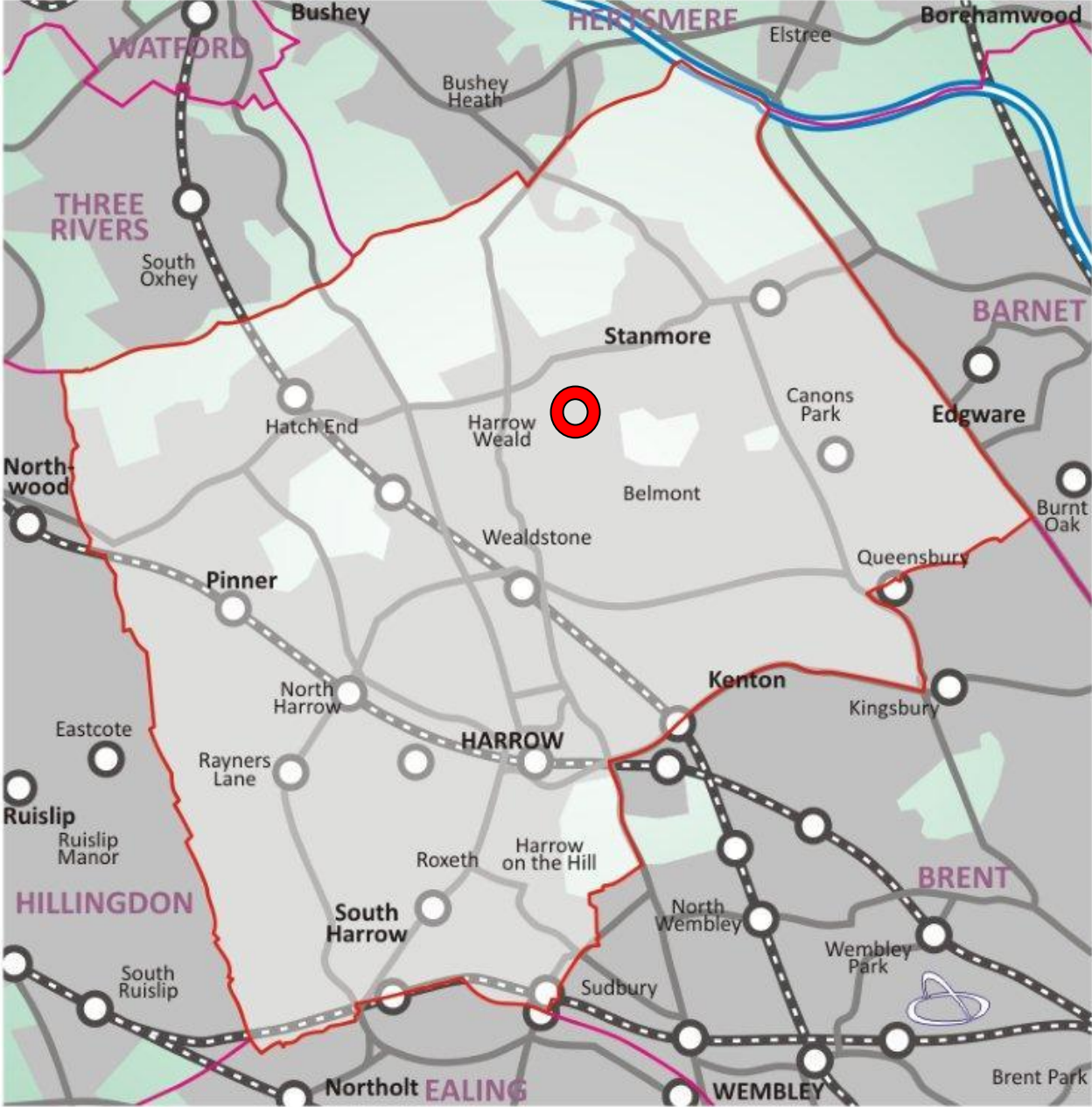
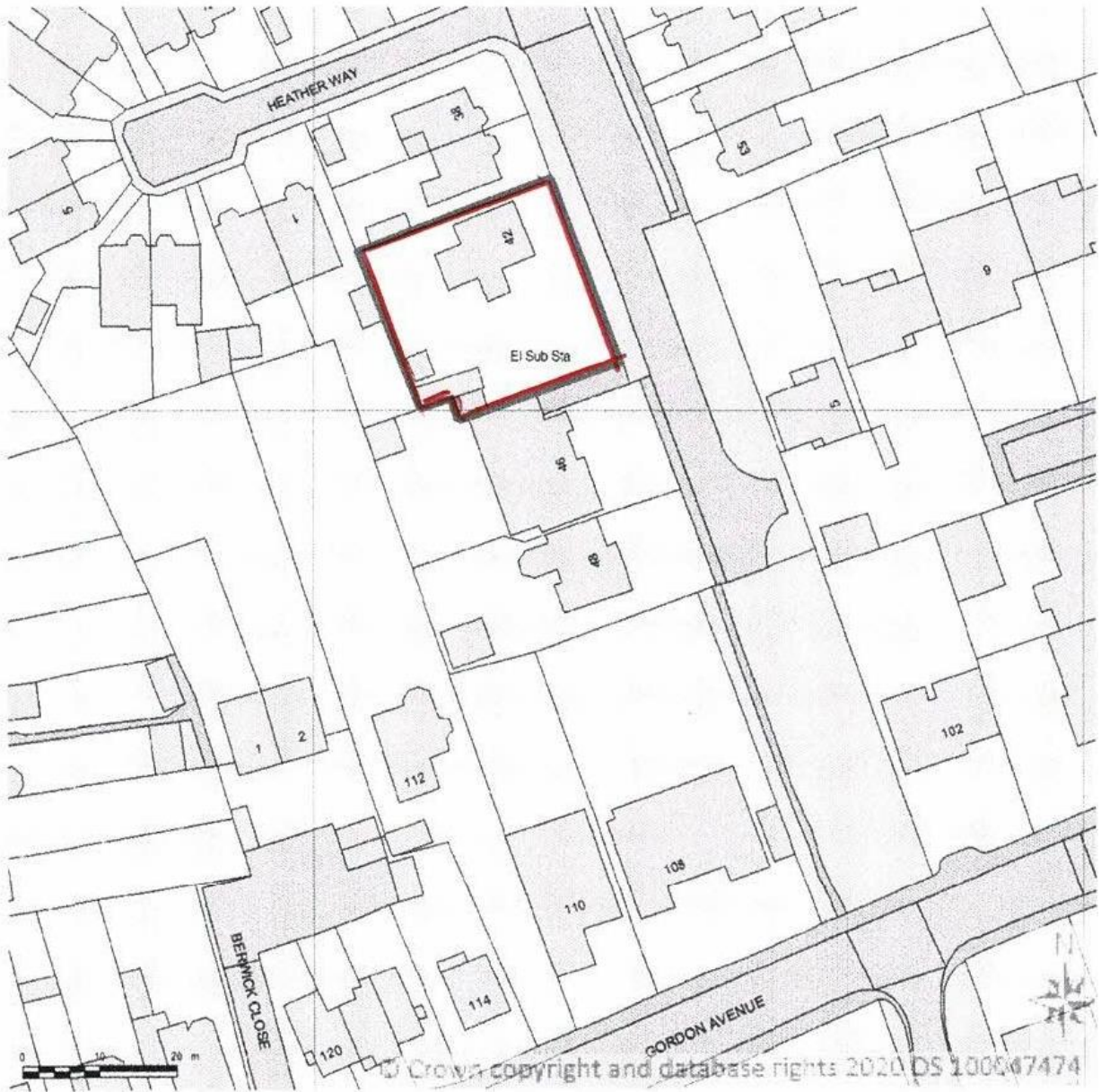


 = application site



42 Chartley Avenue	P/1346/20
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# LOCATION PLAN HERE (CRW)



# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

22<sup>nd</sup> July 2020

**APPLICATION NUMBER:** P/1346/20  
**VALID DATE:** 18<sup>TH</sup> MAY 2020  
**LOCATION:** 42 CHARTLEY AVENUE, STANMORE  
**WARD:** STANMORE PARK  
**POSTCODE:** HA7 3QZ  
**APPLICANT:** MR FITZGERALD  
**AGENT:** COLNESIDE BUILDING DESIGN CONSULTANCY  
**CASE OFFICER:** NABEEL KASMANI  
**EXTENDED EXPIRY DATE:** 24<sup>TH</sup> JULY 2020

### PROPOSAL

Outline Planning Permission For Access Only: Detached Two Storey Dwellinghouse At Land To Side No.42 (Demolition Of Conservatory At No.42)

### 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 side garden of no. 42 Chartley Avenue represents a genuine gap site as defined in the Garden Land Development SPD (2013). Therefore the subdivision of the plot to provide a new detached dwellinghouse would not result in an inappropriate form of development that undermines the spatial strategy of the borough. Officers therefore support the principle of development.

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 in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type: (E)13 Minor Dwellings  
Council Interest: n/a  
Net Additional Floorspace: 105m<sup>2</sup>  
GLA Community  
Infrastructure Levy (CIL): £6,300  
Local CIL requirement: £16,654

### **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 relates to no. 42 Chartley Avenue. The site itself has a broadly square form and is occupied by a two storey detached dwellinghouse that it located towards the northern part of the site. The property benefits from a large side garden. A secondary vehicle access with associated hardstanding that provides access to detached garages is sited adjacent to the southern boundary of the subject site. The subject dwellinghouse has been extended by means of a single storey rear extension and a side conservatory.
- 1.2 No 40 Chartley Avenue, a semi-detached bungalow, adjoins the application site to the north. No 46 Chartley Avenue, a detached two-storey dwellinghouse, adjoins the application site to the south.

## **2.0 PROPOSAL**

- 2.1 The application is made in outline form for access only with all other matters (appearance, layout, scale and landscaping) reserved. The application proposes the construction of a detached two-storey dwellinghouse within the side garden of no. 42 Chartley Avenue

## **3.0 RELEVANT PLANNING HISTORY**

There is no relevant planning history on the application site

## **4.0 CONSULTATION**

- 4.1 A total of 8 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 15<sup>th</sup> June 2020.
- 4.2 No responses have been received following the public consultation
- 4.3 Statutory and Non Statutory Consultation
- 4.4 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

<b>Consultee and Summary of Comments</b>
<b>LBH Planning Policy</b> No Comment
<b>LBH Highways</b> No Comment
<b>LBH Drainage</b> 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

## 6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.5, 3.8
- The Draft London Plan (2019): H1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1
- Harrow Garden Land Development Supplementary Planning Document (2013)

6.2.2 The application is made in outline form for access only, and all other matters reserved, for the provision of a new detached two storey dwellinghouse within the side garden of no.42 Chartley Avenue.

6.2.3 Following on from national and regional planning policies, the Harrow Core Strategy includes a presumption against inappropriate development of residential gardens, recognising the propensity for such proposals to lead to unmanaged, incremental growth that undermines the spatial strategy of the borough.

6.2.4 The Council's adopted Garden Land Development Supplementary Planning Document (2013) provides clarity on the purposes of the policies CS1A/B of the Core Strategy (2012) whereby the Council seeks to resist development on 'garden land', and gives effect to these policies and objectives. It is evident that the subject proposal consists of the provision of a new residential dwellinghouse within the existing side garden of no. 42 Chartley Avenue.

6.2.5 However, the Garden Land Development SPD makes an exception for new residential dwellinghouses on 'gap sites'. These are defined as an anomalous missing piece from an otherwise clearly defined rhythm of buildings and spaces around buildings in the streetscene. They are usually obvious vacant plots, of dimensions consistent with those prevailing in the street. The SPD states that consideration of the pattern and character of development surrounding the site will enable a distinction to be drawn between genuine gap sites and spurious proposals for development on garden land.

6.2.6 In considering whether the application site constitutes a genuine gap site, it is clearly evident that No. 42 Chartley Avenue has a significantly wider plot than the neighbouring dwellinghouses within Chartley Avenue. The detached typology of the dwellinghouse and its two storey height make it different to the prevailing semi-detached bungalows within Chartley Avenue. Notwithstanding this, the width of the plot is still significantly greater than that of the conventional semi-detached pair of bungalows. When compared to nos. 46 and 48 Chartley Avenue, which are detached two-storey dwellinghouses sited to the south of the host property, the width of the subject plot (at approximately 26m) is broadly the same as the frontages of those two properties combined.

6.2.7 Large side gardens to residential properties are not a prevailing feature within Chartley Avenue or within immediate locality of the application site. For this



reason, officers consider that the larger plot of no. 42 Chartley Avenue is not a distinguished feature that informs the pattern of development within the locality. The exceptionally wider plot size for no. 42 can therefore be considered as a genuine gap site, and the subdivision of the plot would result in dimensions that are consistent with those prevailing in the street and locality. Furthermore, the absence of no. 44 from the street numbering is further illustrative of the 'missing piece' from an otherwise clearly defined rhythm of buildings and spaces around buildings in the streetscene.

6.2.8 For these reasons, it is considered that the subject plot constitute a genuine gap site and would therefore fall within the exceptions detailed in the adopted Garden Land Development SPD (2013). The principle of development is therefore considered acceptable and would accord with the relevant policies in this regard.

### **6.3 Character and Appearance**

6.3.1 The relevant policies are:

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

6.3.2 As the application is in outline form for access only with all other matters reserved, the submitted floorplan and elevation drawings are indicative. The final design, layout and appearance of the dwellinghouse would be subject to further approval by the local planning authority. Notwithstanding this, the submitted indicative plans demonstrate that new detached dwellinghouse can comfortably sit within the subdivided plot and would not appear unduly cramped or materially conflict with the pattern of development within the immediate locality. Careful consideration would be required on the massing, height, scale and appearance of the proposed dwellinghouse to ensure that it would have a satisfactory impact on the character and appearance of the locality. These would be considered in detail with reserved matter applications.

6.3.3 Accordingly, and subject to consideration of detailed reserved matters applications, the proposed development is capable of successfully integrating with surrounding area and would comply with the relevant policies in this regard.

### **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, DM45,



- Mayor's Housing SPG (2016)

### Neighbouring Occupiers

- 6.4.2 On the basis of the proposed site block plan, the proposed dwellinghouse would be sited appropriately away from the shared boundaries with the neighbouring dwellinghouses and would broadly align with the respective front and rear elevations of those neighbouring properties. On this basis, it is considered that the proposed dwellinghouse 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. Subject to consideration of detailed reserved matters applications, the proposal would comply with the relevant policies in this regard.

### Future Occupiers

- 6.4.3 The indicative plans demonstrate that the proposed dwellinghouse is capable of meeting the relevant space standards for new residential accommodation. Subject to consideration of detailed reserved matters applications, the proposal would comply 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 indicative site block plan demonstrates that two motor vehicles could be comfortably accommodated within the forecourt of the new dwellinghouse. The vehicular access for the new dwellinghouse is already in situ, serving the detached garage for the existing dwellinghouse. On this basis, it is considered that the proposed vehicular access point for the new dwellinghouse would be acceptable and 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 As this application is in outline form for access only, and with all matters reserved, it is considered that the detailed drainage strategy including SUDS can be required by condition. Subject to these conditions, the proposal would not increase the risk of flooding on the site or elsewhere. The proposal would therefore comply with the relevant policies in this regard.

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

7.1 The side garden of no. 42 Chartley Avenue represents a genuine gap site as defined in the Garden Land Development SPD (2013). Therefore the subdivision of the plot to provide a new detached dwellinghouse would not result in an inappropriate form of development that undermines the spatial strategy of the borough. Officers therefore support the principle of development.

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 permitted shall commence on or before whichever is the later of the following dates;

(a) Three years from the date of this decision, or

(b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter approved

REASON: To enable the Council to review the suitability of the development in light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

#### 2. Reserved Matters

Details of the external appearance, landscaping, layout and scale of the development (here in after collectively referred to as 'the reserved matters') shall be made to the Local planning Authority before the expiration of three years from the date of this permission. These matters shall be approved in writing by the Local planning Authority prior to the commencement of development.

REASON: To ensure that the proposed development is satisfactory and to comply with the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure).

#### 3. 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:

Site Location Plan, 42/ChartleyAve/2020/01, 42/ChartleyAve/2020/02, 42/ChartleyAve/2020/03, Planning Design and Access Statement (May 2020),

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

#### 4. 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 and gradient of access

5. Construction Logistics Plan

No development shall take place, until a 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 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 construction and to safeguard the amenity of neighbouring occupiers. Details are required prior to commencement of development to ensure a satisfactory form of development.

6. 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.

7. 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.

8. 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) 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

9. Accessible Dwellings

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

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

10. 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

## **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,

Harrow Core Strategy (2012): CS1

Development Management Policies (2013): DM1, DM10, DM21, DM22, DM23, DM42, DM44, DM45

Supplementary Planning Document: Residential Design Guide (2010)

Supplementary Planning Document: Garden Land Development (2013)

### 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 £6,300. 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 £16,654

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)

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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

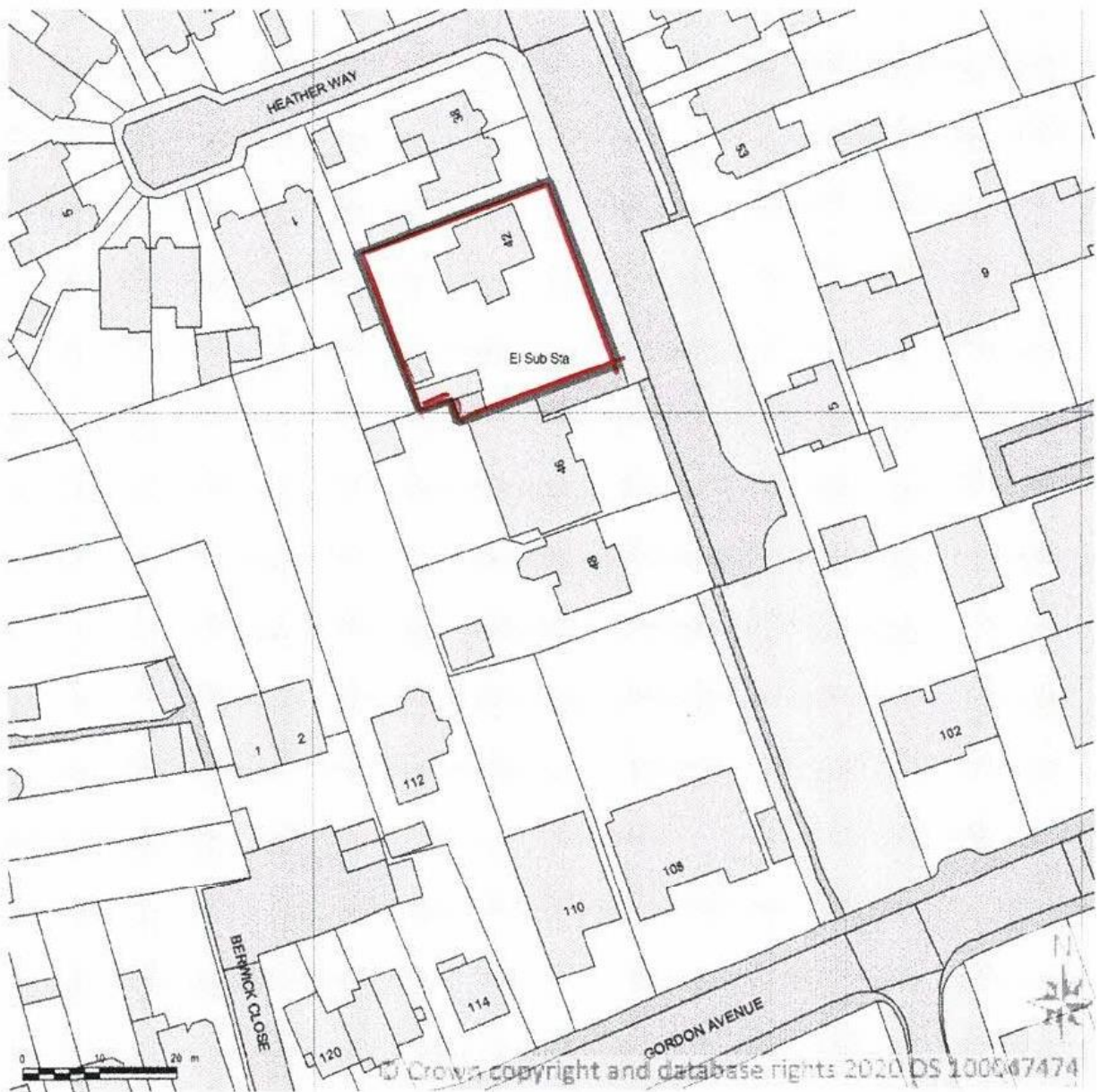
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

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)

**CHECKED**

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Hugh Peart 9.7.2020

**APPENDIX 2: SITE PLAN**





**APPENDIX 3: SITE PHOTOGRAPHS**

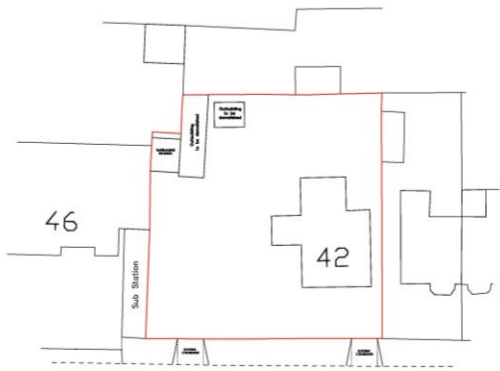






# APPENDIX 4: PLANS AND ELEVATIONS

## Existing and Proposed Site Block Plan

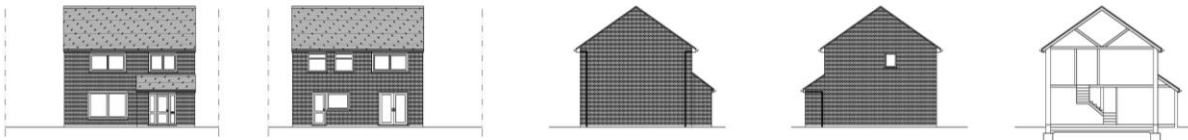


EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

## Indicative Proposed Floorplan and Elevations



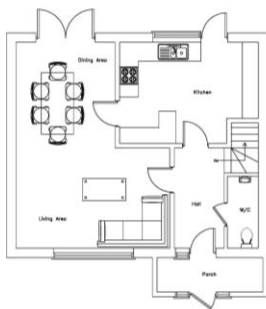
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

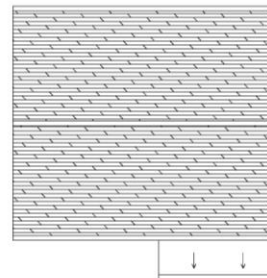
PROPOSED SECTION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

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