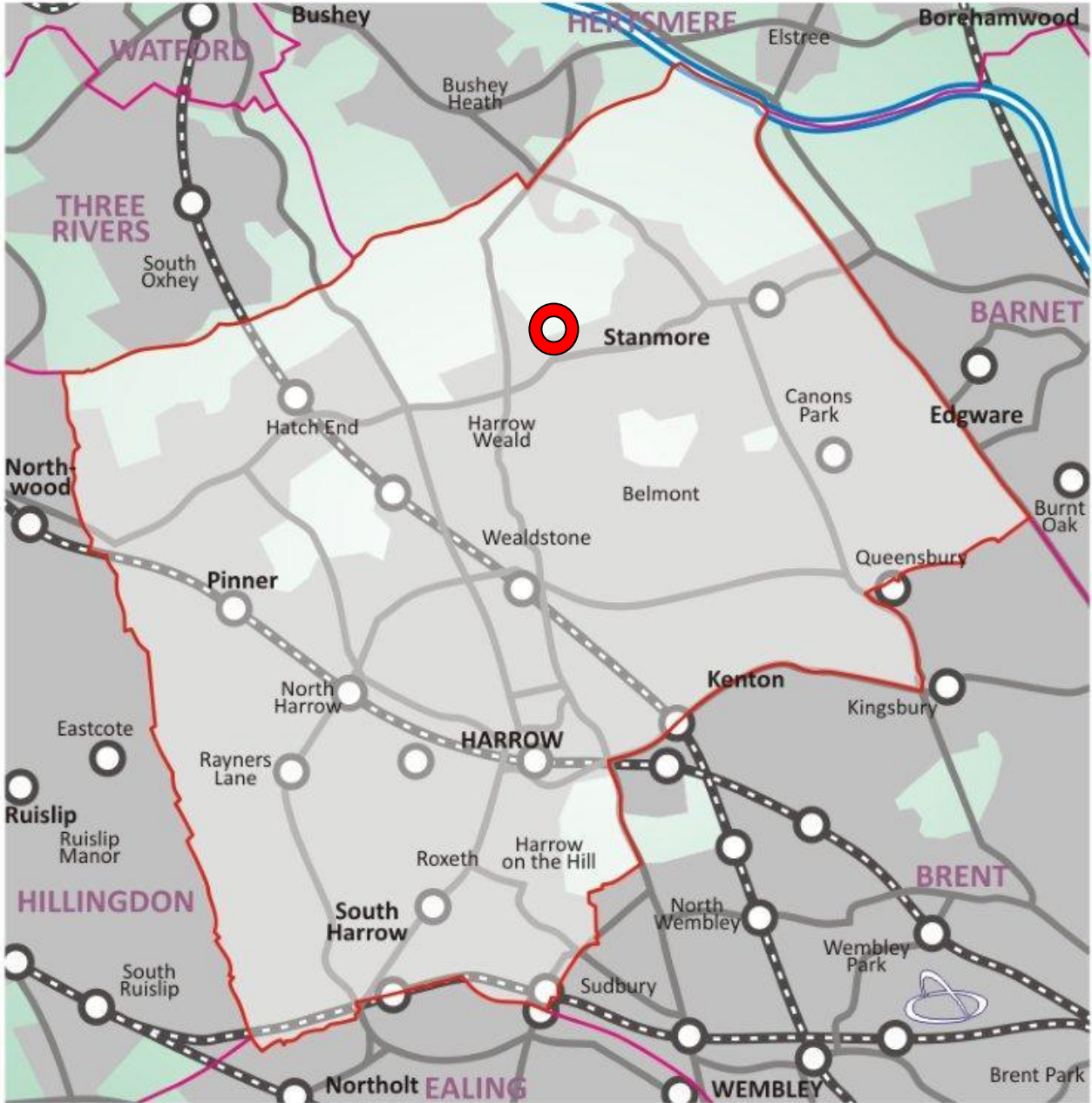


 = application site



Avondale Lodge 8 Pynnales Close	P/1138/20
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NOTES

1. This drawing is copyright of Studio V Architects Ltd
2. Use figured dimensions only



Location Plan

1 : 1250

Legend	
	Boundary Line

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd July 2020

APPLICATION NUMBER: P/1138/20
VALID DATE: 1st JUNE 2020
LOCATION: AVONDALE LODGE 8 PYNNALES CLOSE
STANMORE
WARD: STANMORE PARK
POSTCODE: HA7 4AF
APPLICANT: MR VIJAY KARA
AGENT: STUDIO V ARCHITECTS
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 29th JUNE 2020 (EXTENDED to 29th JULY 2020)

PROPOSAL

Re-Development To Provide A Two Storey Dwellinghouse (1 X 7 Beds) With Basement And Habitable Roofspace; Parking; Boundary Treatment; Landscaping; Bin / Cycle Store

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 RECOMMENDATION

The proposal would provide a high quality replacement family dwellinghouse which responds appropriately to the site, local context, height, massing and architectural appearance. Officers consider that the proposal would not have an unduly harmful impact on the amenity of neighbouring occupiers in terms of privacy/outlook; daylight, sunlight or overshadowing. 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 at the request of a nominated member due to public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
Net additional Floorspace:	922.70
GLA Community	£55,362
Infrastructure Levy (CIL) Contribution (provisional):	
Local CIL requirement:	£146,355

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.1 Pynnales Close is a quiet residential cul-de-sac largely characterised by detached properties with varying architectural styles, massing and forms, located of Church Road, near the junction with Uxbridge Road, Rectory Lane and Old Church Lane.
- 1.2 The application site consists of a detached single and part two-storey family dwellinghouse located on a wedge shaped plot at the turning head of Pynnales Close, Stanmore. Due to the wedge shaped plot, the front elevation of the subject property is set-back approximately 35m from the highway. The site levels increase by approximately 3m from the south to the north of the application site.
- 1.3 The adjoining property to the east, Woodhaven, is a part single and two-storey detached house that has been previously extended by virtue of single and two-storey additions. The front building line between the subject property and Woodhaven is uniform.
- 1.4 The adjoining property to the west, The Spinney, is a two-storey detached property located within a rectangular plot and is sited forward of the subject property. The front elevation is located broadly perpendicular to the subject property.
- 1.5 The application site is adjoined to the rear by the detached houses of nos. 3, 4 and 5 Halsbury Close. neighbouring boundaries. The submitted Arboricultural report suggests that to facilitate the development proposal, a total of six trees would require removal. The application site is also located within a Critical Drainage Area

2.0 PROPOSAL

- 2.1 The application proposes to re-develop the site to provide a new detached family home. The current proposal alters from the extant permission on the site by proposing to modify the basement, to bring the first floor of the front elevation in line with the ground floor element and to make alterations to the façade and fenestration of the dwelling.
- 2.2 As with the dwelling with extant permission, the proposed replacement house would have a rectangular form and would be two-storeys in height, with a single storey rear element and habitable accommodation within the basement and roof space. The proposed dwellinghouse would feature a pitched/gabled roof form with a maximum height of approximately 11m.
- 2.3 The siting of the replacement property would not be altered from the previous approval. It would be orientated further south and the front elevation would be sited further forward than the existing dwellinghouse. The front elevation would be sited approximately 26m from the highway. The rear elevation would be sited approximately 7m from the shared boundary to the north at its closest point.
- 2.4 As with the previous approval the application proposal also seeks to alter the levels of the site. As a result, the replacement building would be set approximately

600mm lower than the existing property. The ground immediately to the rear would also be excavated to provide a level patio area from the rear elevation and would then follow a steady incline so that the levels match the existing level adjacent to the rear boundary with the adjoining properties.

3.0 **RELEVANT PLANNING HISTORY**

P/0419/20	Re-development to provide a two storey dwellinghouse with basement and habitable roof space; parking and boundary treatment.	Granted by committee 29/05/2019.
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4.0 **CONSULTATION**

- 4.1 A total of 17 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 A site notice was posted on 4th June 2020 and Harrow Times Advert published on 4th June 2020.
- 4.3 The overall public consultation period expired 29th June 2020 and 1 objection was received and is summarised below along with the officer comments.

<p>Proposed house would overdevelop the site – <i>this is dealt with in the Character section below.</i></p> <p>Ground stability issues due to the enlarged basement – <i>This is a building control issue and is not a material planning consideration.</i></p> <p>Impact on TPO trees at 3 and 4 Halsbury Close – <i>Addressed in the trees section below.</i></p> <p>Loss of light/privacy – <i>Addressed in the neighbour amenity section.</i></p> <p>The proposal does not conform to the Conservation Area Appraisal – <i>Addressed in the Character section below.</i></p> <p>Unauthorised concrete has been laid on the site – <i>This is part of an enforcement investigation. This is summarised in the section below.</i></p>
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4.4 **Statutory and Non-Statutory Consultation**

- 4.5 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

This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network.

The development is on an unadopted road however, it should not be obstructed, closed or damaged during the demolition and construction works. The Construction Management Strategy is acceptable.

Highways have no objection to this proposal.

LBH Drainage

The **Drainage Strategy submitted is satisfactory**, however further following details are still required and can be conditioned.

LBH Conservation

This proposal is in the setting of the Stanmore Hill Conservation Area whose special character and appearance is outlined by the Stanmore Hill Conservation Area Appraisal and Management Strategy. Given the scale and siting of this scheme, which is a revision to an earlier approval, this would preserve the setting of this heritage asset.

LBH Landscape Architect

In the event of a n approval the suggested landscape conditions are set out in the previous comments, in the email attached dated 8th March 2019.

LBH Tree Officer

The updated report to reflect the enlarged basement and amendments to the previous scheme, is acceptable. This must be implemented exactly in accordance with the details therein.

Designing Out Crime Officer

The proposal can achieve a designing out crime award. This can be conditioned.

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 Development
- Character and Appearance of the Area/Conservation Area
- Residential Amenity
- Traffic, Safety and Parking
- Development and Flood Risk
- Trees and Development
- Accessibility
- Secure by Design
- Enforcement
- Conclusion

6.2 Principle of Development

The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016:3.3
- The Draft London Plan 2019: D1
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM24

6.2.1 Planning permission for a replacement dwelling was granted in May 2019 thereby establishing the principle of redeveloping the site. The proposal would require the demolition of the existing dwellinghouse. While there is no specific policy against

the principle of the demolition of the buildings, as they are not protected, Policy 3.14 does safeguard the loss of housing. The proposal would however provide a replacement house with a greater floorspace and would therefore not conflict with the policy in this regard.

- 6.2.2 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the replacement of a residential dwelling here and there has been no significant policy change since the previous approval on the site. Consequently, it is considered that the principle of a replacement dwellinghouse would be acceptable, subject to detailed consideration of the likely impact on the character and appearance of the surrounding area, neighbouring amenity, highway safety, flooding, trees and other matters addressed below.

6.3 Character and Appearance of the Area/Conservation Area

- 6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 3.3, 3.5, 3.8, 6.3, 6.9, 6.13, 7.4, 7.6, 7.8
- The Draft London Plan 2019: D1, D2, D3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM7 DM9, DM10, DM24, DM27, DM42, DM44, and DM45

Relevant Supplementary Documents

- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

- 6.3.2 Pynnales Close is predominantly a residential cul-de-sac located off Church Road, near the junction with Uxbridge Road and Old Church Lane. The western side of the street is characterised by modestly sized two-storey detached houses on rectangular plots. The eastern side of the road features Elms Lawn Tennis Club at its southern part, Dron House, Woodhaven and the subject site. The Spinney is located to the north of the turning head. These properties are located on larger plots and generally have a greater footprint than the neighbouring properties on the western side of the Close. Dron House in particular is a substantially large dwellinghouse. Owing to the wedge shape plot, the subject property and Woodhaven are set away from the road. There is a variety of architectural styles, form and massing of the homes on Pynnales Close.

- 6.3.3 The existing dwellinghouse is relatively unassuming given its set-back from the road and predominant single storey height. The existing property has not been modernised and has an out-dated appearance, which is out of odds with the more contemporary styles of the surrounding dwellings.

- 6.3.4 With regard to siting and layout, the proposed replacement house has not altered from the previous approval on the site. The proposed building would be orientated further to the south-east and sited forward of the existing building. The proposed building would therefore be approximately 14m further forward than the existing front elevation. It is considered that the proposed siting and setting space of the replacement dwelling would be acceptable and would not have a harmful impact on the character of appearance of the streetscene or the pattern of development within the locality.
- 6.3.5 The replacement dwellinghouse which was approved would be larger than the existing property by virtue of its proposed scale and massing. The current scheme proposes to extend the first floor forward in line with the ground floor on the front elevation. The proposal maintains a hipped roof profile with front and rear gable projections and a front projection along the western flank elevation. It was previously considered that these design features are consistent with the prevailing roofscape within the locality and the articulation would help to break up the mass and bulk of the replacement dwellinghouse, thereby reducing the visual dominance of the building when viewed from the streetscene. The proposed alteration to the front elevation is not considered to significantly alter this appearance nor the scale or bulk of the dwelling as previously approved and therefore officers consider this alteration to have a negligible impact on the design and character of the dwelling as approved.
- 6.3.6 The revised application would alter the size of the basement but would not cover an area which was over the size of the ground floor of the proposed dwelling. The basement would be entirely sunken and not visible within the streetscene. This part of the scheme would therefore not have a detrimental impact on the character and appearance of the surrounding area.
- 6.3.7 The application site is sited approximately 14.5m away from the boundary of the Stanmore Hill Conservation Area at its closest point (north-west of site). The subject site however does not adjoin the boundary of the Conservation Area. The Council's conservation officer does not consider that the alteration to the scheme would have a negative impact on the Conservation Area and raises no objection to the revised application.
- 6.3.8 Refuse storage details have been demonstrated on the landscaping plan within the rear garden. The refuse bins would therefore be screened away from public vantage points and would safeguard the visual amenities of the streetscene. However, only two bins are shown where three would be required. A condition has been added to obtain further details in relation to this.
- 6.3.9 Policy DM 23 of the Development Management Policies Local Plan (2013) states that: provision for hard and soft landscaping of forecourts, or which fail to contribute to streetside greenery where possible. The Landscape Architect has reviewed the submitted landscape plan and raises no objection to the soft landscape provision and generally raises no objection, subject to landscape and level details.

- 6.3.10 With regard to site levels, the proposed excavation and ground engineering works would result in the proposed replacement dwellinghouse being sited approximately 600mm lower than the existing dwellinghouse. The rear garden levels would also be altered to provide a rear terrace which would be in keeping with the ground floor finished floor levels (up to some 6m beyond the original rear elevation). The ground level would then gradually increase to match existing levels adjacent with the shared boundary with the neighbouring properties at the rear. Given the varied character, pattern of development and site context within Pynacles Close, it is considered that the proposed change in levels would not have a demonstrably harmful impact on the character or appearance of the area of appearance of the streetscene. Further details of the levels are required to ensure that the levels are adequate to ensure that suitable landscaping is achieved. A condition has been added to this effect.
- 6.3.11 Minor alterations to the fenestration detail have also been proposed which do not detract from the contemporary style and design ethos of the approved building.
- 6.3.12 It is therefore considered that the proposed development would not result in a detrimental impact to the character and appearance of the surrounding area, in accordance with the high quality design aspirations of the National Planning Policy Framework (2019), policies 3.5, 7.4, 7.6 and 7.8 of The London Plan (2016), policy CS1 of the Core Strategy (2012), policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document: Residential Design Guide (2010).

6.4 Residential Amenity

6.4.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM27
- London Plan Policy 7.4
- The Draft London Plan Policy D1, D6

Relevant Supplementary Documents

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

Residential Amenity of neighbouring Occupiers

6.4.2 The proposed replacement dwellinghouse would be sited further forward within the plot than the existing dwelling and would be orientated towards the south-east. By virtue of the increase footprint and massing, the proposed replacement dwellinghouse would inevitably appear more visually prominent within the streetscene and from the adjacent rear garden and patio areas of neighbouring dwellinghouses. However, the increased visual prominence was not considered to be harmful in the assessment of the previous scheme. The proposed alterations to the front elevation and the basement are not considered to significantly increase the bulk and therefore the impact on neighbouring amenity.

- 6.4.3 With regards to the adjoining property to the west, The Spinney, given the siting of that neighbouring dwellinghouse, the orientation to the proposed replacement dwellinghouse and the separation distance which would be provided, it is considered that the proposed replacement dwellinghouse would not have a detrimental impact on the residential amenities of that neighbouring dwellinghouse by virtue of overshadowing, loss of light or loss of outlook and the proposed alterations would not have a material impact on the residential amenity of the occupiers of this dwelling.
- 6.4.4 In relation to Woodhaven to the east, at its closest point, the proposed ground floor flank wall would be sited some 2m away from the shared boundary with that neighbouring dwellinghouse. However, the orientation of the building would skew the building line away from that shared boundary so that the rear elevation is sited approximately 9.5m away from that shared boundary. The proposed increase in the first floor would be over 6m from the boundary with this neighbour and would project 2.5m further forward than the approved first floor element. Given the site circumstances, this relationship is acceptable.
- 6.4.5 Nos. 3, 4 and 5 Halisbury Close adjoin the application site to the rear. The property is currently orientated towards the rear gardens of no 3. The approved dwelling house would be positioned more centrally within the plot than the existing dwelling and would be orientated towards the rear elevations of nos. 3, 4 and 5. A separation distance of 7.3m would be provided between the proposed rear elevation and the shared boundary with those adjoining dwellinghouses. At its closest point, the proposed first-floor rear elevation would be located approximately 12.5m from the shared boundaries with the respective adjoining neighbours.
- 6.4.6 Although it is acknowledged that the proposed rear facing windows and dormer would have an overlooking and privacy impact this impact was considered to commensurate with the residential character of the area in the assessment of the previous application. The previous application contained a condition to remove the floor to ceiling windows at first and second floor level as there were concerns that this could exacerbate the perception of overlooking. The full-length windows do not feature on this amended scheme and therefore the condition is not considered necessary for this revised proposal.
- 6.4.7 The proposal would feature a first-floor terrace at the north-western part of the dwellinghouse. Although this is not shown on the plans, the applicant has confirmed that they wish to use the flat roof in this location for this purpose. As with the previous approval, a condition is included for details of the privacy screen to be submitted prior to occupation to safeguard the residential amenities of the adjoining occupiers.
- 6.4.8 The proposal would have seven bedrooms and would meet the minimum floor areas set out within the London Plan (2016). Officers consider that the proposed replacement dwellinghouse would provide a high quality of accommodation for the future occupiers and would accord with the relevant policies in this regard.

6.4.9 It is considered the proposal would not have an unacceptable impact on the residential amenities of adjoining occupiers or the occupiers of the subject site in accordance with London Plan policy 7.6B and Development Management Policies Local Plan (2013) Policy DM1 and would therefore have an acceptable impact on neighbouring amenity.

6.5 Traffic, Safety and Parking

6.5.1 The relevant policies are:

- The London Plan 2016: 6.3, 6.9 and 6.13
- The Draft London Plan 2019: T4, T5 and T6
- Harrow Core Strategy 2012: CS1 R
- Harrow Development Management Policies Local Plan (2013): DM 42

6.5.2 Parking for several cars is possible on the frontage of the property and is therefore unlikely to cause issues as regards parking provision in the vicinity of the site or a severe or harmful impact for the surrounding highway network. Secure cycle parking is proposed on the side boundary of the site.

6.5.3 The applicant has submitted a Construction Method Statement. The submitted detail in relation to highways has been referred to the Councils Highways Officer who has raised no objection to the proposal.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- Development Management Policies Local Plan (2013): DM 9, DM10

6.6.2 The Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and basement protection details. The proposal would therefore comply with policies 5.12 and 5.13 of the London Plan (2016) and Policy and DM10 of the Development Management Policies (2013)

6.7 Trees and Development

6.7.1 The relevant policy is DM 22 of the Development Management Policies Local plan (2013).

6.7.2 There are protected trees on the site and on adjoining residential dwellinghouses. A Phase II Arboricultural Impact Assessment has been submitted with the application which has been updated to reflect the changes to the first floor of the dwelling and the basement. The report concludes that six trees would need to be removed to make way for the proposed development. The tree officer is satisfied that the details submitted are satisfactory. Subject to conditions for a detailed site-specific protection plan and method statement, officers consider that the proposal would be acceptable in this regard and would comply with the relevant policies. In addition, a condition has been added to ensure that the trees identified for

retention would be replaced if they die within five years of the completion of the development.

6.8 Accessibility

6.8.1 The relevant policies are:

- The London Plan 2016: 3.5, 3.8
- The Draft London Plan 2019: D5
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM2

6.8.2 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'. A Condition is recommended to ensure that the proposed development meets regulation M4(2) of the Building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.8.3 On this basis, it is considered that the proposal complies with the high quality design aspirations of the National Planning Policy Framework (2019), policies 3.5 and 7.2 of The London Plan (2016), policy CS1 of the Core Strategy (2012), policies DM1 and DM2 of the Harrow Development Management Policies Local Plan (2013) and the Supplementary Planning Document: Residential Design Guide (2010).

6.9 Secure by Design Issues

6.9.1 The relevant policies are:

- The London Plan 2016: 7.3.B, 7.13B
- Harrow Development Management Policies Local Plan (2013): DM1

6.9.2 It is considered that the development does not adversely affect crime risk. A condition has been attached to ensure that the scheme complies with Secure By Design requirements in accordance with the secure by design officer's recommendation.

6.10 Enforcement

6.10.1 There was an enforcement investigation for the commencement of construction of an outbuilding in the rear garden within the root protection area of protected trees. The outbuilding was constructed on piles without any major excavation so the damage to tree roots is minimal. It is understood that the outbuilding is required as a temporary structure for the storage of materials to be taken down on completion of the development. The applicant is advised to apply for a temporary permission to retain the outbuilding for this purpose. The enforcement action in

relation to the outbuilding is not a material consideration in relation to the current application.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would bring forward housing provision of a satisfactory mix, layout and design to ensure that the future occupiers would benefit from a high standard of living accommodation. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. Accordingly, the development would accord with development plan policies and is recommended for approval.

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS

1. Timing

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

REASON: To comply with the provisions of Section 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: PL01; PL03; PL04; PL05; PL06; ARJH-20-005-101; ARJH-20-005-102; ARJH-20-005-103; AR-STRU-1000; AR-STRU-1001; AR-STRU-1002; AR-STRU-1003; AR-STRU-1004; AR-STRU-1005; AR TMP-1001; AR PL-1002; Construction and Environmental Management Plan; Construction Management Strategy March 2020; Design and Access Statement January 2020; Basement Impact Assessment; Report on Ground Investigation October 2019; EA Flood Maps; Drainage Strategy Report – C2255-R1-REV-A; Phase 2 Arboricultural Impact Assessment updated 18/03/2020.

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.

4. 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.

5. 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 risk. Details are required prior to commencement of development to ensure a satisfactory form of development.

6. Basement Protection Plan

The development hereby permitted shall not commence until a basement protection plan has 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 risk.

7. Arboricultural Method Statement and Tree Protection Plan

The development hereby permitted shall not commence, including works of demolition, until a detailed Arboricultural Method Statement and Tree protection Plan have been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall contain full details of the following:

- a) sequence of operations
- b) tree protection methods
- c) tree protective fencing and ground protection

REASON: The existing trees represent an important amenity feature which the Local Planning Authority considers should be protected.

Details are required prior to commencement of development to ensure a satisfactory form of development.

8. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above podium slab level until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been submitted to, and approved in writing by, the local planning authority:

- a) All external appearance of the building
- b) Boundary treatment
- c) Ground treatment

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

9. Window Glazing

Save where varied by other conditions, no window(s) / door(s), other than those shown on the approved plans, shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents.

10. Refuse storage

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not be occupied until details (including elevations) of the scheme for the storage and disposal of refuse/waste for all residential units and the synagogue has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained. The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

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

11. Landscaping 1

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above podium slab 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. This shall include a landscape masterplan and details in both front and rear gardens, Soft landscape works shall include: planting plans which also detail the replacement planting along the boundary, and 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.

12. Landscaping 2

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and landscape maintenance schedules for all landscape areas, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out in a timely manner as approved.

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

13. Landscaping 3

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.

14. Landscaping 4

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.

15. Fencing

No demolition or site works in connection with the development hereby permitted shall commence before:

a: the frontage

b: the boundary of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety

16. 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; and to safeguard the amenity of neighbouring residents.

17. Trees Retention

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless otherwise agree in writing by the Local Planning Authority.

REASON: To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality.

18. Terrace Details

The development hereby approved shall not be occupied until details of a privacy screen for the terrace to the NW of the site 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 safeguard the privacy of the occupiers of the neighbouring occupiers and to ensure that the development achieves a high standard of privacy and amenity.

19. 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

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan 2016

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and balanced communities
- 5.3 Sustainable Design and Construction
- 6.9 Cycling
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

Intend to Publish Draft London Plan (2019):

- D1 London's form and characteristics
- D2 Delivering good design
- D3 Inclusive Design
- D5 Accessible Housing
- HC1 Heritage conservation and growth
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

- DM 1 – Achieving a High Standard of Development Policy
- DM 2 – Achieving Lifetime Neighbourhoods Policy
- DM7 – Heritage Assets
- DM 9 - Managing Flood Risk Policy
- DM 10 – On Site Water Management and Surface Water Attenuation
- DM 12 – Sustainable Design and Layout
- DM22 – Trees and Landscaping
- DM 24 – Housing Mix
- DM 27 – Amenity Space
- DM 42 – Parking Standards

DM 44 - Servicing
DM 45 – Waste Management

Relevant Supplementary Documents

Mayor of London Housing Supplementary Planning Guidance (2016)
Residential Design Guide Supplementary Planning Document (2010)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings
Historic England Good Practice Advice in Planning Note 3

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

4. 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

5. 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 £60,872. 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](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/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

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

6. Harrow 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 £111,101

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/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

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

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

7. 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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

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 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.

Checked

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Hugh Peart 9/7/2020

APPENDIX 2: SITE PLAN


NOTES

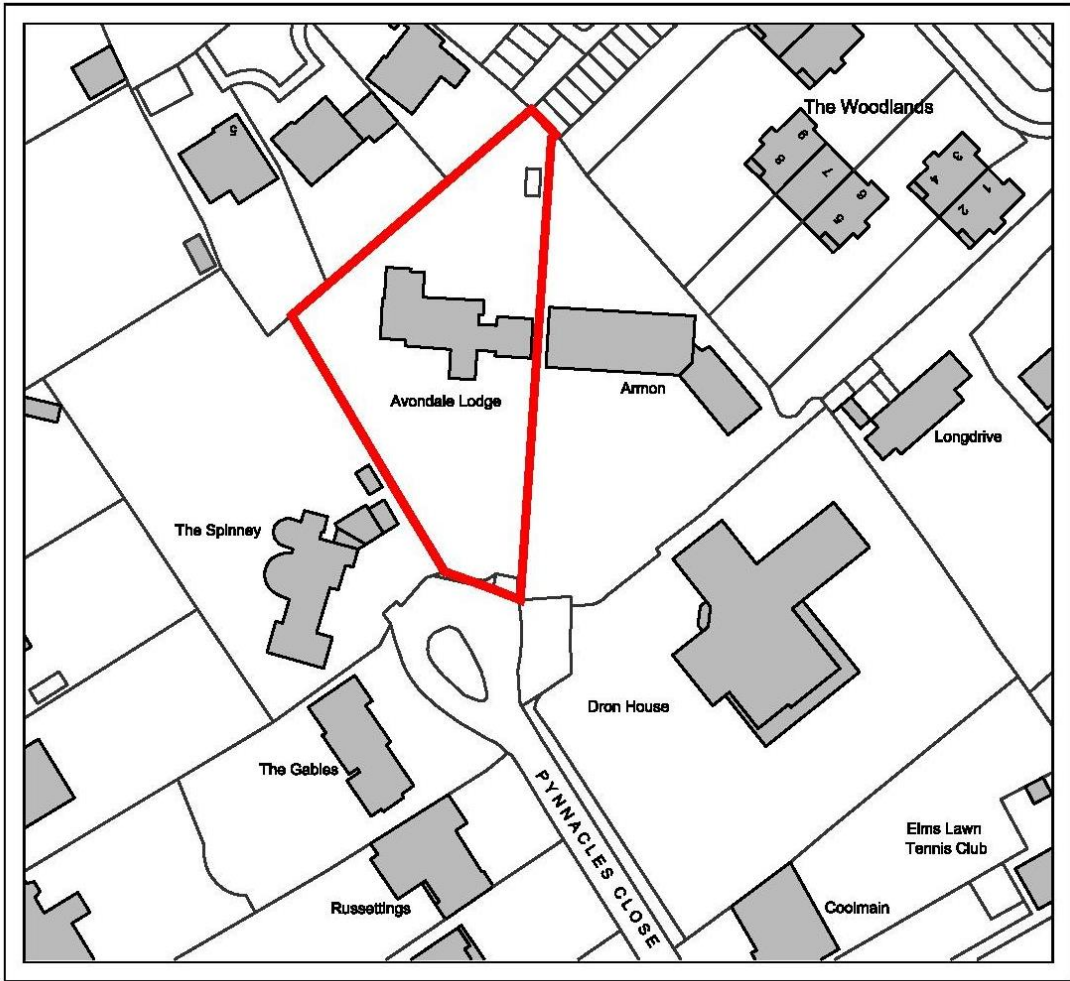
1. This drawing is copyright of Studio V Architects Ltd
2. Use figured dimensions only



Location Plan

1 : 1250

Legend	
	Boundary Line



APPENDIX 3: SITE PHOTOGRAPHS



Front elevation from adjoining highway



Existing dwellinghouse



Existing west facing flank wall



Existing rear elevation

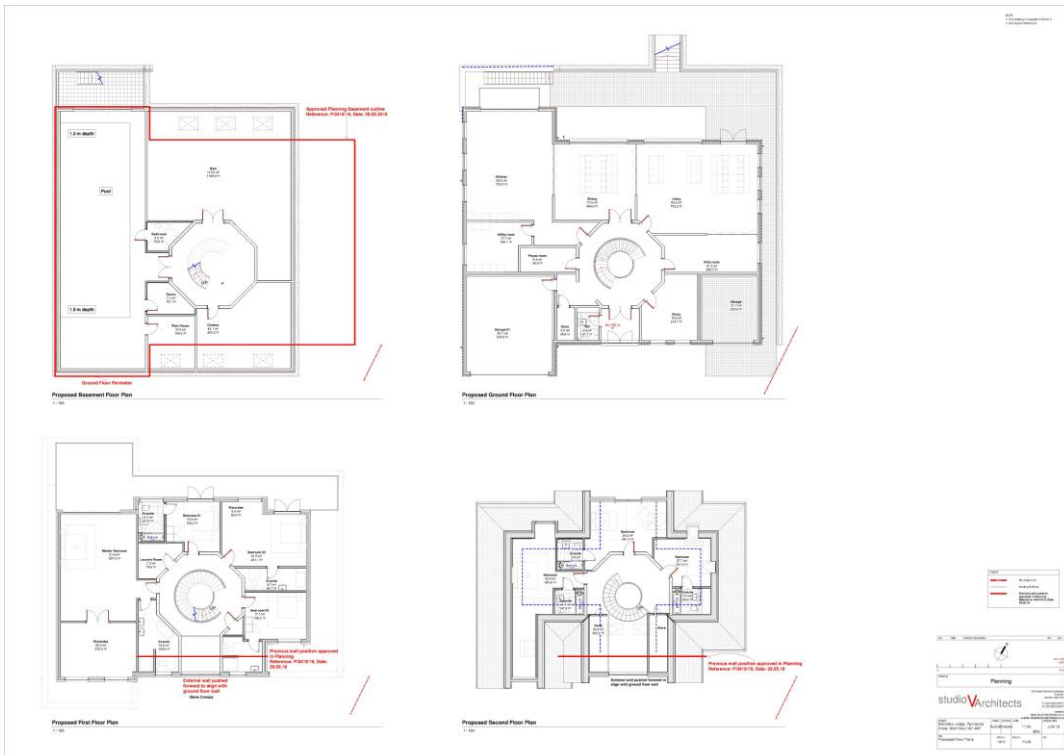


Existing rear elevation



Rear garden

APPENDIX 4: PLANS AND ELEVATIONS



Proposed Floor Plans



Proposed Elevations



Proposed Streetscene/layout

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