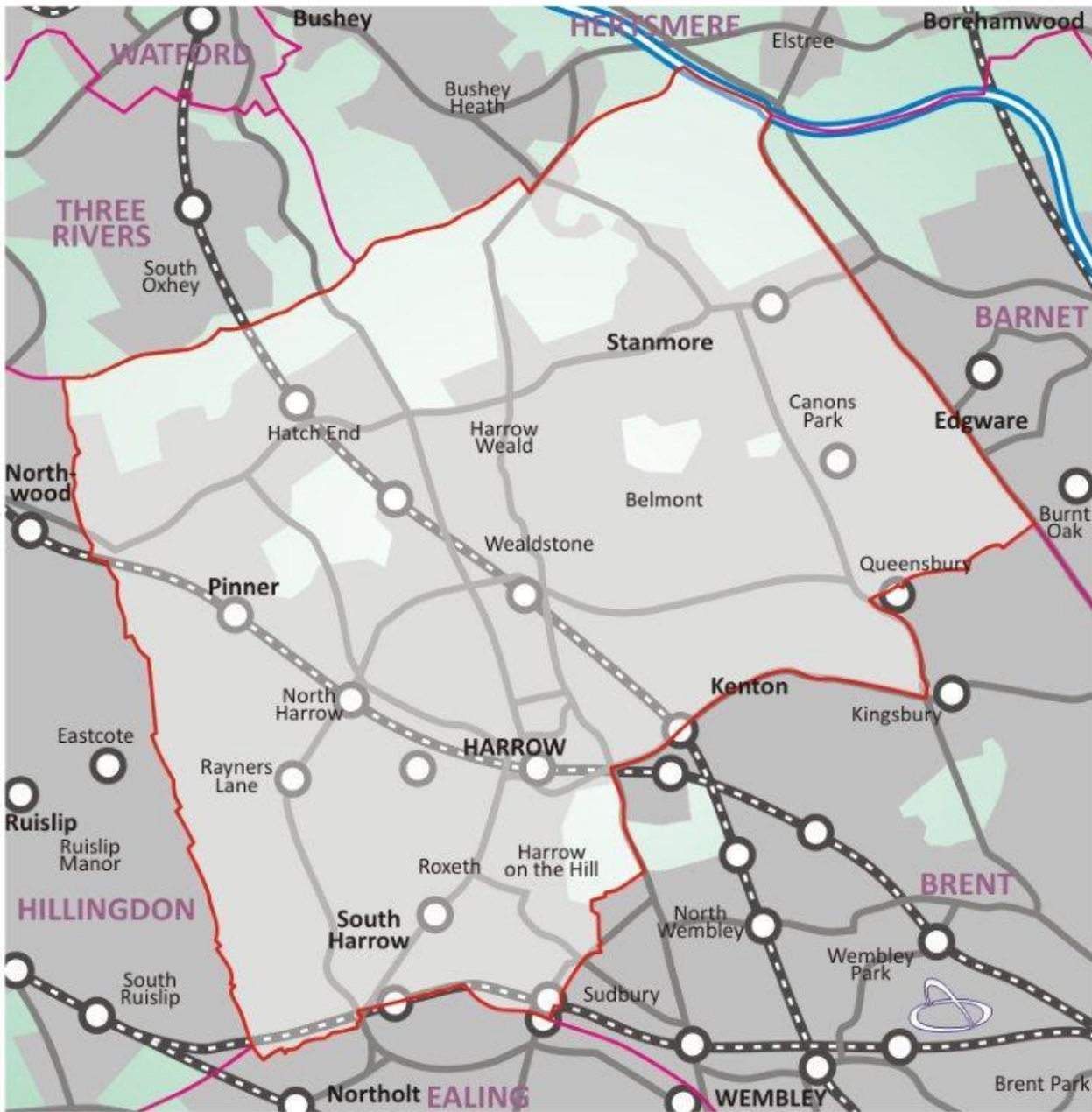


 = application site



<b>Address of Site</b>	<b>P****/20</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

17<sup>th</sup> June 2020

**APPLICATION NUMBER:** P/0773/20  
**VALID DATE:** 23<sup>rd</sup> MARCH 2020  
**LOCATION:** REAR OF 91 - 93 HIGH STREET,  
**WARD:** CANONS  
**POSTCODE:** HA8 7DB  
**APPLICANT:** TOZERPLAN DEVELOPMENTS SUDBURY LTD  
**AGENT:** PPM PLANNING LIMITED  
**CASE OFFICER:** NABEEL KASMANI  
**EXTENDED EXPIRY DATE:** 24<sup>th</sup> JUNE 2020

### PROPOSAL

Redevelopment to provide four x two storey (1 bed) dwellings; bin and cycle stores; landscaping;

### RECOMMENDATION

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 the conditions listed in Appendix 1 of this report:

### REASON FOR THE RECOMMENDATIONS

The proposal would respond appropriately to the site, local context, massing and architectural appearance and 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. Given the context of the site, the proposal would not unacceptably impact upon the adjacent heritage designations or amenity of neighbouring occupiers. Furthermore, the transport aspects of this proposal are considered to be in accordance with strategic and local transport policies.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed development is worthy of support.

## **INFORMATION**

This application is reported to Planning Committee as it would provide the construction of more than three dwellings and therefore falls outside category 1(b) of Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	(E)13 Minor Dwellings
Council Interest:	n/a
Net Additional Floorspace:	118m <sup>2</sup>
GLA Community Infrastructure Levy (CIL):	£7,080
Local CIL requirement:	£18,716

## **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 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 proposed access does not adversely affect crime risk.

## **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises a single storey building attached to the rear of no. 91 High Street and associated hardstanding. The subject building was formerly used as a print works (Use Class B1c), but has since been converted into four studio flats (Use Class C3) following prior approval application P/5642/17/prior.
- 1.2 No. 91 High Street consists of a commercial unit on the ground floor with residential flats above. The ground floor of no. 93 High Street features a commercial unit fronting High Street and a self-contained residential flat at the rear.
- 1.3 Rodwell Place, a two-storey building comprising five self-contained flats adjoins the application site to the south-east. Nos. 61 and 61A Mead Road, adjoins the application site to the south and is sited perpendicular to the subject building.
- 1.4 The application site is located within the Edgware High Street Conservation Area and is within the setting of grade II listed 85, 87, 89 and 95 High Street. The application site is also located within an Archaeological Priority Area
- 1.5 The application site is within Edgware Town Centre and has a public transport accessibility level (PTAL) of 6a.

## **2.0 PROPOSAL**

- 2.1 The subject proposal is for demolition of the existing building and the construction of four x two storey, 1 bed terraced dwellinghouses.
- 2.2 The proposed dwellinghouses would have a width of 5.7m, a depth of 6.9m and a maximum flat roof height of 6m. Private amenity space would be provided to the front of the dwellinghouses. The forecourt would also feature designated cycle storage.

## **3.0 RELEVANT PLANNING HISTORY**

<b>Ref no.</b>	<b>Description</b>	<b>Status &amp; date of decision</b>
P/0774/07:	Certificate of lawful existing use: continued use of ground floor of number 93 for light industrial use (class b1)	Granted: 08/06/2007
P/5642/17/Prior	Conversion Of Light Industrial (Class B1c) To 4 Self-Contained Flats (Class C3) (Prior approval of transport & highways impacts of the development, and of contamination risks and flooding risks on the site, and whether the building is within an	Granted: 12/03/2018

	area that is important for providing industrial services or storage / distribution services or a mix of those services and impacts of residential premises on the sustainability of those services)	
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#### **4.0 CONSULTATION**

- 4.1 A total of 37 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 13<sup>th</sup> April 2020.
- 4.2 A site notice was placed outside the application site on 16<sup>th</sup> April 2020. The application was advertised in the local press on 26<sup>th</sup> March 2020
- 4.3 No responses have been received following the public consultation
- 4.4 Statutory and Non Statutory Consultation
- 4.5 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

#### **Consultee and Summary of Comments**

##### **LBH Conservation Officer**

The site is located to the rear of 91-93 High Street comprising an area of hardstanding and makeshift single storey outrigger extension behind 91. This is a former printworks.

The proposal would fit in with the backland character of the site given scale, siting and design including materials. A simple, robust and practical design is proposed that would be subordinate to the principal buildings along the High Street and aligned with the other outriggers in a similar adjacent location. The proposed areas of green landscaping here would provide an enhancement. Given the scale of development is just for 4 residential units, and the existing conservation area has some historical residential use, this is not out of keeping in this instance. Commercial uses would remain dominant in the area.

Historic England's comment on archaeological matters. The proposal only affects the setting of the listed buildings in a minor way given the limited prominence of the proposals and as there is little or no perception or understanding of the listed buildings from the site or the approach from Mead Road.

Therefore the proposal is considered to preserve the character and appearance of the conservation area and the setting of the listed buildings. Historic England's GLAAS team should comment on the archaeology matters.

##### **LBH Planning Policy**

The proposal would seek to replace a residential element to the rear of this parade of shops, with residential units of better quality. The proposal would not result in the loss of employment floorspace, nor would it be located within the secondary shopping frontage of the Edgware Town Centre. Planning Policy have no objection to this application.

#### **LBH Highways**

This proposal is within a ptal 6a location meaning that access to public transport is considered to be excellent. The flats provided under P/5642/17/PRIOR will be removed as part of this development therefore, the parking associated with those would no longer be required. If the shops and other flats do not have use of this land too, then the loss of parking space is acceptable.

We generally do not support upright cycle storage as it is not easy to use and cannot accommodate non-standard cycles. It would be preferable to seek an alternative storage solution to ensure that cycling is able to be considered a realistic option for all future residents.

The waste and refuse storage team should advise if the servicing and refuse collections would be acceptable.

#### **LBH Waste and Refuse**

No Comment

#### **LBH Drainage**

No Objection subject to conditions

#### **Historic England Archaeology**

The site lies on the edge of an archaeological priority area. Archaeological investigations both to the north and the south of the site have recorded medieval field and boundary ditches and residual medieval pottery. Such remains are considered to be of low significance and it is likely that similar remains could survive within the site. In light of likely low significance of the archaeology and the small scale of the proposed works, it is unlikely that there would be a substantial archaeological impact at this location. No further assessment or conditions are therefore necessary.

#### **London Borough of Barnet**

No Comment

## **5.0 POLICIES**

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

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

- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant 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
- Character, Appearance and Heritage
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage
- Biodiversity

### **6.2 Principle of Development**

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.8
- The Draft London Plan (2019): H1
- Harrow Core Strategy (2012): CS1, CS10

- Harrow Development Management Policies (2013): DM37

6.2.2 The subject building is currently in use as four self-contained residential units following the prior approval to convert the former print works. The residential use of the site (Use Class C3) is therefore established. The existing residential units are substandard and do not provide a high quality form of accommodation. The proposed dwellinghouses would meet the relevant space standards (as detailed in section 5.4 of the report) and would therefore provide an improvement in the quality of residential accommodation for the occupiers.

6.2.3 On this basis, it is considered that the proposed residential units would comply with the housing growth objectives and policies of the Harrow Development Plan. Furthermore, the use of the site for residential accommodation would be commensurate with the established existing use and would therefore not prejudice the functioning of the adjacent ground floor commercial unit which is designated as a secondary shopping frontage within the Edgware Town Centre.

6.2.4 The principle of development is therefore considered acceptable and would accord with the relevant policies in this regard.

### **6.3 Character, Appearance and Heritage**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6, 7.8
- The Draft London Plan (2019): D1, D2, HC1
- Harrow Core Strategy (2012): CS1,
- Harrow Development Management Policies (2013): DM1, DM7

6.3.2 The existing building occupies approximately half of the application site with the remainder of the site being hardsurfaced. The building itself is finished with corrugated steel and is of limited architectural quality. The proposed terraced block of housing would have an increased depth beyond the rear elevation of no. 91 High Street, but would be narrower in width. The proposed dwellinghouses would be well proportioned and would feature a simplified geometry and materials palette. The proposed flat roof profile would serve to mitigate the bulk and massing of the proposed development within the context of the application site.

6.3.3 The layout, form, appearance and design of the proposed terraced dwellinghouses are considered to be appropriate and would positively enhance the character and appearance of the locality.

6.3.4 The application site is within the Edgware High Street Conservation Area and the setting of grade II listed 85, 87, 89 and 95 High Street. The application was referred to the Council's Conservation Officer who has advised that the proposal would preserve the setting of the heritage assets subject to conditions. The application was also referred to Historic England Archaeology who have raised no objection to the proposal.



6.3.5 The proposal would therefore comply with the relevant policies in this regard subject to appropriate conditions.

## **6.4 Residential Amenity**

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.5, 7.6,
- The Draft London Plan (2019): D2, D4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1, DM27, DM45,
- Mayor's Housing SPG (2016)

### Neighbouring Occupiers

6.4.2 The application site is adjoined by residential uses to the east (within the first-floor rear elevations of the mid-terraced units fronting High Street), Rodwell Place to the south and no. 61/61a Mead Road to the west. There are no habitable windows on the first-floor rear elevation of no. 91 High Street or on the north-west facing elevations of Rodwell Place. On this basis, it is considered that the proposal would not have a detrimental impact on the residential amenities of those adjoining occupiers.

6.4.3 A habitable window is located on the first-floor rear elevation of no. 89 High Street. The submitted Daylight and Sunlight Report confirms that there would be no adverse effect on the level of daylight or sunlight to that respective adjacent window.

6.4.4 Nos. 61/61a Mead Road adjoins the application site to the south-west and consists of two self-contained flats with windows in the flank elevations. The proposed terraced dwellinghouse would be sited approximately 3.3m away from the adjacent flank elevation of nos. 61/61a Mead Road. It is likely that the windows within the flank elevation are either primary or secondary windows to habitable rooms. However, by virtue of their orientation within the flank elevation, the windows also favourably benefit from increased light and outlook obtained by virtue of the absence of development on the adjacent sites.

6.4.5 The submitted Daylight and Sunlight Report confirms that the proposed development would impact upon the level of daylight to the adjacent flank wall windows and rear window elevation of the adjacent ground floor flat. It is noted that the windows which would be most affected are the dual-aspect windows that likely serve the kitchen. These windows however would be afforded less protection as they serve a non-habitable room. Furthermore, the siting of the windows on the flank elevation contributes to their sensitivity to changing conditions and reliance on daylight and outlook over neighbouring land. Taking into account the limited degree of daylight and sunlight losses that would occur against the need to balance the efficient use of the previously developed site, it is

considered that the proposal would maintain an appropriate standard of amenity for the neighbouring residential occupiers at nos. 61/61a Mead Road.

- 6.4.6 For these reasons, it is considered that the proposed development would not have a detrimental impact on the residential amenities of the adjoining occupiers by reason of overshadowing, loss of light or loss of outlook. The proposal would therefore comply with the relevant requirements of the policies with regard to residential amenity.

#### Future Occupiers

- 6.4.7 The proposed residential dwellinghouses would adhere to the minimum space standards. Moreover, all the double bedrooms would be generously sized and would meet the minimum size and width requirements. The dwellinghouses have been designed in a manner which would seek to provide a dual-aspect on the ground floor. Although the primary window openings would have a northerly aspect, given the backland context of the application site and the existing development constraints, it is considered that the proposed dwellinghouses would benefit from acceptable levels of light and outlook. Furthermore, the proposed quality of residential accommodation when taken as a whole would be a significant improvement over the existing. Private amenity space would be provided to the front of the dwellinghouses and would be de-lined by close boarded fencing. Officers consider that the proposed dwellinghouses would provide a high quality of accommodation for the future occupiers and would accord with the relevant policies in this regard.

### **6.5 Traffic and Parking**

- 6.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (2019): T4, T5, T6, T6.1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

- 6.5.2 The subject site has a PTAL 6a and therefore benefits from excellent accessibility to sustainable transport modes. The proposal would be car free which would accord with the draft London Plan with regard to maximum parking standards. Designated cycle storage space would be provided within the forecourt for each dwellinghouse.

- 6.5.3 For these reasons, it is considered that the proposal would not have a detrimental impact on the safety and functioning of the highway. The proposal would therefore comply with the relevant policies in this regard.

### **6.6 Flood Risk and Drainage**

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13, 5.14
- The Draft London Plan (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.6.2 The Council's Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and informatives. The proposal would therefore comply with the relevant policies in this regard.

## **6.7 Biodiversity**

6.7.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19
- The Draft London Plan (2019): G6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM21

6.7.2 The development should seek to deliver net biodiversity gain within the site. Subject to securing this by condition, the proposal would therefore comply with the relevant policies in this regard.

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

7.1 The proposal would respond appropriately to the site, local context, massing and architectural appearance and 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. Given the context of the site, the proposal would not unacceptably impact upon the adjacent heritage designations or amenity of neighbouring occupiers. Furthermore, the transport aspects of this proposal are considered to be in accordance with strategic and local transport policies.

7.2 Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed development is worthy of support.

## **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

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

1662-01, 1662-02, 1662-03, 1662-04, 1662-05, 1662-06, 1662-07, 1662-08, 1662-09, 1662-10, 1662-11, 1662-12, 1662-13, 1662-14, 1662-15, 1662-16, 1662-17, 1662-18, 1662-19, 1662-20, 1662-21, 1662-22, 1662-23, 1662-31, 1662-32, 1662-33, Design and Access Statement, Archaeological Desk-Based Assessment (February 2019), Foul and Surface Water Drainage Strategy – Revision A, Heritage Statement (February 2020), Daylight, Sunlight and Overshadowing Report (February 2020), Energy and Sustainability Statement (12<sup>th</sup> February 2020), Transport Statement (February 2020),

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

#### 3. Levels

The development hereby permitted shall not commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

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 commencement of development to ensure a satisfactory form of development.

#### 4. Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a demolition and construction logistics plan has first been submitted to and agreed in writing by the Local Planning Authority. 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 of the development;
- d) the erection and maintenance of security hoardings;
- e) measures for the control and reduction of dust, noise and vibration

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 ensure the transport network impact of demolition and construction work associated with the development is managed and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers. Details are required prior to commencement of development to ensure a satisfactory form of development.

5. Surface and Foul Water Disposal

The development hereby permitted shall not be commenced until works for the disposal of surface and foul water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk. Details are required prior to commencement of development to ensure a satisfactory form of development.

6. Surface Water Attenuation

The development hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood. Details are required prior to commencement of development to ensure a satisfactory form of development.

7. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall proceed above damp proof course level until samples of the external facing materials, brickwork bond details, boundary treatment and ground treatment have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained

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

8. Landscaping 1

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above damp proof course level until there has been submitted to, and approved in writing, by the local planning authority, a scheme of hard and soft landscaping and boundary treatment. Soft landscape works shall include planting plans which also detail schedules of plants, noting species, plant sizes and proposed numbers / densities. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

9. Biodiversity

The development hereby permitted shall not proceed above damp proof course level until full details of the biodiversity enhancements have been submitted to, and agreed in writing by, the local planning authority. The enhancements to be considered should include (but not limited to) a biodiverse green roof, bat and bird boxes and Invertebrate bricks. The development shall be completed in accordance with the approved details prior to the occupation of the development and shall thereafter be retained,

REASON: To enhance the ecology and biodiversity of the area in accordance

10. Landscaping 2

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved dwelling, 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

11. Landscaping 3

All hardsurfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding

12. Cycle Storage

Notwithstanding the details shown on the approved plans, the development shall not be occupied until details of secure cycle storage including location of stands, type of cycle stands and shelters have been submitted to and approved in writing, by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the occupation of the development and shall thereafter be retained.

REASON: To provide secure, convenient and accessible cycle parking facilities

13. Refuse Storage

The refuse bins shall be stored at all times, other than on collection days, within the designated refuse storage area to be approved, unless otherwise agreed in writing by the local planning authority.

REASON: To avoid visual clutter within the streetscene and safeguard the character and appearance of the area.

14. Accessible Dwellings

Unless otherwise agreed in writing by the local planning authority, the internal specification of the dwellinghouses shall comply with Building Regulation Standard M4(2).

REASON: To ensure that all of the homes within the development are accessible to all

15. Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouse hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area and openness of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot, the openness of the site and availability of amenity space

16. 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 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

17. Flues and pipework

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

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

## **Informatives**

### 1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019) (NPPF)

London Plan (2016): 3.3, 3.5, 3.8, 5.13, 5.14, 6.3, 6.9, 6.13, 7.4, 7.6

Draft London Plan (2019): H1, D1, D2, D4, T4, T5, T6, T6.1, SI13, HC1

Harrow Core Strategy (2012): CS1

Development Management Policies (2013): DM1, DM10, DM27, DM37, DM42, DM44, DM45

Supplementary Planning Document: Residential Design Guide (2010)

### 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. The Party Wall etc. Act 1996

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>  
Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: [Ucommunities@twoten.com](mailto:Ucommunities@twoten.com)U4T

### 4. Mayoral Community Infrastructure Levy (provisional)

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 £7,080. This amount includes indexation which is 323/323. The floorspace subject to CIL may also change as a result of more



detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.  
[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/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

#### 5. Harrow Community Infrastructure Levy (provisional)

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 £18,716

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

## 6 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council 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.

## 7. Sustainable Urban Drainage

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

## 8. Compliance with 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.

9. Highways Interference

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.

10. Street Naming and 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)

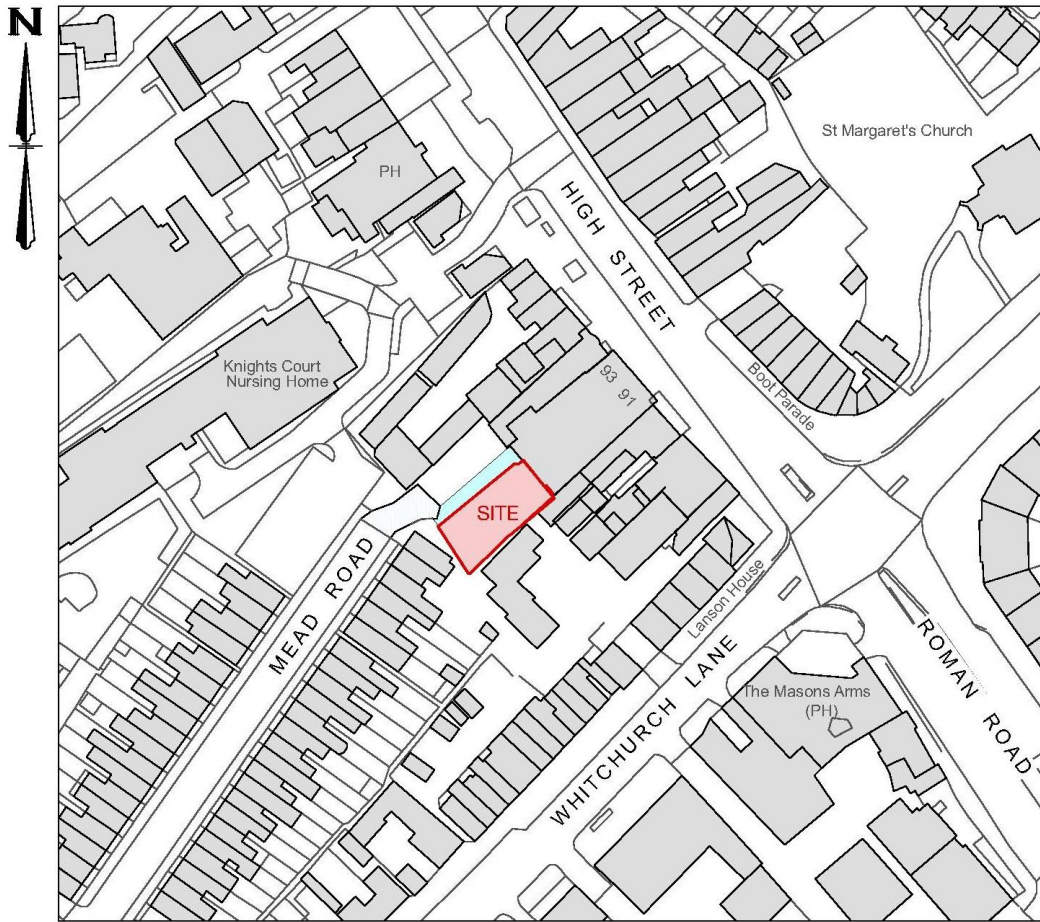
11. Window protection

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

**CHECKED**

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

## APPENDIX 2: SITE PLAN

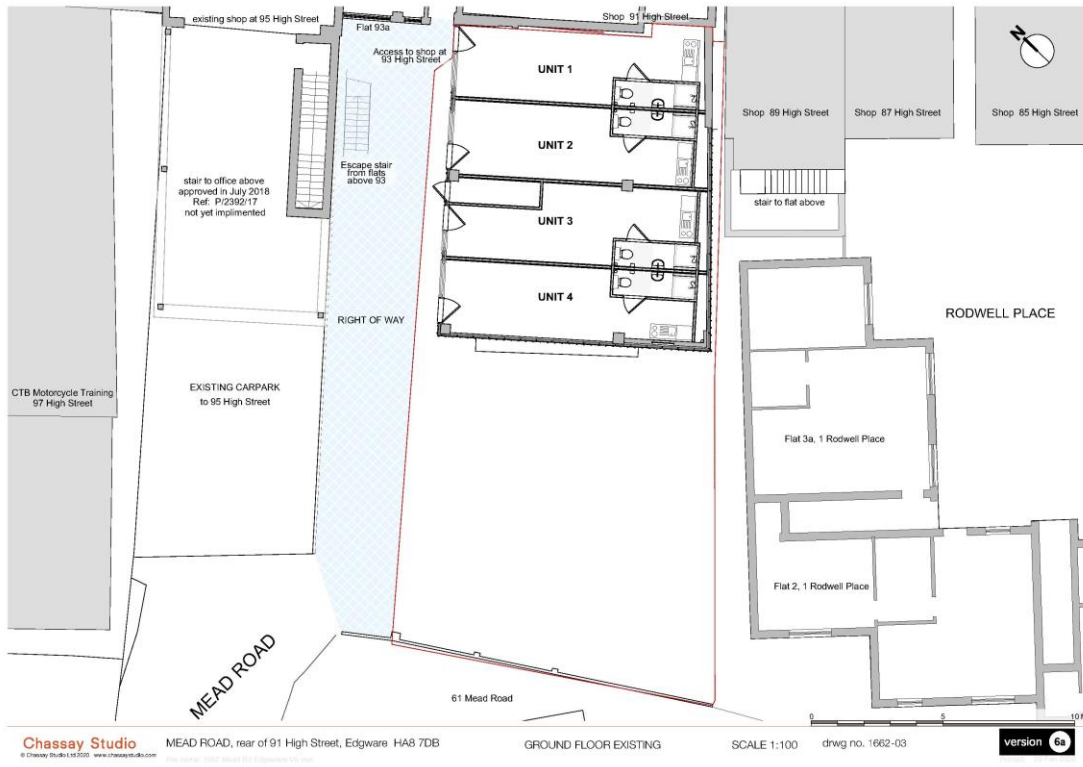


**APPENDIX 3: SITE PHOTOGRAPHS**





# APPENDIX 4: PLANS AND ELEVATIONS







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