

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 17th June 2020

1/01	<p><u>Addendum Item 1:</u></p> <p>Biodiversity Appraisal Update (Page 35) <i>Add the following:</i></p> <p>The applicant has submitted a Preliminary Bat Roost Assessment which details that the initial dusk survey observed no individual bats to emerge or re-enter the buildings. The Council’s Biodiversity Officer has reviewed the report and recommended conditions for mitigation and enhancement measures.</p> <p><u>Addendum Item 2:</u> Planning Conditions Update (Page 38) <i>Add the following condition:</i></p> <p><u>Biodiversity:</u></p> <p>The development hereby permitted shall not commence until full details of biodiversity mitigation and enhancements for the site have been submitted to, and agreed in writing by, the local planning authority. These shall include;</p> <ul style="list-style-type: none"> a) The incorporation of bat roosts, bird boxes, and invertebrate shelters (in the proportion of 3:2:1) to be permanently within the fabric of the new dwellings and associated structures, equivalent to at least one per dwelling, using a variety of built-in built structures to suit as wide a range of species within each species group as practicable b) Any such mitigation or enhancement measures that may be required by Natural England or Harrow Council as a result of the demolition of the former garages without the necessary roost assessments having been undertaken c) Maximising the biodiversity value of the soft landscaping via species choice, appropriate to location and climate adaptation d) The design and use of all exterior lighting, ensuring that this will minimise negative impacts on bats and their activities and, in particular, avoid direct lighting of the entrances to bat shelters e) A plan for the ongoing management and monitoring of the biodiversity
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	<p>enhancements for a period of 10 years from first occupancy</p> <p>These should be drafted/guided by a suitably skilled and experienced ecologist, and take account of the site, the proposed plantings and landscaping, the wider context of the site and the aims of the Harrow Biodiversity Action Plan, e.g. in relation to hedgehogs. Multi-occupancy boxes such as sparrow terraces count as one shelter. Invertebrate ‘bee bricks’ or smaller items will count as ‘half a shelter’. As well as the provision of bat tubes and crevice shelters, provision of access to roof space areas may also be appropriate. The applicant is also encouraged to incorporate advice from Natural England in this regard.</p> <p>REASON: To safeguard and enhance the ecology and biodiversity of the area. This is a Pre-commencement condition to ensure that measures are agreed and built-in to the development to enhance biodiversity on the site</p>
<p>2/01</p>	<p><u>Addendum Item 1:</u></p> <p>In order to fully address the drainage issues highlighted in condition no.8 regarding Surface Water Attenuation, it is proposed to change the wording of the condition to ensure the approved details are implemented and retained on site after approval.</p> <p>The condition would be changed to state:</p> <p>“The development of any buildings 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 completed in accordance with the approved details and thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided. This condition is a PRE-COMMENCEMENT condition.”</p> <p><u>Addendum Item 2</u></p> <p>Due to the amount of pre-commencement conditions it is considered appropriate to add an informative to the report to stress to the applicant their responsibilities in discharging the relevant and necessary conditions prior to starting construction of the proposal.</p> <p>It is proposed to add the following informative to the report:</p> <p>“INFORMATIVE: 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.”</p>

Ref no.	Description	Status & date of decision
P/3326/19 P/3641/19	Redevelopment to provide two storey building with habitable roofspace to be used as house in mutiple occupation (hmo) for upto 15 residents (sul generis)	Refused 14/10/2019
Reasons for refusal:		
<p>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).</p> <p>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>		
ADD P/3326/19	Variation of condition 2 (approved plans) attached to planning permission p/1182/18 dated 24.1.19 To allow for increase in depth of the building by 600mm at ground floor level to allow the rear ground floor flat to be used as a 2 bedroom 4 person flat.	Granted 30/09/2019
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:		
<p>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).</p>		

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

2/07	<p><u>Addendum Item 1:</u></p> <p>The previously granted permission ref: P/0587/18 created 11 HMO units and included a shared kitchen/dining area of 42sqm in size on the fourth floor.</p> <p>The proposed development ref: P/5297/19 creates 19 HMO units (8 more than ref: P/0587/18) and has a shared/dining kitchen area 41.6qm in size on the fourth floor.</p> <p>However, it is noted that the required size of a shared kitchen / dining area for an HMO of single occupancy rooms, as set out in Harrow Council's "Houses in Multiple Occupation Amenity Standards v.3" dated October 2018:</p> <p><i>Kitchen /Diner: 10m² (minimum for 3 sharing), plus 1m² for additional people sharing</i></p> <p>The proposal also states that a second kitchen should be provided for more than 10 occupants. That is, for 19 no. single occupancy HMO units, the minimum cumulative total required kitchen/dining area would be 133 sqm. The proposal therefore provides significantly above the minimum required shared kitchen/dining space. Although this is provided in a single kitchen/dining area rather than two, given the relatively generous size of amenity space provided and given that this area is reasonably sited so that it is within one floor of all units, it is considered that, for the purposes of planning, the proposed configuration is acceptable and provides a reasonable quality of shared space.</p> <p>It is noted that HMO licensing is separate from planning considerations and is not under the purview of the local planning authority. The granting of planning permission does not imply or confer a license or vis versa. Attention is drawn to Informative 14 of the report, which states:</p> <p><i>14. The applicant is advised that, this planning permission notwithstanding, the proposed HMOs are subject to separate licensing requirements. The applicant is advised to contact the Council's community safety team regarding required licensing: https://www.harrow.gov.uk/licences/licences-houses-multiple-occupation-hmos?documentId=12837&categoryId=210278.</i></p>
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Agenda Item 10 – Representations on Planning Applications

2/01	15 Aylmer Drive HA7 3EJ (P/0063/20)	Maxwell Nisner – Objector Bhavish Patel – Applicant Cllr Stephen Greek – Backbencher
2/06	11 Adelaide Close & 5 Aylmer Drive (P/5043/19)	Robert Daboul – Objector Ben Kelly – Agent/Applicant

