represents an incongruous addition to the host building and would not be in keeping with the character and appearance of the original buildings and would fail to respect the character of the surrounding neighbouring properties and pattern of development in the surrounding area, contrary to policies 7.4B and 7.6B of The London Plan (2016), policy CS 1 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>2. The proposal, by reason of its size and siting in close proximity to neighbouring houses would result in an overbearing development which would appear overbearing, resulting in an unacceptable loss of outlook and visual amenity to the rear habitable rooms and rear gardens of neighbouring occupiers, contrary to policy 7.6B of the London Plan (2016), policy DM1 of the Development Management Policies (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</p> |                                                                                                                                                                                                                        |                       |

#### **4.0 CONSULTATION**

- 4.1 A total of 62 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The public consultation period expired on 30<sup>th</sup> March 2020 3 objections were received from adjoining residents and 9 consultation responses in support.
- 4.3 A list is set out below of the comments submitted, divided into objections, followed by those in support:

|                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Neighbouring Amenity</b></p> <ul style="list-style-type: none"> <li>• Would cause additional overlooking from balconies.</li> </ul> <p><i>Officer response: Noted – see section 6.4</i></p> <p><b>Character of the Proposal</b></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- The additional floor would be wholly out of scale with the 2-storey dwelling houses in the locality.
- Would make a dominant building in this area and would create a dangerous precedent.

**Support**

- This will not only create space but will uplift the look of the property and strengthen the security of the existing flats.

*Officer response: Noted – see section 6.3*

4.4 Statutory and Non Statutory Consultation

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

4.5 Internal Consultation

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

| Consultee and Summary of Comments                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>LBH Highways</b></p> <p>Objection to the increased level of car parking.</p> <p><b>LBH Policy</b></p> <p>No objection to the proposal in principle, subject to character amenity issues.</p> |

**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] which consolidates national planning policy 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].

## **6.0 ASSESSMENT**

6.1 The main issues are;

- Principle of the Development
- Regeneration
- Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Accessibility

## **6.2 Principle of development**

6.2.1 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, DM24

6.2.2 Policy 3.8 of The London Plan (2015) encourages the borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'.

6.2.3 Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed extensions would constitute an increase in housing stock within the Borough and the development would therefore be acceptable in principle.

## **6.3 Character and Appearance of the Area**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 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, 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)

- 6.3.2 The existing buildings on the application site comprise a development which is significantly greater in terms of scale and height than the existing pattern of development, which along the main highway of Imperial Drive and the neighbouring streets are two storeys, generally semi-detached or terraced houses. The proposed new floor would have a flat roof and would be subservient to the host property. The overall increase in height of 0.5m would be modest and would not result in a dominant addition to the streetscene
- 6.3.3. The rear mansard would be modest in overall scale and would be subservient to the extended building; it would not be clearly visible from the streetscene and therefore is considered acceptable.
- 6.3.4 The front porch elements, are not excessive in size, and with their brick construction would be in keeping with the original buildings and would be acceptable in terms of character and appearance..
- 6.3.5 The proposed balconies would be acceptable in terms of character and appearance impact, although they would need to be assessed in terms of future occupier amenity. See Section 6.6.
- 6.3.6 In terms of materials, the proposed plain tile hanging external vertical surfaces is considered unacceptable. The applicant has agreed to a condition requiring details of facing brick to match the host property.
- 6.3.7 Paragraph 4.13 of the adopted SPD states that building forecourts make a particularly important contribution to streetside greenness and the leafy, suburban character in Harrow's residential areas.
- 6.3.8 The Council's Landscape Architect has commented that the removal to that extent of green landscaping is not encouraged, although it is acknowledged that this is partly for disabled parking spaces and is partly mitigated by the remaining tree coverage at the front of the site.
- 6.3.9 There would be an increase in the number of wheeled bins required due to the presence of the new flats. Paragraph 4.50 of the adopted Residential Design Guide SPD states that: the design and layout of residential development must provide satisfactory arrangements for the storage and collection of recycling and waste. Objections have been made by neighbours that the provision would not be sufficient. The proposed plans 5 x 1 s q m refuse bins located to the side of each building which would provide sufficient refuse storage space in accordance with the Code of Practice for Refuse Disposal (2008).

## 6.4 Residential Amenity

### 6.4.1 *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, D6

#### *Relevant Supplementary Documents*

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

#### Neighbouring Occupiers

- 6.4.2 Neighbours to North/North-East at Imperial Drive: The northernmost of the three buildings on site, which contains No. 35-45 Imperial Drive is located directly adjacent to the rear garden of neighbour's residential units at No's 33a and 33b Elm Drive. It is considered, given that the proposed additional floor would be set in and would be a modest 0.5m higher than the existing roof there would be an acceptable impact on these neighbouring properties.
- 6.4.3 Neighbours to North-East at Elm Drive: An objection has been received from neighbours in this street. The nearest of these neighbours is No. 2 Elm Drive with, the rear of the building on site at No. 35-45 approximately 17-18m from this neighbour. Given the distance from the building to the rear garden, of this neighbour and the existing relationship between the two buildings, proposal would not constitute an unacceptable degree of loss of light or outlook. This would also apply to neighbours further away along Elm Drive.
- 6.4.4 In terms of privacy and overlooking due to the orientation, this top floor bedroom would be 20m from the rear boundary of these neighbours. The main living room windows would be facing in the other direction and only a small part of the terrace, which would be the furthest part of the building from this boundary would be facing towards Elm Drive. Therefore the impact would be acceptable in terms of overlooking and privacy in accordance with policy DM1.
- 6.4.5 Neighbours to East/South-East Parkthorne Drive: There have been a number of objections from neighbours in this street. The gardens of neighbouring houses to the rear along Parkthorne Drive would be located a minimum of 12 m from the blocks on the application site, with the blocks angling away from these neighbours and so the distance is generally greater than this. Therefore while there may be some loss of light and outlook to these neighbours, this would be limited by this distance and the existing relationship between the buildings. Furthermore, the orientation is such that loss of sunlight would be limited to the later part of the day.

- 6.4.6 As with the neighbours on Elm Drive, the loss of privacy would be limited by the fact that only one of the habitable rooms faces this neighbouring street on each block and these would be the furthest distance from the boundaries at a minimum of 20 metres. Therefore the relationship would be acceptable in terms of overlooking and loss of privacy in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).
- 6.4.7 Neighbours to West at Imperial Drive: The blocks onsite are a minimum distance of 37m from the houses on the opposite side of Imperial Drive. This would be a sufficient distance to ensure that there would not be an unacceptably harmful impact on the occupiers of these houses in terms of loss privacy and overlooking or a loss of light and outlook, in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).

### Future Occupiers

- 6.4.8 The submitted drawings indicated that the new flats are 1 bedroom 2 person units, which would require a Gross Internal Floor Area (GIA) of 50 sq m. The flats on the would measure 51.56 sq m. In terms of building storage 1.50 sq m has been allocated per unit, which would meet the required standards.
- 6.4.9 The stacking arrangements would place habitable rooms above similar and the same would apply with the non-habitable rooms which would be acceptable. The submitted sections show that the floor to ceiling height for the third floor flats would be 2.5m for the additional floor which is considered acceptable.
- 6.4.10 Outdoor amenity space is a requirement of the Mayor of London Housing Standards and the balconies should measure a minimum of 5 sq m for a 2 person dwelling. It is noted that the proposed balconies would fall below this requirement. However, there is communal space available around the property and therefore in this instance the balconies are considered acceptable.

## **6.5 Traffic and Parking**

- 6.5.1 Policy DM42 relates to parking standards and states that the number of car parking spaces and cycle spaces should meet London Plan (2016) standards. There are currently 15 car parking spaces in an un-delineated communal car park area to the south of the site according to the Design and Access Statement.
- 6.5.2 The number of cycle parking spaces to be provided is 30 which would be sufficient to meet the requirements of 1 spaces per unit. Highways have raised objection regarding the number of parking space above that required in the Draft London Plan (2019). However, it is considered given that this is an extension to an existing block and not a redevelopment of the site, the increase in parking of 3 spaces would be acceptable.
- 6.5.3 Objections have been made by neighbours that the proposal would result in unacceptable pressure on parking spaces in the nearby area. However, the new proposal would provide a higher ratio of parking spaces than the current situation.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed development would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. 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: MCA338/PC18/303 Rev D; MCA338/PC18/330 Rev D; MCA338/PC18/305 Rev C; mca338/101 Rev C; Design and Access Statement.

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

3. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been made available to view on site, and approved in writing by, the local planning authority:

- a: facing materials for the building, including down pipes
- b: windows / doors
- c: boundary treatment
- d: hard landscape materials:

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

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

4. Construction Traffic Management Plan

No development shall take place, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority, this must include (but is not limited to):

- 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;
- f) Loading/unloading arrangements
- g) Number and types of vehicles anticipated for each phase of works
- h) Any temporary traffic management requirements eg. parking bay suspensions
- i) Vehicle tracking drawings if any large HGV's will be entering/exiting the site

The development shall be carried out in accordance with the approved Construction Traffic Management 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.

#### 5. Communal Television Equipment

The development hereby approved shall not commence, until details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) as been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

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

#### 6. 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 in particular the frontage and screening around the communal amenity space with hedge planting. Screening of the bin collection point 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.

7. 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.

- 8 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.



## **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

#### **Intend to Publish Draft London Plan (2019):**

- D1 London's form and characteristics
- D2 Delivering good design
- D3 Inclusive Design
- D5 Accessible Housing
- T5 Cycling
- T6 Car Parking

#### **Harrow Core Strategy 2012**

Core Policy CS 1 – Overarching Policy Objectives

#### **Harrow Development Management Policies Local Plan (2013)**

- 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
- DM 12 – Sustainable Design and Layout
- DM22 – Trees and Landscaping
- DM 24 – Housing Mix
- DM 27 – Amenity Space
- DM 42 – Parking Standards
- DM 44 - Servicing
- DM 45 – Waste Management

#### **Relevant Supplementary Documents**

Mayor of London Housing Supplementary Planning Guidance (2016)  
Residential Design Guide Supplementary Planning Document (2010)  
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. Compliance with planning conditions

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.

## 3. 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.

## 4. 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>

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

## 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 £12,240.

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](http://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/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)

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

## 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 £32,313.60

This amount includes indexation which is 323/224. The floorspace subject to

## CIL

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

The CIL Liability is payable upon the commencement of development.

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

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)  
Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.

## 7. Street numbering

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

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

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.

[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

## 8. 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](mailto: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.

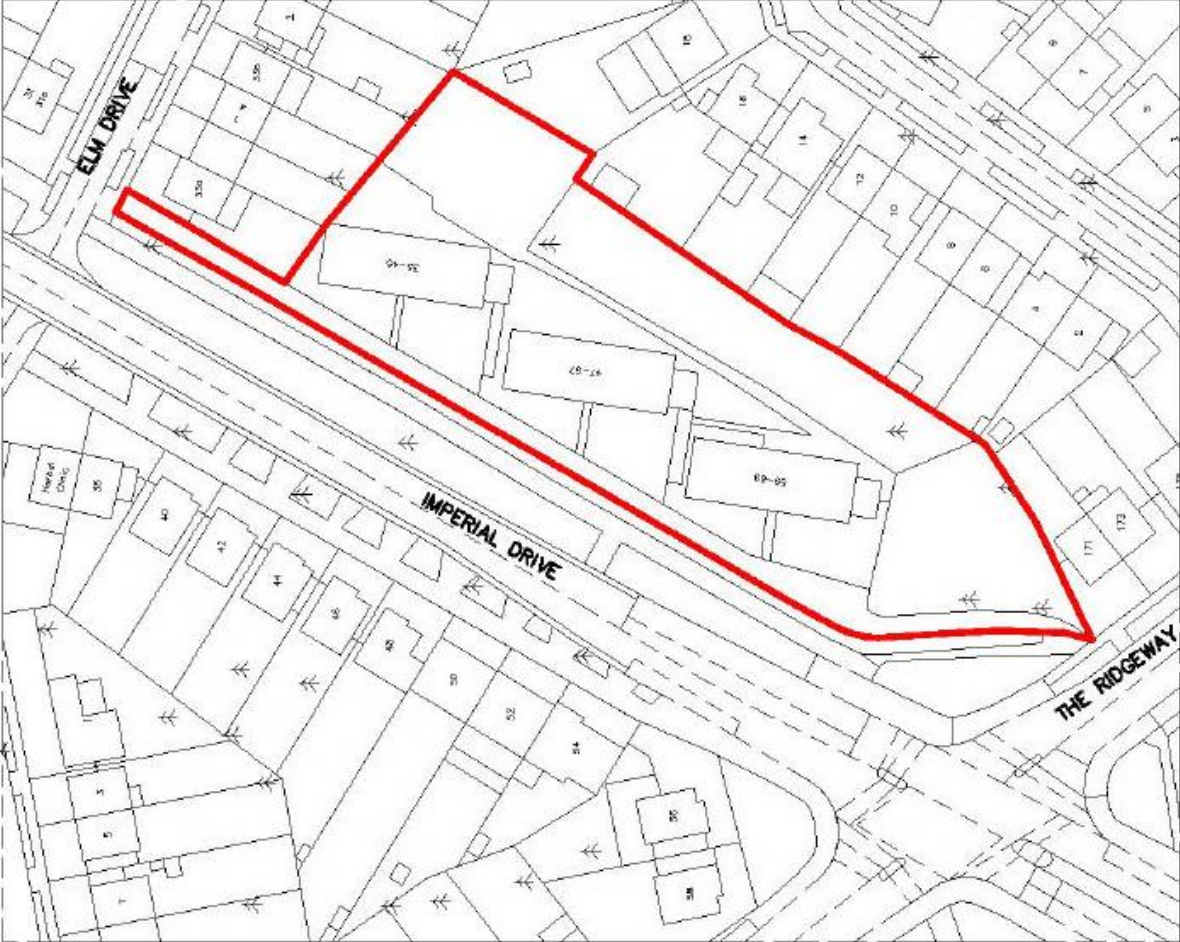
Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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.

**CHECKED**

|                                |                                |
|--------------------------------|--------------------------------|
| Interim Chief Planning Officer | Orla Murphy pp Beverley Kuchar |
| Corporate Director             | Paul Walker 5.6.2020           |

**APPENDIX 2: SITE PLAN**



### APPENDIX 3: SITE PHOTOGRAPHS







# Appendix 4 – Plans and Elevations





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