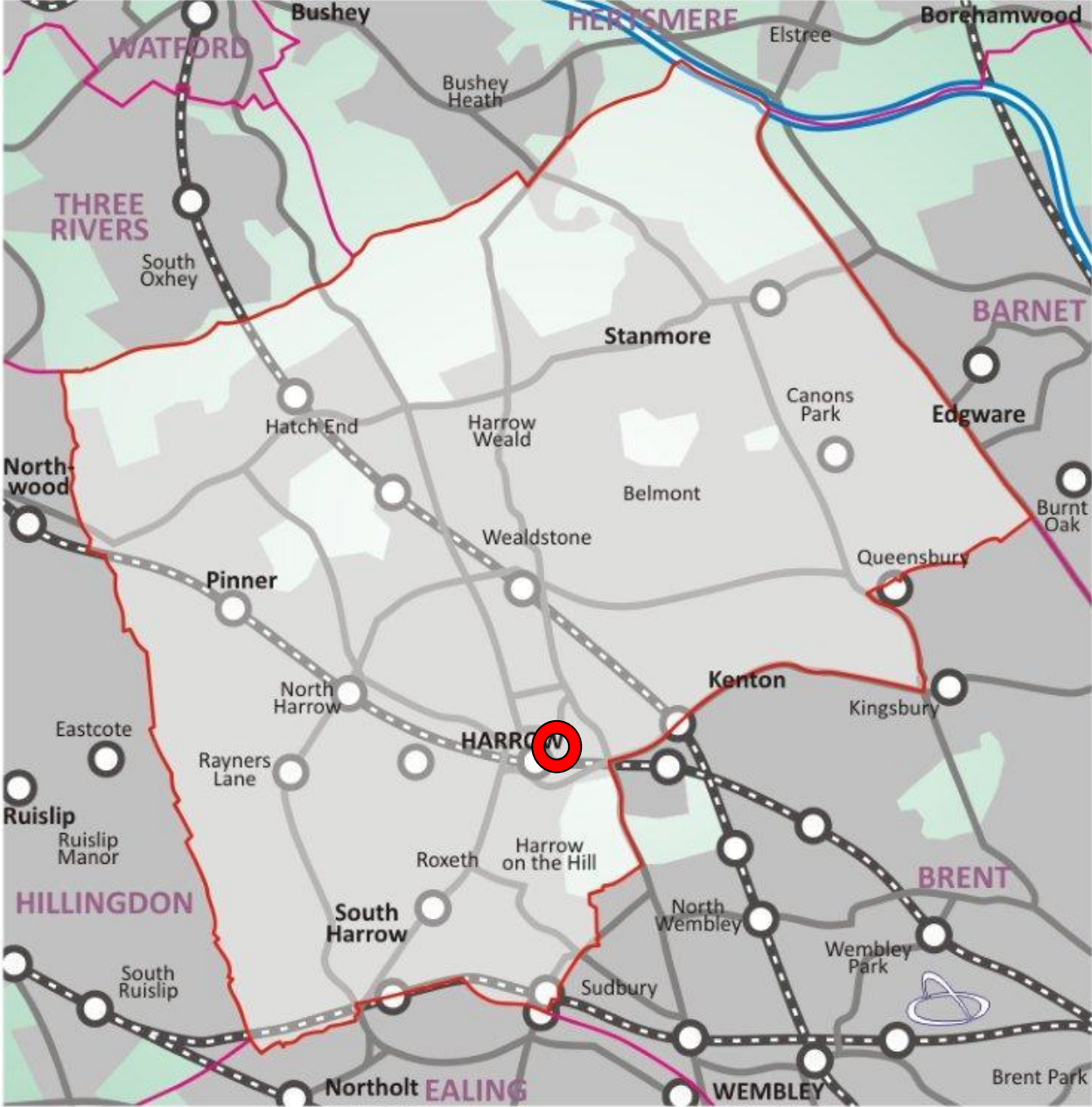


 = application site



100-102 Headstone Road	P0714/20
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100-102 Headstone Road HA1 1PF



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th June 2020

APPLICATION NUMBER: P/0714/20
VALID DATE: 19th MARCH 2020
LOCATION: 100 - 102 HEADSTONE ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 1PF
APPLICANT: MR VICK PATEL
AGENT: WSP INDIGO
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 20th APRIL 2020 (EXTENDED 31st JULY 2020)

PROPOSAL

Redevelopment to provide two storey building with habitable roofspace to be used as house in multiple occupation (HMO) for up to 17 residents (sui generis)

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to authority being delegated to the 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) Prior to occupation of the development notify all prospective owners, residents, occupiers or tenants of the units of the development that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
 - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
 - iii) Planning Administration Fee: Payment of £1580 administration fee for the monitoring and compliance of the legal agreement

RECOMMENDATION B

That if, by 31st July 2020 or such extended period as may be agreed in writing by the Interim Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Interim Chief Planning Officer to **REFUSE** planning permission for the following reason:-

The proposed development in the absence of a legal agreement for the restriction of resident parking permits would result in a detrimental impact on the capacity and safety of the Highway network, would fail to comply with the requirements of policies DM42 and DM50 of the Development Management Policies Local Plan 2013, policy AAP 19 of the Harrow and Wealdstone Area Action Plan (2013) and the Supplementary Planning Document: Planning Obligations (2013).

REASON FOR THE RECOMMENDATION

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.

INFORMATION

The application is reported to the Planning Committee as the proposal relates to the construction of more than 2 dwellings. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
GLA Community	£15,610.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£49,060.00

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 Polices 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 a disused builders yard located on the western side of Headstone Road. Headstone Road features a mix of building types.
- 1.2 The adjoining properties are residential, mainly two-storey Victorian buildings with bay windows varying in sizes and height. On the opposite side of the road (north east of the site), the properties are in mixed use with shops on the ground floor and residential above. .
- 1.3 The site is in close proximity to Harrow Town and within 10 minute walk from Harrow on the Hill Station.
- 1.4 The site is located within a Critical Drainage Area. There are no other site specific constraints on the site.

2.0 PROPOSAL

- 2.1 It is proposed to erect a two-storey purpose built residential development with accommodation within the roof space
- 2.2 The main bulk of the proposed building would be set approximately 3m from the front boundary line and edge of the pavement / walkway. The proposed building would be approximately 15.0m deep and 10.0m wide.
- 2.3 The proposed development would provide a House in Multiple Occupation for up to 17 residents (sui-generis). The submitted plans do not provide any car parking as this will be a car free development but shows refuse storage, cycle storage and communal amenity space.

3.0 RELEVANT PLANNING HISTORY

3.1

Ref no.	Description	Status & date of decision
P/3326/19	Redevelopment to provide two storey building with habitable roofspace to be used as house in multiple occupation (hmo) for upto 15 residents (sul generis)	Refused 14/10/2019
Reasons for refusal: 1. The proposed development, by reason of the poor design and layout and resultant outlook and orientation to the side bedrooms facing north, would provide a poor quality living arrangement to the detriment of the living conditions of future occupiers of the proposed development, contrary to the National Planning Policy Framework (2019) policy 7.6B of The London Plan (2016) policies DM1 and DM30 of the Harrow Development Management Policies Local Plan (2013) and the Mayor of		

London SPD (2016).

2. In the absence of a satisfactory Flood Risk Assessment the development has failed to demonstrate that it would be resilient and resistant to the risk of flooding within the site and elsewhere, to the detriment of the future occupiers of the site. The proposal would therefore be contrary to the National planning Policy Framework (2019), policy 5.12B/C of The London Plan (2016), Core Policy CS1U of Harrow Core Strategy (2012) and policies DM9 and DM10 of the Development Management Policies Development Plan Document (2013).

P/1915/19

Redevelopment to provide two storey building with habitable roofspace to be used as hmo for upto 15 residents

Refused
27/06/2019

Reasons for refusal:

1. The proposed development by reason of failure to meet the minimum required Gross Internal Area floorspace standards would give rise to a substandard and poor quality accommodation to the detriment of the residential amenities of the future occupiers, contrary to policies 3.5C and 7.6B of The London Plan (2016), policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Documents Residential Design Guide (2010).
2. The proposed development, by reason of the excessive number of occupiers that it would accommodate would represent an overly intensive use of the site and in the absence of satisfactory common amenity space, would provide a poor quality living arrangement for future occupiers, and would cause excessive level of disturbance to the detriment of the living conditions of future occupiers and the amenities of the adjoining occupiers. The proposed development would therefore be contrary to the National Planning Policy Framework (2019) policy 7.6B of The London Plan (2016) policies DM1, DM30 and DM42 of the Harrow Development Management Policies Local Plan (2013).
3. In the absence of a Flood Risk Assessment the development has failed to demonstrate that it would be resilient and resistant to the risk of flooding within the site and elsewhere, to the detriment of the future occupiers of the site and future occupiers. The proposal would therefore be contrary to the National planning Policy Framework (2019), policy 5.12B/C of The London Plan (2016), Core Policy CS1U of Harrow Core Strategy (2012) and policies DM9 and DM10 of the Development Management Policies Development Plan Document (2013).
4. The proposed large entrance door to the side elevation, by reason of inappropriate location would receive inadequate natural surveillance from the highway and would give rise to a risk or fear of crime, to the detriment of the safety of future occupiers of the residential unit, contrary to Policy 7.3 of The London Plan (2016) and Policy DM2 of the Harrow

Development Management Policies Local Plan (2013).		
P/1182/18	Redevelopment to provide two storey building with habitable roofspace comprising of 5 flats (3 x 2 bedroom flats 1 x studio flat and 1 x 1 bedroom flat); bin and cycle stores	Granted 24/01/2019
P/3526/13	Outline permission for layout only: Two storey building to provide 7 flats	Refused: 22/01/2014 Appeal dismissed
P/1785/12	Outline application for access: redevelopment of builders yard/store/offices to provide two buildings (a 3 storey building fronting headstone road and 1.5 storey building at the rear) to create 6 flats and 2 houses respectively.	Refused: 18/10/2012

4.0 **CONSULTATION**

- 4.1 A total of 12 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 09th April 2020 . One comment was received which is summarised below.

Concern regarding constant changes.

*Officers Response
Noted*

4.3 **Statutory and Non Statutory Consultation**

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

Consultee and Summary of Comments

LBH Highways

No objections subject to S106 Agreement for permit restrictions , condition for construction logistic plan and cycle parking.

LBH Drainage

No objection subject to conditions.

Environmental Health Officer

No objection subject to conditions

Secure by Design Officer

No objection subject to condition

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied; it is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP], the Draft London Plan (2019) 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 policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Design, Character and Appearance of the Area
- Residential Amenity and Accessibility
- Traffic, Parking and Drainage
- Sustainability

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 3.55; 7.4
- The Draft London Plan 2019:D1
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM30

Loss of Employment Site & Re-use of site for residential development

- 6.2.3 The site is an established builder's yard albeit not currently operational. It is relatively small and is unusual in being so constrained by residential properties immediately adjacent on either side as well as to the rear and it is therefore likely that the number of employees to be associated with any business activities on this site will be small. It is therefore considered that, although the loss of the builder's yard will result in the loss of an employment-generating use and hence jobs associated with it, the loss would be relatively small and would not have a significant detrimental impact on the local economy in Harrow.
- 6.2.4 The site has not been allocated as a housing site within the Local Plan, and as such is considered to be a "windfall site". Policy DM1 directs assessment of suitability of such site against set criteria. The application site lies within a 'Developed Area' as identified in the Local Plan. This site has previously been developed. The application site is located within an existing residential area, and as such the infrastructure has been developed to provide good transport links for existing residents. Furthermore, there are no known physical or environmental constraints at this site.
- 6.2.5 Headstone Road is characterised by a mixture of varying properties including a parade of local shops, flatted developments but mainly two-storey terraced and semi-detached houses on narrow plots of land built in the Victoria era. There are also services and facilities available within reasonable walking distance of the site. The principle of residential development is therefore acceptable against the criteria set out in Policies CS1 and DM1 subject to an assessment of the scheme against policies having regard to design, parking, and means of access as well as amenity of the occupiers of adjoining premises.
- 6.2.6 Paragraph 3.55 of the London Plan (2016) identifies that shared accommodation or houses in multiple occupation are a strategically important part of London's housing offer, which meets distinct needs and reducing pressure on other elements of the housing stock.
- 6.2.7 Policy DM30 of the DMP (2013) supports the provision of large houses in multiple occupation (HMO's), residential hostels and secure accommodation subject to compliance with the following criteria a) there is good accessibility to local amenities and public transport; b) they accord with Accessible Homes Standards and provide satisfactory living conditions for the intended occupiers; and c) there

will be no adverse impact on the amenity of the occupiers of neighbouring properties of the character of the area.

- 6.2.8 It is considered that the principle of this type of housing accommodation is acceptable, as it provides an increased supply of smaller accommodation and is located in an area in close proximity to local amenities and sustainable transport modes. The principle of a residential use has already been established under a recently approved application P/1182/18. The other policy requirements are dealt with in the sections below.

6.3 Design and Character of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 7.6
- The Draft London Plan 2019:D1
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1

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 proposed scale and massing of the proposed building has already been accepted under a recently approved application P/1182/18, albeit with its use as flats. The differences of this current scheme are the internal layout (which is now for rooms) and some external changes including additional flank windows . The overall design of the building remains the same as for the approved scheme of 2018.

6.3.3 The pattern of development in the area is mainly made up of terraced, detached, semi-detached properties and blocks of flats. The proposed development would result in a marked change in appearance of the site, which currently has flat roofed single storey structures on the site. The structures are set back from the front of the site which fronts Headstone Road. The proposed development would have a building line similar to that of the adjoining buildings bringing it in line with the rest of the building line along Headstone Road in terms of height and width. This change in appearance of the site and streetscene is considered to be acceptable. Furthermore, the proposed building does not fill its width and the low level nature of the building ensures that it doesn't appear excessive in scale or bulk.

6.3.4 The use of a traditional hipped roof with single ridges reduces the bulk of the proposed roof, especially when viewed from the front. As mentioned above the proposal would retain a gap to the side boundaries and therefore it is considered

that the proposal would sit well on the site and would not result in a cramped development.

6.3.5 As the area is mixed in character with existing flat developments, it is considered that the proposed fenestrations and brick build would be of a similar design to the existing developments and therefore would not be out of keeping within the streetscene.

6.3.6 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. A condition has been attached to this permission for details of all external materials which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish would need to be approved prior to commencement.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM2; 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)

6.4.2 The neighbours immediately adjacent to the site are Nos. 104 and 98 Headstone Road. The impact of the proposal on these neighbours would be largely the same and so can be addressed together.

6.4.3 The new building would be a minimum of approximately 1.4m and 1.5m respectively from the adjacent neighbours and would be set on a similar building line, and as such would not project beyond the front or rear building line of these neighbours.

6.4.4 Furthermore, the proposed development would not dissect the 45 degree lines taken from the closest rear corners of these properties. The proposal would therefore preserve the outlook of neighbouring houses from their front and rear windows.

6.4.5 It is noted that the first floor windows proposed at the rear would be closer to the garden areas of No.s 104 and 98 Headstone Road, however this is not considered to exacerbate any overlooking issues over and above that which is currently experienced as this is characteristic of traditional suburban areas. It is noted that both neighbouring buildings feature side windows, however during a site visit it was noted that these are obscure glazed and not primary windows.

- 6.4.6 The windows in the flank elevations would at ground floor level would serve a plant room, a laundry room, shared kitchen/diner and a bathroom, these rooms would not be in constant use and would offer views of the flank wall of the neighbouring properties which is considered acceptable. The windows in the first and second floor serve bathrooms and wc's, it is considered that given that these windows are small and would be obscure glazed there would be an acceptable impact on neighbouring properties within regard to overlooking.
- 6.4.7 The boundary treatments are of an acceptable height and materials and would also have an acceptable impact on neighbouring light and outlook. In view of the above it is therefore considered that the proposed building would have no unacceptable impact on the living conditions at these neighbouring properties in terms of loss of light, outlook and privacy.

Impact of the proposed use on Neighbouring Amenity

- 6.4.8 The site is near to a number of neighbouring residential uses. it is considered that the maximum 17 residents would not result in significant increase in disturbance to the amenities of local residents.
- 6.4.9 Given the above, it is considered that the development would have an acceptable impact on neighbouring residential amenities.

Amenity of future occupiers

- 6.4.10 All the residents would have access to a communal garden space which is approximately 120sqm and there are community parks nearby therefore the amenity space is considered to be appropriate and would accord within the minimum standards set out in the Mayoral Housing SPG (2016).

Room Size and Layout

- 6.4.11 The proposal includes the formation of a total of 13 room shared accommodation (House in Multiple Occupation, or HMO). As the proposed units would be subject to licencing, separate from planning permission, a detailed assessment is not provided here of whether the proposal fully complies with licencing standards; nor does this permission serve as confirmation of compliance with HMO licencing.
- 6.4.12 The proposal would provide 7 single occupancy rooms and 4 double occupancy room It is noted that each of the proposed units would meet the minimum required size for a single occupancy HMO bedroom, and eight of the rooms would have a private en-suite bathroom with an additional four communal bathrooms/shower rooms. The first and third floors have an internal height of 2.7m and the fourth floor has an internal height of 2.6m, thus the units would have good floor-to-ceiling height. Given their layouts, circulation space would not be unreasonable for HMOs. Each of the units has windows providing reasonable degrees of light and outlook. There are no apparent issues with regard to overlooking or lack of privacy to the units themselves.

- 6.4.13 The site is located within a residential area close to the town centre and the surrounding land uses would not adversely affect the amenities of the future occupiers of the units. The units are shown to be single aspect, however it is considered that due to the size of the windows and the detached nature of the building, the proposed residential units would provide good levels of outlook from all of the habitable rooms.
- 6.4.14 The submitted plans demonstrate that floor to ceiling heights have been achieved in accordance with the requirements of The London Plan (2016) which states that the nationally described space standard sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. This is in order to address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, which sets a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- 6.4.15 The proposed development would provide a high quality layout and design and care has been taken to ensure the privacy and amenities of all occupiers would not be compromised.

Accessibility

- 6.4.16 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM2 of the Harrow DMLP (2013) seeks to ensure that buildings and public spaces are readily accessible to all
- 6.4.17 The submitted plans and accompanying Design and Access Statement indicates that the proposed ground floor units would meet “accessible and adaptable” objectives. It is evident from the plans that external door widths and turning circles would be sufficient to accommodate wheelchair users and to meet these standards. A condition is recommended to be attached to the permission, should approval be granted which would require the units to be built to these standards. Subject to this, the proposed dwellings would provide an acceptable level of accessibility in accordance with the above policies.

Refuse

- 6.4.18 A waste storage area has been shown on plan, however the details of the structure have not been provided on the plans submitted with this application. It is noted that the site has sufficient space for the provision of this and as such a condition has been attached to this permission for details to be submitted and approved by the local planning authority in line with the Council’s Refuse Code of Practice.

6.5 Traffic, Parking and Drainage

6.5.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9; DM10; DM42
- London Plan Policy 6.3, 6.9, 6.13
- The Draft London Plan Policy T4, T5, T6

Traffic

6.5.2 Policy DM42 of the DMP gives advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

6.5.3 The proposed development is broadly accepted in highway and transport terms. The Highways Officer has commented that the proposal is within a PTAL 6 location, meaning that access to public transport is excellent. More facilities are available within a 10 minute walk in Harrow town centre where the PTAL is 6 as well. It is proposed to not provide any on-site car parking spaces as part of the development. It is considered that given the amount of residential units proposed, in conjunction with the application site's close proximity to the Harrow Town Centre, this would be acceptable taking into account comments of the Highways Engineer who has raised no objection for a car free development. As this is a car free development, the Highways Officer has recommended that a permit restriction be secured via a Section 106 agreement to ensure that future occupiers are not entitled to apply for parking permits unless they are disabled.

6.5.4 Details of secure cycle storage for 20 cycles have been provided and a condition has been attached to ensure that this is maintained as approved.

6.5.5 Subject to a S106 agreement, it is therefore considered that the development would not result in any unreasonable impacts on highway safety and convenience.

Drainage

6.5.6 The site is within surface flood zone 3a according to the surface water flood maps and therefore there is a high risk of flooding which is of concern given that there are ground floor units proposed. Therefore, the development should be protected against flooding. There would also be an increase in flood risk, due to displacement of water from the proposed development into the neighbouring properties. Therefore suitable measures to address flooding issues including flood displacement storage, flood mitigation measures, and surface and foul water disposal should be provided. The submitted FRA has been reviewed by the Drainage Authority and found to be sufficient. Further details are required with regard to Compensatory Flood Storage, Mitigation Measures and Drainage Strategy. Conditions have been recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would contribute to 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 and the amenities of existing neighbouring occupiers and future occupiers of the development. It would not harm the setting of the listed and locally listed buildings.
- 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.

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 in accordance with the following approved plans and documents: 100-102HEAD-SP01; 100-102HEAD-PPE02; 100-102HEAD-LEVELS-EXISTING; 100-102HEAD-LP01; 100-102HEADSTONE-LEVELS; Design and Access Statement; Flood Risk Assessment.

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

3 Materials

The development hereby approved shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a. the buildings;
- b. the ground surfacing; and
- c. the boundary treatment.

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

REASON: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable.

4 Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site or land adjacent (inclusive of retaining wall(s) structural detail), have been submitted to, and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

5 Drainage 1

The development hereby permitted shall not progress beyond damp course level until details of the works for the disposal of sewage to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

REASON: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems.

6 Drainage 2

The development hereby permitted shall not proceed beyond damp course level until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

REASON: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems.

7 Drainage 3

The development of any building hereby permitted shall not be commenced until flood mitigation and displacement measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

8 Landscaping 1

Notwithstanding the approved plans, a landscape management plan, including species numbers/locations, long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved. Details are required prior to occupation to ensure a satisfactory form of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO THE OCCUPATION to ensure a satisfactory form of development and avoid potentially unenforceable conditions.

9 Landscape 2

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 5 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 ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement).

10 Refuse

Prior to occupation of the development hereby permitted details of the appearance including materials of the refuse storage together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing.

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

11 Recycle Storage

The cycle storage thus approved shall be carried out and implemented in full on site in accordance with the approved details and shall be retained as such thereafter.

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

12 Secure by Design

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 requirement cannot be met. Secure by design measures shall be implemented where practicable 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.

13 Communal Facilities for Television Reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. 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 development 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: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

14 Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a detailed demolition and construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) measures for the control and reduction of dust;
- h) measures for the control and reduction of noise and vibration; and
- i) How traffic would be managed to minimise disruption.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

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. This condition is a PRE-COMMENCEMENT condition as the proposed measures must be in place prior to commencement of works.

Informatives

1 **Policies**

The following policies are relevant to this decision:

National Planning Policy Framework (2018) (NPPF)

The Draft London Plan 2019:

Policy D1 London's form and characteristics
Policy D2 Delivering Good Design
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards
Policy D5 Accessible Housing
Policy H2 Small Sites
Policy H12 Housing Size Mix
Policy SI13 Sustainable Drainage
Policy T3 Transport Capacity, Connectivity and Safeguarding
Policy T4 Assessing and mitigating Transport Impacts
Policy T5 Cycling
Policy T6 Car Parking
Policy T6.1 Residential Parking

The London Plan (2016):

3.3 – Increasing Housing Supply
3.5 – Quality and Design of Housing Developments
3.8 – Housing Choice
5.2 – Minimising Carbon Dioxide Emissions
5.3 – Sustainable Design and Construction
5.12 – Flood Risk Management
5.13 – Sustainable Drainage
6.3 – Assessing Effects of Development on Transport Capacity
6.9 – Cycling
6.13 – Parking
7.1 – Building London's Neighbourhoods and Communities
7.2 – An Inclusive Environment
7.3 – Designing Out Crime
7.4 – Local Character
7.6 – Architecture

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development
Policy DM 2 – Achieving Lifetime Neighbourhoods
Policy DM 10 – On Site Water Management and Surface Water Attenuation
Policy DM 12 – Sustainable Design and Layout
Policy DM 14 – Renewable Energy Technology
Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature
Policy DM 21 – Enhancement of Biodiversity and Access to Nature
Policy DM 22 – Trees and Landscaping
Policy DM 23 – Streetside Greenness and Forecourt Greenery
Policy DM 24 – Housing Mix
Policy DM 27 – Amenity Space
Policy DM 42 – Parking Standards
Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Residential Design Guide (2010)
Mayor Of London, Housing Supplementary Planning Guidance (2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

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

PARTY WALL ACT:

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

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

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

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

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

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 Pre-application Engagement

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended). This decision has been taken in accordance with paragraphs 187- 189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £15,610 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of ££15,610 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 446 sqm. You are advised to visit the planning portal website where you can download the appropriate document templates.
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

7 Local CIL

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly. 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 Harrow CIL Liability for this development is: £49,060.

8 Building Control

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

9 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

CHECKED

Interim Chief Planning Officer	Orla murphy pp Bev Kuchar
Corporate Director	Paul Walker 5.6.2020

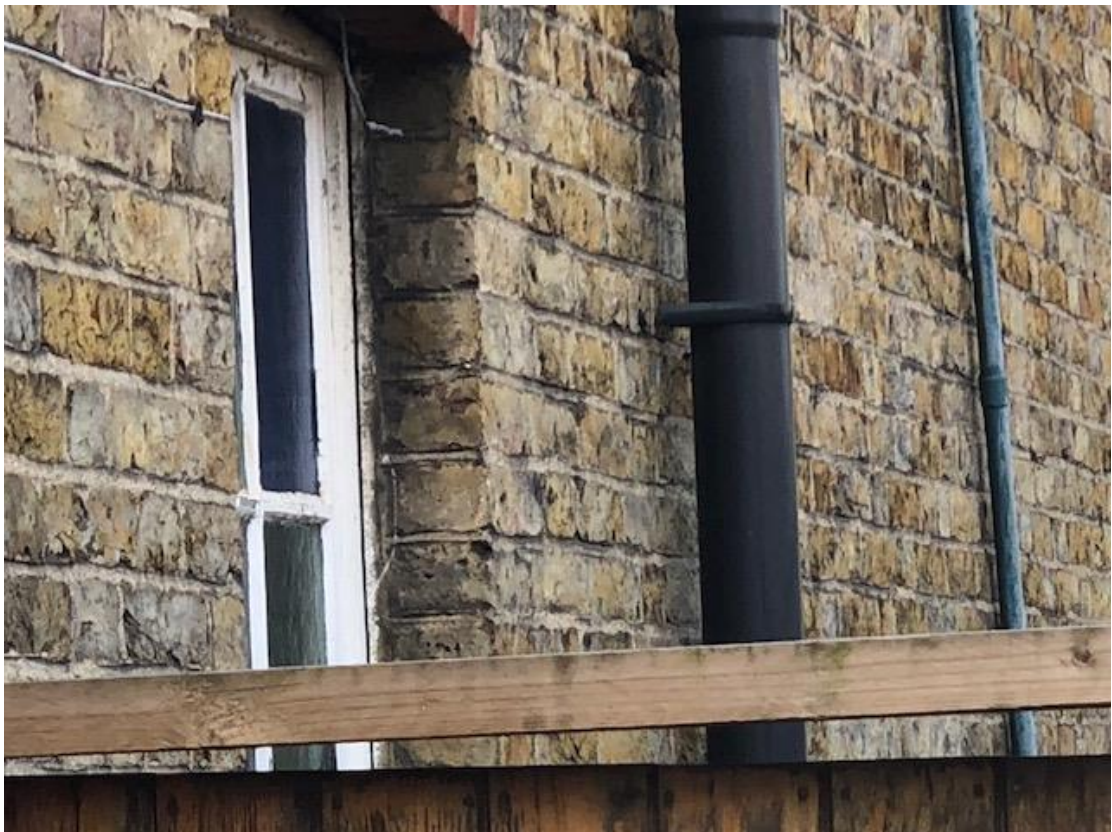
APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS









APPENDIX 4: PLANS AND ELEVATIONS



<p>PROJ. NO. 100-102-2020-001 DATE 10/11/2019 SCALE 1/8" = 1'-0"</p>	
<p>CLIENT 100-102 Headstone Road PROJECT 100-102 Headstone Road PHASE PRELIMINARY ARCHITECTURAL DATE 10/11/2019</p>	
<p>DESIGNER [Firm Name] PROJECT MANAGER [Name] ARCHITECT [Name]</p>	
<p>NOTES:</p>	

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