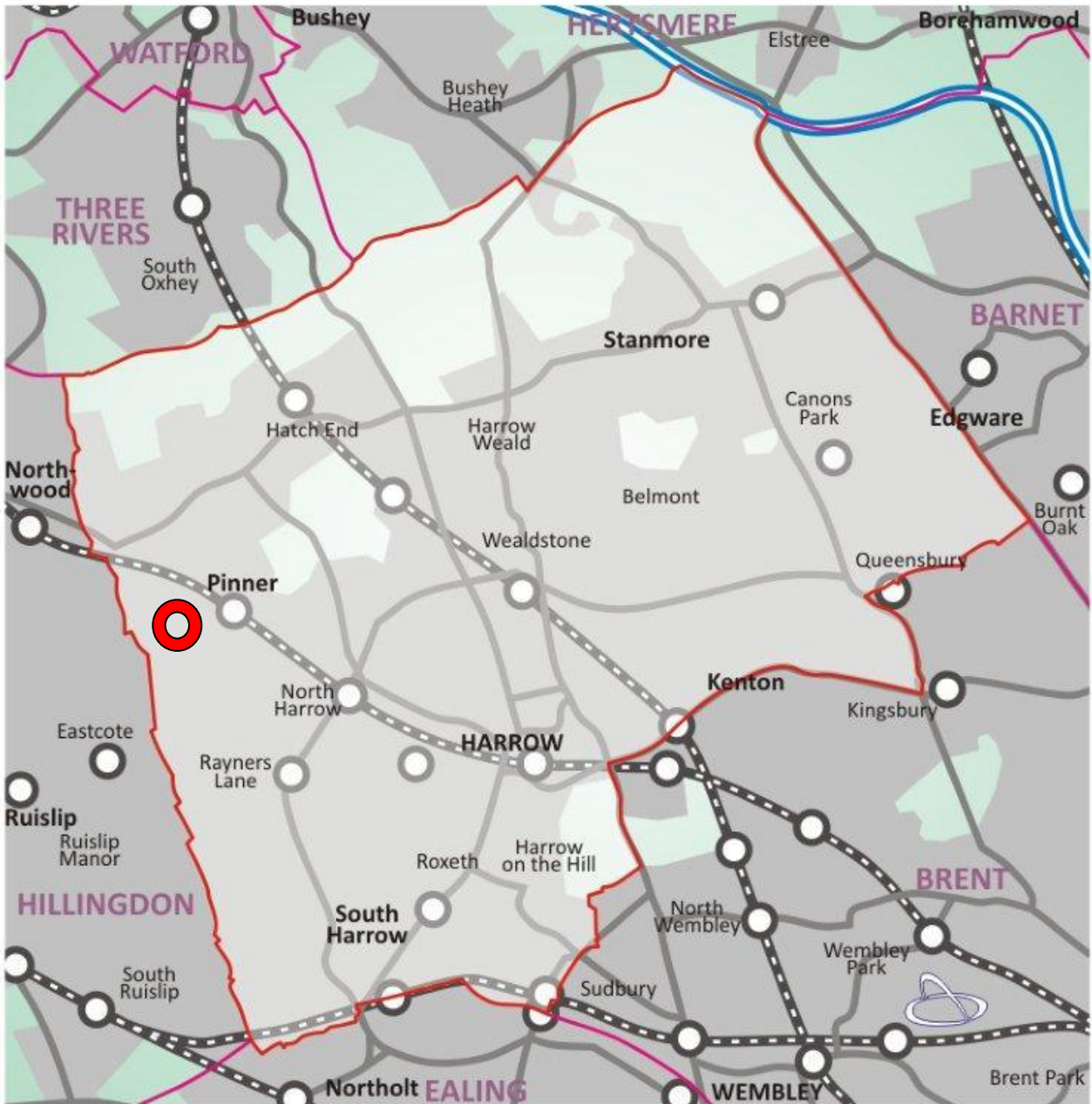
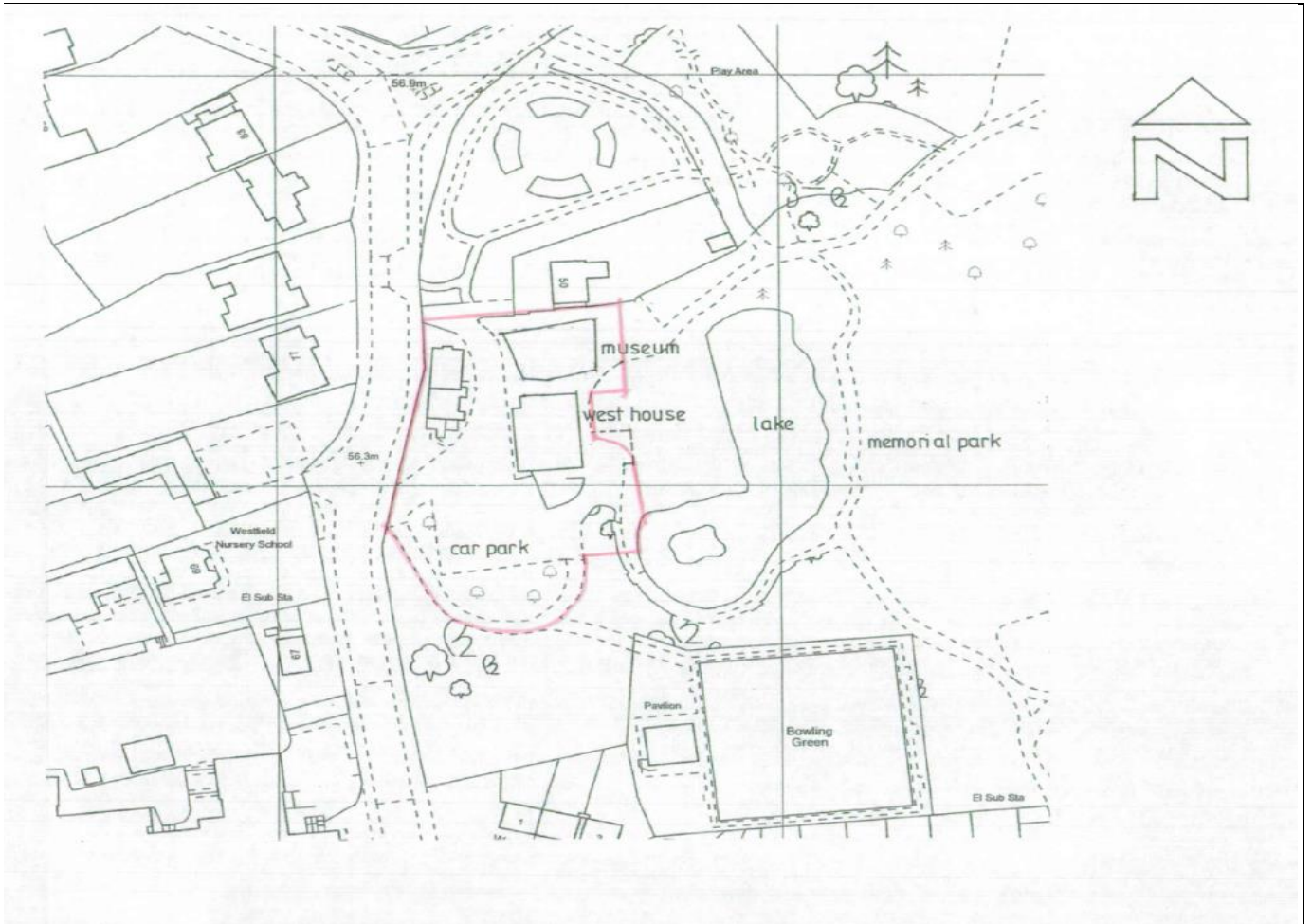


 = application site



West House Gallery Cafe, West End Lane, Pinner, HA5 1AE	P/1292/20
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WEST HOUSE GALLERY CAFE, WEST END LANE



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

23rd September 2020

APPLICATION NUMBER: P/1292/20
VALID DATE: 11TH MAY 2020
LOCATION: WEST HOUSE GALLERY CAFÉ, WEST END LANE
WARD: PINNER SOUTH
POSTCODE: HA5 1AE
APPLICANT: MR DAVID WRIGHT
AGENT: ORCHARD ASSOCIATES
CASE OFFICER: AADIL ESSA
EXPIRY DATE: 6th JULY 2020
(EXTENDED EXPIRY DATE 28th SEPTEMBER 2020)

PROPOSAL

Enlargement of terrace area to cafe and installation of perimeter timber post and railings.

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 proposed terrace extension would involve development on designated Open Space and as such would represent a departure from the development Plan. It is considered that the moderate environmental impact on the open space and the modest scale of the development would be offset by the high quality of design of the development proposed. The proposal to extend the terrace would have a positive impact on social and economic impacts in enhancing the quality and value of open space, enhancing cultural quality and access to culture in the area and potentially attracting tourism and investment to the locality.

INFORMATION

This application is being reported to Planning Committee as Harrow Council are the landowner of the application site and the development would be located within a site which is greater than 0.1 hectares. The application also represents a departure from the development plan as the proposed development is on designated Open Space. The application is therefore referred to the Planning Committee as it is excluded by Category 1(h) of Part 1 and Proviso D of the Scheme of Delegation dated 12th December 2018 respectively. Furthermore, as in the opinion of the Interim Chief Planning Officer, the proposals are likely to be of significant public interest. The proposal therefore does not fall within any of the provisions set out at Paragraphs 1 (a) to 1 (g) of the Scheme of delegation dated 12th December 2018.

Statutory Return Type:	E18 Minor Development
Council Interest:	Harrow Council are the Leaseholder of the land
Net additional Floorspace:	44.35sqm
GLA Community	
Infrastructure Levy (CIL)	N/A
Contribution (provisional):	
Local CIL requirement:	N/A

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 The subject site comprises the grounds of West House, a locally listed building, used currently as offices, a medical centre, café, and the surrounding car parking area and ancillary buildings.
- 1.2 The wider expanse of the Pinner Memorial Park, a locally listed garden, comprises of a bowling green and mature tree cover to the south, an ornamental lake and large expanses of open space to the east and north and a dwellinghouse, West House Lodge, immediately to the north of the site.
- 1.3 West End Lane is primarily characterised by residential development with generously sized detached buildings. West Lodge School is located further to the south.

2.0 PROPOSAL

- 2.1 It is proposed to construct an extension to the existing terraced area adjacent to Daisy's Café within the ground floor of West House.
- 2.2 The proposed terraced area would measure 6.1m by 7.2m and would be bound by a low post and rail timber fence on the west, south and east side of the terrace.
- 2.3 The proposed post and rail timber fence would measure 1.35m and would rise to a maximum height of 1.7m owing to the change in natural ground level.
- 2.4 The external finish on the outbuilding would be rendered to match the main building.
- 2.5 The proposed terrace and wall would be located close to the trees of amenity value.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of Decision
P/2412/06	Partial Demolition And Part Single And Part Two Storey Extension On South Side To Provide Café Exhibition And Function Rooms New Pitched Roof Incorporating Dormers Over The Building To Provide Office Accommodation At Loft Level And External Alterations	Granted: 03/11/2006
P/1016/11	Partial Demolition And Part Single And Part Two Storey Extension On South Side To Provide Cafe Exhibition And Function Rooms New Pitched Roof Incorporating Dormers Over The Building To Provide Office Accommodation At Loft Level And External Alterations	Granted: 21/06/2011

P/2618/13	New Two Storey Museum Building With Covered Link to Existing West House Building	Granted: 18/10/2013
P/1792/16	Extension of Paved Terrace with Low Timber Post and Rail Fence	Granted: 12/09/2016
P/5747/17	Single storey rear extension; canopy over terrace; extension to terrace and extended brick wall; re-location of bin storage; re-configuration and addition of two of parking bays	Granted: 01/06/2018
P/5052/18	Variation of condition 4 (hours of terrace use) attached to planning permission P/5747/17 dated 30/05/2018 to change the opening hours of the terraces	Refused: 07/01/2019
<p>Reason for refusal: <i>The outdoor terrace subject to this application is presently restricted in its hours of use in order to prevent noise generation having a detrimental impact upon the residential amenity of neighbouring residents. It is considered that the increased hours of operation particularly at more unsociable hours would result in a significant increase in noise levels and disturbance from customers, which would be exasperated due to the close proximity to the neighbouring properties. The proposed variation in the opening hours would therefore result in a detrimental impact upon the amenities of neighbouring residents, contrary to policy 7.6B of the London Plan (2016) and policy DM1 of the Development Management Policies Local Plan (2013).</i></p>		

4.0 **CONSULTATION**

4.1 A Site Notice was erected on 1st September 2020, expiring on 22nd September 2020.

4.2 The application was advertised as a 'Departure from the Development Plan'

4.3 A total of 15 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 15th June 2020 and 8 objections were received and are summarised below.

- Commercial gain and not public benefit
- The development would spoil the ambience of the top end of the park.
- Would dominate the lake and interrupt the view from West End Lane.

Officer response: The comments received are noted and the principles of the proposed terrace are discussed in the report below.

- The terrace was constructed around the swamp tree, without planning approval and had an effect in restricting access.
- While retrospective planning permission was granted, the issue of the breach of the covenant and the violation of public open access was not addressed in reaching that decision.
- The car park was extended by removing the public open space without seeking planning consent.

Officer response: Retrospective planning permission was approved for the terrace area around the swamp tree under planning reference P/1792/16. In relation to the covenants, Planning law does not allow the enforcement of covenants. Therefore a covenant is not a material planning consideration.

Planning permission for the addition of two parking spaces was approved under planning reference P/5747/17.

- The application encroaches onto public open space.
- The development would impede views and detract from the park's ambience.

Officers response: The impact of the existing terrace and proposed extension in terms of character, accessibility and impact on the open space are explored further within the report.

4.3 Statutory and Non Statutory Consultation

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

Consultee and Summary of Comments
<p>LBH Highways No objections to the proposal.</p>
<p>LBH Conservation Officer The proposal would preserve the special interest and setting of both heritage assets. This is due to the large expanse of park that would remain and as this proposal would help ensure the ongoing viability of the locally listed West House gallery and café.</p>
<p>LBH Waste Management Policy Officer No comments received</p>
<p>LBH Tree Officer No objections to the proposal.</p>
<p>The Gardens Trust</p>

No comments received

The Pinner Association

The construction of a low post and rail timber fence around the north and east sides of the proposed extended terrace would have an enclosed appearance and would be a potential real or perceived obstruction to pedestrian use of the access path to Pinner Memorial Park from West End Lane and West Lodge School.

Officers response: Addressed in section 6.6 of the report. Given the modest height of the post and rail timber fence, residential amenity would be maintained.

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 polices referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of Development
- Regeneration
- Character and Appearance of the Area and Impact of Development on 'Open Space' Locally Listed Buildings and Gardens
- Trees and Development
- Residential Amenity and Accessibility
- Development and Flood Risk
- Highways

6.2 Principle of Development

6.2.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM18, DM46.

6.2.2 Pinner Memorial Park is designated as open space within the local plan. The open space has some built development on it at the western end including West House Lodge, a residential dwellinghouse and West House, a locally listed building. West House is currently used as café, office, medical centre and museum.

6.2.3 DM18 of the DMP expands on the policies of the LP recognising a deficiency in the availability of local open spaces and the fact that quantitative improvements are unlikely to come forward. Given the price of land in the area and other pressures on land, a strategy of quantitative retention and qualitative improvement to open spaces is the most appropriate approach for the area. Policy DM18 of the DMP also expands on the policies of the LP, recognising that the survival of local open space relies on the use and value attributed to them by the community and that qualitative improvements of Open Space can be realised through the provision of ancillary facilities. Policy DM46 of the DMP supports community facilities which are located in the areas which they are intended to serve, they are safe and accessible and would not result in adverse impacts on residential amenity.

6.2.4 The proposed terrace would be located on part of the lawn which serves West House. As the proposed extension to the terrace would be for a use which is clearly linked to an existing function of the Open Space, i.e. The café which serves the users of Pinner Memorial Park, it is considered that the proposal would constitute ancillary development of the Open Space that would potentially have positive impacts on the use and value attributed to this area of Open Space. The development should therefore be assessed against the criteria of policy DM18.C of the DMP which state that development will be supported where:

- a. it is necessary to or would facilitate the proper functioning of the open space;
- b. it is ancillary to the use(s) of the open space;
- c. it would be appropriate in scale;
- d. it would not detract from the open character of the site or surroundings;

- e. it would not be detrimental to any other function that the open space

The applicant has indicated that the proposed extension of the terraced area is required for the continued vitality of the café which serves Pinner Memorial Park. It has been pointed by means of an objection that the proposed terrace would restrict access and detract from other uses of the open space.

- 6.2.5 However, it is considered that the provision of a high quality, purpose built space attracts a greater number of persons to the park to enjoy the open qualities of the space and thereby facilitate the proper functioning of the space. Given the existing nature of the space in terms of its poor nature of muddy soil and worn grass it is considered that the proposed terrace would facilitate a better function of the open space. Furthermore, due to the nature of the existing space it is considered that this area is not contributing positively to the use of the open space. Overall, it is considered that the provision of a high quality, purpose-built space would attract a greater number of persons to the park to enjoy the open qualities of the space and thereby facilitate the proper functioning of the space. The proposal would have positive impacts on the vitality of the café which serves Pinner Memorial Park and the wider community. As such, it is considered that the proposal would accord with criteria a, b and e of policy DM18.C of the DMP.
- 6.2.6 Criteria c, d and f of policy DM18.C of the DMP will be considered in more detail in section 2 of the report below, where it considered that the proposal would be proportionate in scale and that, on balance, the high quality design of the development would outweigh the moderately adverse impacts on the open character of the site and its surroundings.
- 6.2.7 For these reasons, and noting the objections received it is considered that the principle of the existing and proposed use can be supported in this instance and development would accord with policy DM18 of the DMP.

6.3 Character and Appearance of the Area and Impact on Open Space, Locally Listed Buildings and Gardens

- 6.3.1 The relevant policies are:
- Harrow Core Strategy 2012:CS1
 - Harrow Development Management Polices Local Plan (2013): DM1, DM7, DM18
 - The London Plan Policy 7.4B, 7.6B, 7.8C, 7.8D, 7.8E
 - The Draft London Plan Policy D1, HC1
- 6.3.2 Policy DM1 of the DMP requires all new development to provide a high standard of design and layout, respecting the context, siting and scale of the surrounding environment. This policy broadly reflect policies 7.4.B and 7.6.B of The London Plan 2016 and gives effect to policy CS1.B of the Harrow Core Strategy 2012, policies which seek to ensure that development respects local character and provide architecture of proportion, composition and scale that enhances the public realm. Criteria c, d, and f of policy DM18.C are also relevant to this application given the nature of the proposal within designated Open Space.

- 6.3.3 Policy CS1.D of the Harrow Core Strategy 2012 and policy DM7 of the DMP are also relevant given the location of the site within a locally listed historic garden and adjacent to the locally listed West House. These policies seek to ensure that the historic environment would not be compromised by development. The NPPF and policy 7.8.C/D/E of The London Plan 2016 set out similar aims.
- 6.3.4 The application site is partly defined by its open and spacious setting within the designated Open Space of Pinner Memorial Park but also within the more suburban environment of the locally listed West House and West End Lane and the dwellinghouse immediately to the north, West End Lodge.
- 6.3.5 It is considered that the scale and layout of the proposed extension to the terrace would successfully relate to the surrounding environment, whilst also ensuring that important views of the locally listed West House and the dwellinghouse are not adversely affected. Furthermore, due the low and open nature of the proposed timber post and rail fence, it is considered that views towards the locally listed building would not be unduly impacted.
- 6.3.6 The Council's Conservation Officer has commented on the application and considers that the development preserves the special interest and character of both heritage assets. It also helps ensure the ongoing vitality of both the museum and café.
- 6.3.7 Nonetheless, development on an area of land not previously built upon would have some impact on the open qualities of the space. The proposed terrace extension would contribute to the setting of the open space, albeit only moderately given the quality of the existing space which is predominately bare earth and the scale of the development proposed. It is considered that the loss of this space would have a moderately adverse impact on the open qualities of the Open Space. However, this loss would be outweighed by the public benefits of the proposed extended terrace.
- 6.3.8 It is proposed to use a similar permeable material to the existing terraced area and it is considered that this treatment would be suitable for the intended use. Notwithstanding this a condition is attached to this permission requiring the submission of materials for the terrace and the low post and rail fence to ensure the character of the area is maintained. Furthermore a condition has been attached to this permission requiring the paving materials to be of a permeable nature.
- 6.3.9 For these reasons, it is considered that the proposed development would accord with policies 7.4.B, 7.6.B and 7.8.C/D/E of the LP and policies DM1, DM7 and DM18 of the DMP, in providing high quality architecture that would enhance the visual and cultural qualities of the locality whilst respecting the scale and siting of the surrounding context.

6.4 Trees and Development

6.4.1 The relevant policies are:

- Harrow Development Management Policies Local Plan (2013):DM20, DM22
- The London Plan Policy: 7.19, 7.21
- The Draft London Plan Policies: G6

6.4.2 The proposed extended terrace area would be sited close to two trees of significance adjacent to the eastern and northern edge of the proposed terraced area, a swamp cypress tree and a silver fir tree. The proposal would be close to these trees of amenity value and therefore it is vital that the health of the trees are not unduly impacted by the proposed hardstanding.

6.4.3 An arboricultural report and tree protection plan has been submitted as part of the application which sets out procedures for ensuring the protection of the adjacent trees during the construction phase.

6.4.4 The Council's Arboricultural Officer has reviewed the applications and is satisfied with the details covered in the arboricultural report. Furthermore, subject to the remediation measures suggested for the protection of these trees, considers that the proposed development does not have any adverse impact on the existing or future health or setting of those trees of amenity value on the site.

6.4.5 Subject to conditions, the development therefore accords with policy 7.19 and 7.21 of the LP and policies DM20 and DM22 of the DMP.

6.5 Residential Amenity and Accessibility

6.5.1 The relevant policies are:

- Harrow Development Management Policies Local Plan (2013): DM1
- The London Plan Policy: 7.6B,
- The Draft London Plan Policy: D1

6.5.2 Policy 7.6.B of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy DM1 of the DMP similarly seeks to ensure that the amenities and privacy of neighbouring occupiers is not adversely affect by development.

6.5.3 Given the nature of the development, the paved terrace would not impact on any of the adjacent properties in terms of residential amenity. Furthermore, the modest height of the post and rail timber fence surrounding the proposed terrace would ensure that neighbouring residential amenity is maintained.

- 6.5.4 Notwithstanding the above, it has been necessary to attach conditions to this permission restricting the times of use of the terrace and to prevent undue noise impacting on neighbouring residents.
- 6.5.5 Subject to these conditions, the development therefore accords with policy 7.6.B and policy DM1 of the DMP in ensuring that the amenities of the neighbouring occupiers are not adversely affected.
- 6.5.6 A number of objections have been raised in relation to access in front of West House. However, the proposed terrace would not infringe upon the existing pathway, as this would not alter as part of the proposal. Therefore it is considered that the existing terrace nor the proposal to extend the terrace would not unduly impact upon accessibility within the surrounding park.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- Harrow Development Management Policies Local Plan (2013): DM9
- The London Plan Policy: 5.12B, 5.12C, 5.12D
- The Draft London Plan Policy: SI12, SI13

6.6.2 The site is not located within a flood zone. However, given the potential for the site to result in higher levels of water discharge into the surrounding drains which could have an impact on the capacity of the surrounding water network to cope with higher than normal levels of rainfall. With regards to surface water run-off and surface water attenuation, it has been necessary to attach a condition to this permission. Subject to such condition the development would accord with National Planning Policy, The London Plan policy 5.12.B/C/D and policy DM9 of the DMP.

6.7 Highways

6.7.1 It is considered that proposed development would not have an impact on parking and road safety. Furthermore, the Council's Highways Officer has raised no objections to the proposed development.

6.7.2 As such, the developments would accord with National Planning Policy, The London Plan policy 6.9 and 6.13 and policy DM42 of the DMP.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 As the proposals would involve development on designated Open Space, the proposal would represent a departure from the development plan. However, it is considered that the moderately adverse environmental impacts of development on Open Space would be offset by the high quality design of the proposed development. The extension of the terrace would have a positive impact on social and economic impacts in enhancing the quality and value of the Open Space, enhancing cultural quality and access to culture in the area and potentially attracting tourism and investment to the locality.

7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, it is considered that a departure from the development is justified in this instance and the application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

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

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

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

3. Trees

The erection of fencing for the protection of any retained tree and the lopping of any trees shall be undertaken in accordance with the recommendations outlined in the approved Arboricultural Impact Assessment by Arbol Euroconsulting dated 8th June 2016 updated 27/05/2020 and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No works to trees, including their removal or lopping shall occur between the months of March to August (inclusive).

REASON: To safeguard any trees near the site of amenity value and mitigate the impact of development on local ecology and in the interests of site ecology.

4. Surface Water & Drainage

The development hereby permitted shall not be commenced until works for the disposal of surface water and surface water storage and 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 shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk.

5. Hours of Use

The terrace hereby permitted shall not be open to customers outside the following times:-

8am – 9pm Monday – Sunday inclusive without the prior permission in writing by the local planning authority.

REASON: To safeguard the residential amenities of nearby residents.

6. Tables and Chairs

All tables, chairs and furniture relating to the use of the terrace shall be removed from the terrace and stored away when not in use (9pm – 8am the following day)

REASON: To ensure the openness of the site is retained when not in use.

7. Audible Noise

No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents in accordance.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan 2016

5.12 Flood risk management
5.13 Sustainable drainage
6.13 Parking
7.4 Local Character
7.6 Architecture

Intend to Publish Draft London Plan (2019):

D1 London's form and characteristics
D4 Delivering good design
D5 Inclusive Design
SI12 Flood Risk Assessment
SI13 Sustainable drainage
G6 Biodiversity and Access to Nature
T6 Car Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Polices Local Plan (2013)

DM 1 – Achieving a High Standard of Development Policy
DM 9 - Managing Flood Risk Policy
DM 10 – On Site Water Management and Surface Water Attenuation
DM 42 – Parking Standards

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3. Party Wall Act:

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

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

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4. Liability For Damage to Highway

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.

5. Sustainable Drainage Systems

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

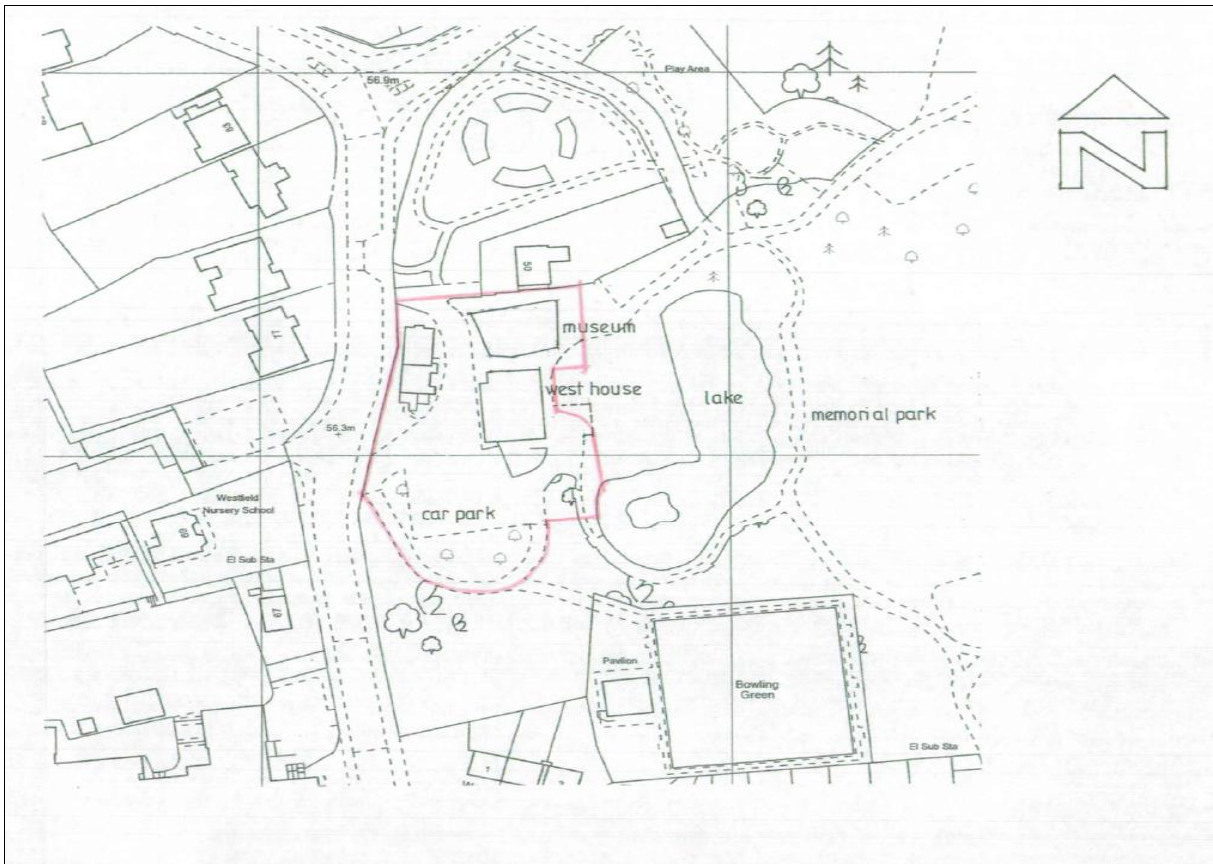
flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (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 (2019) 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 (2016) 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.

Checked

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar 10.9.20
Corporate Director	Paul Walker 10.9.20

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Photo of existing terrace area



Site photo showing proposed site area

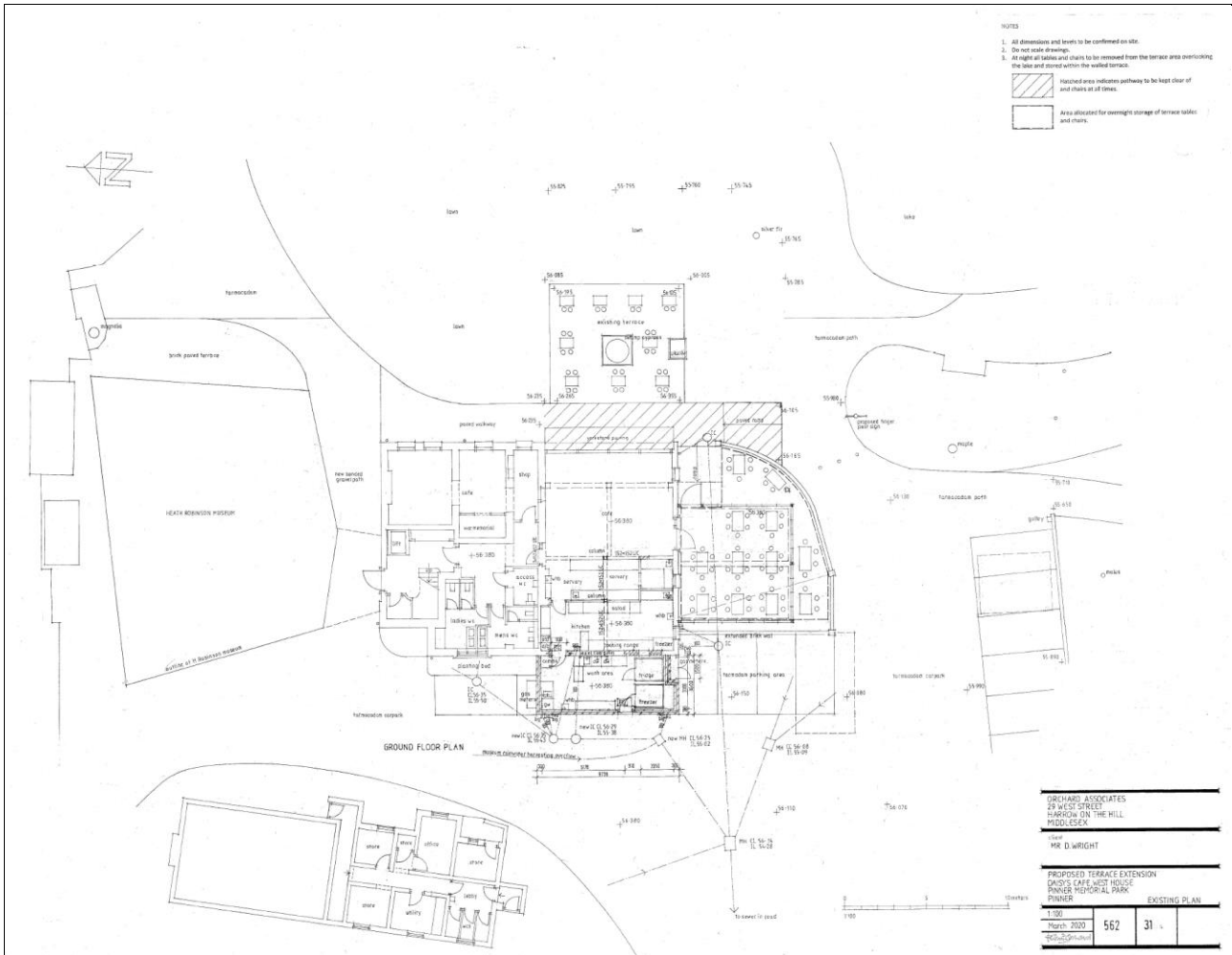


Photo showing existing terrace

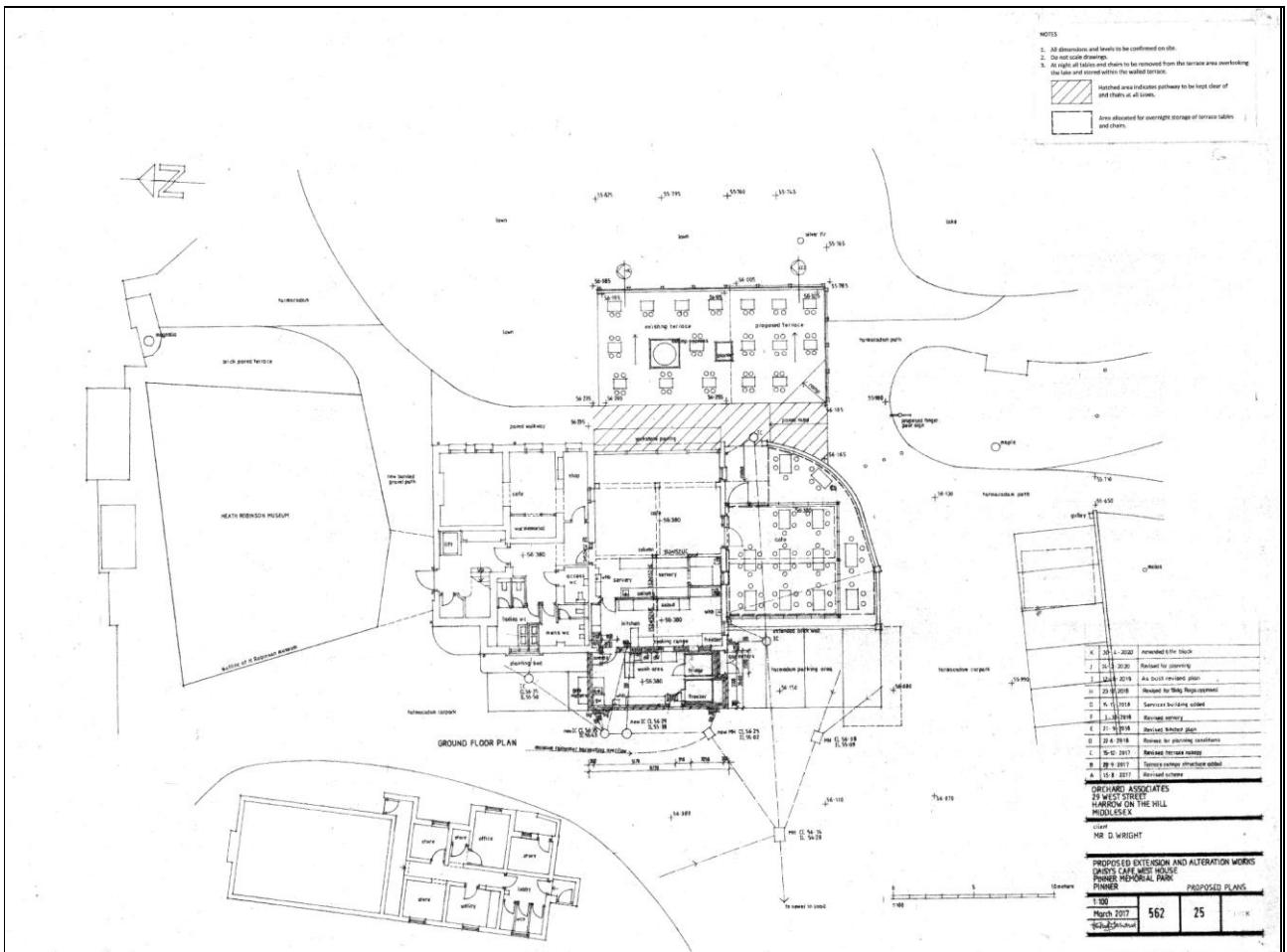


APPENDIX 4: PLANS AND ELEVATIONS

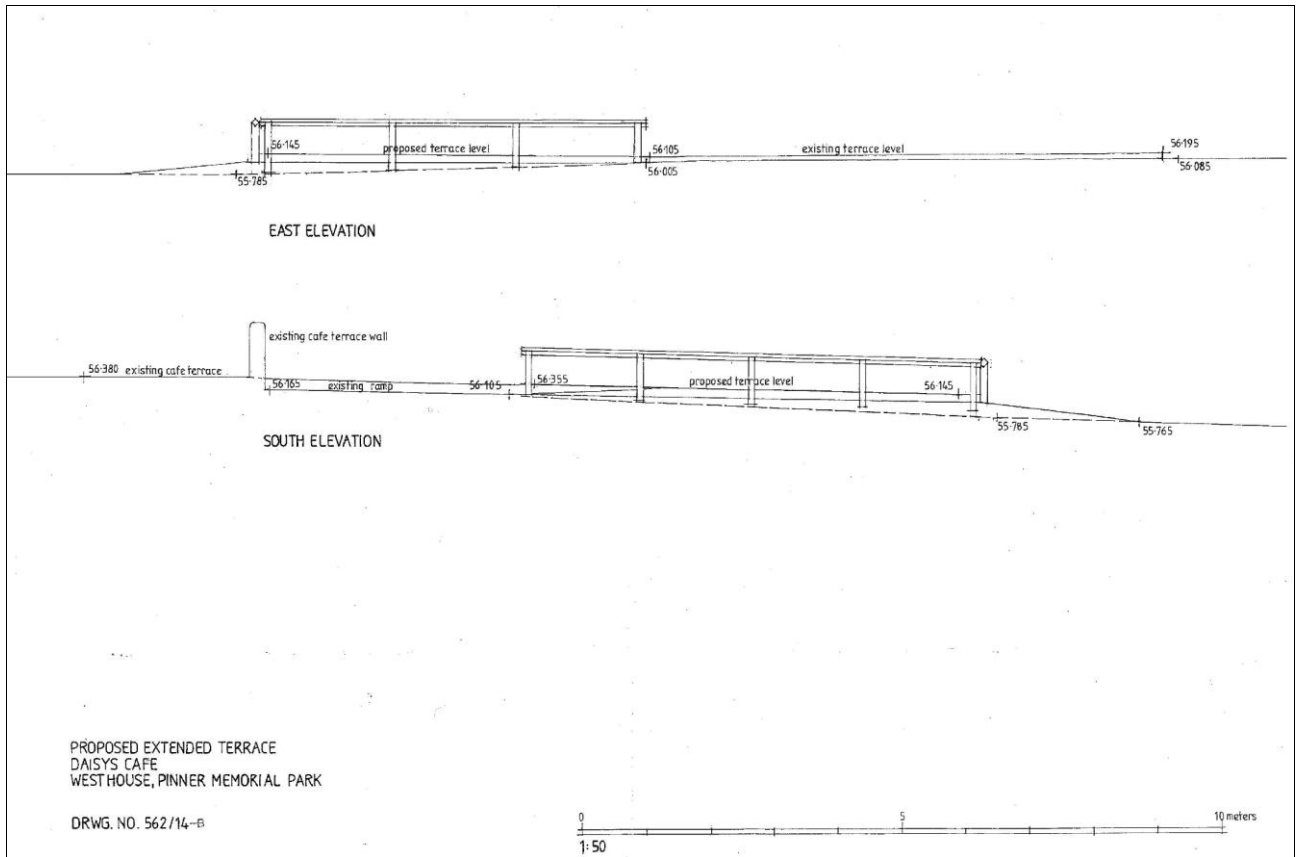
Existing site block plan



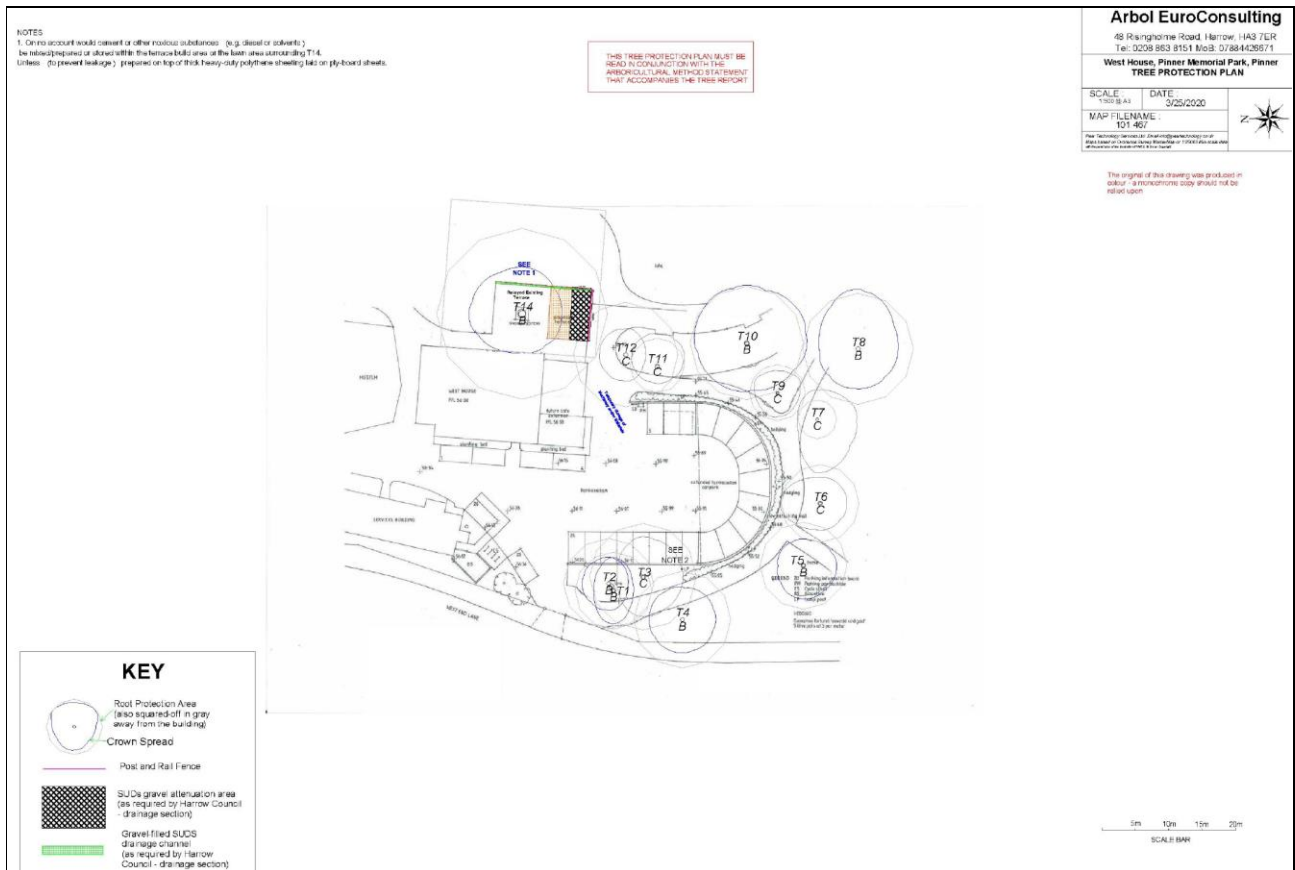
Proposed site block plan



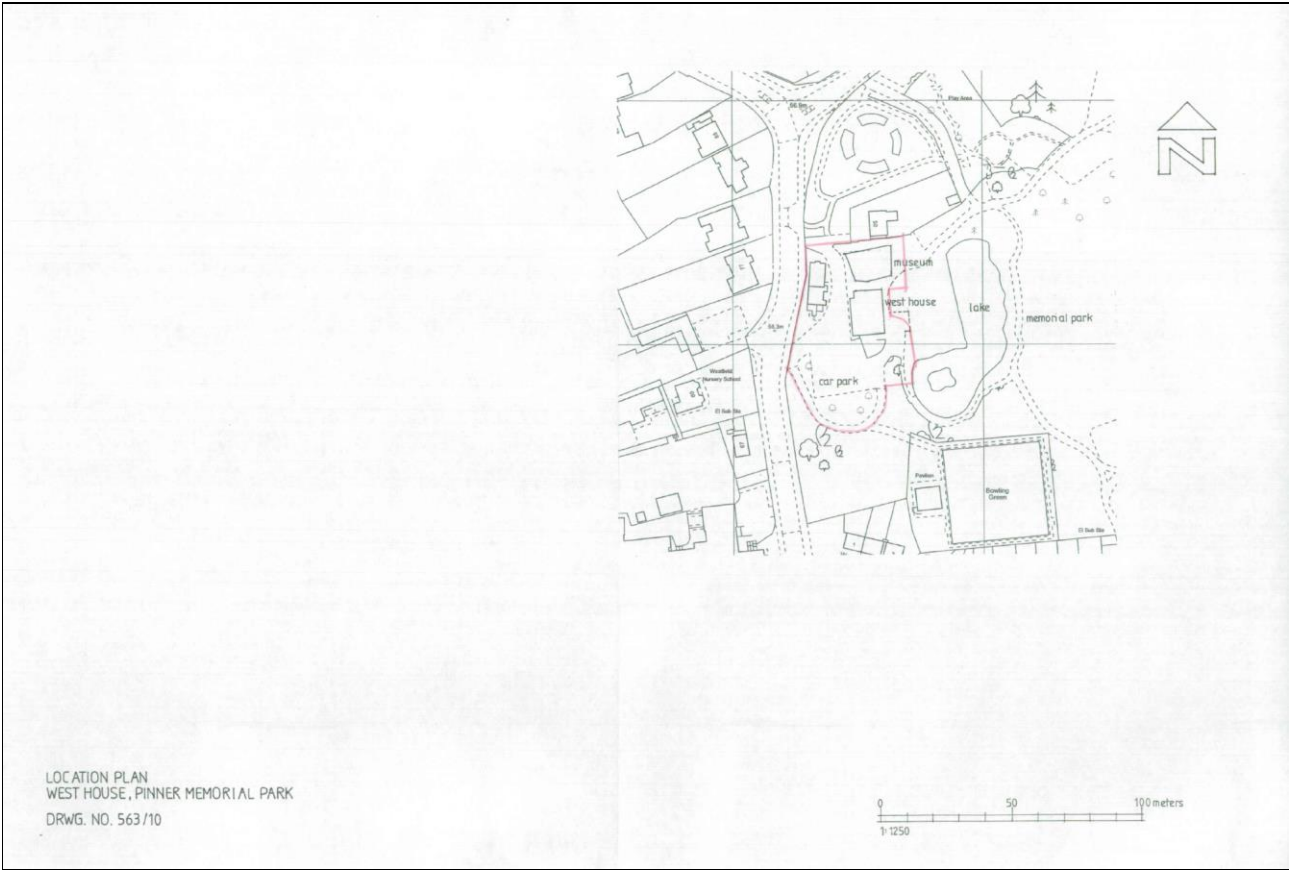
Proposed elevation



Tree plan



Location plan



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