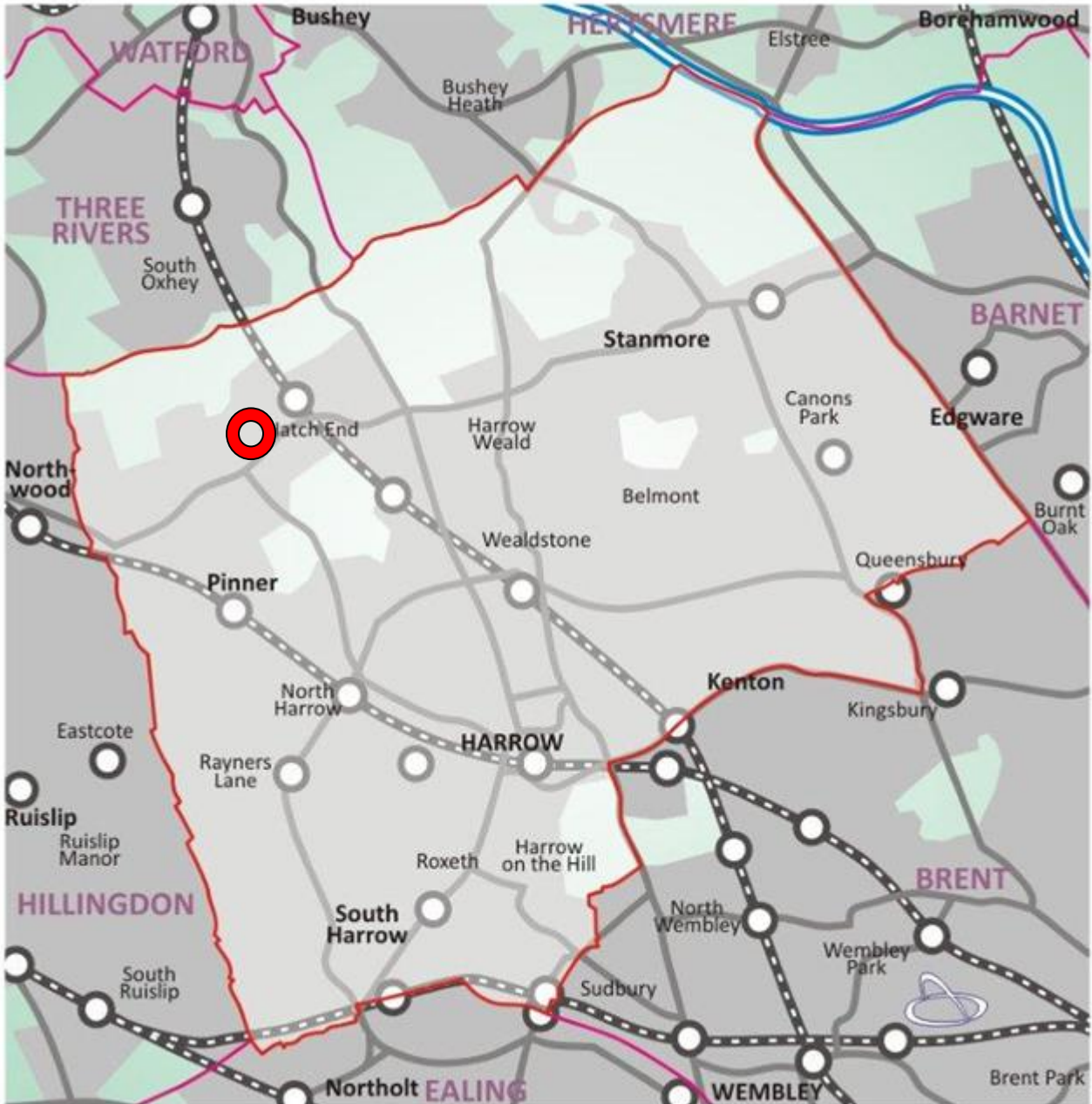


 = application site

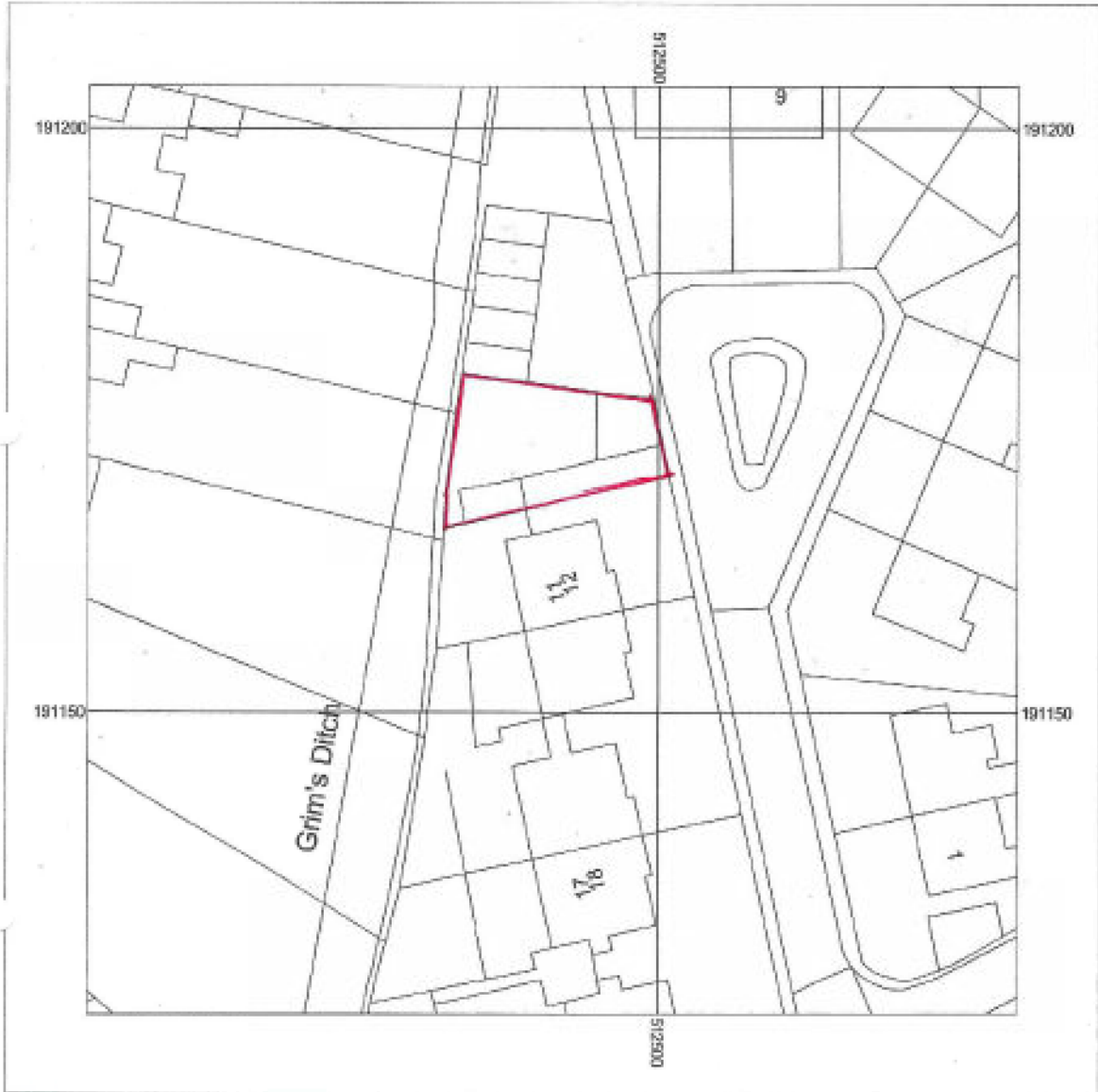


| | |
|---|------------------|
| Garages adjacent 12A Woodridings Close, Pinner | P/1928/20 |
|---|------------------|

GARAGES ADJACENT 12A WOODRIDINGS CLOSE

NATIONAL
MAP CENTRE

OS Plan B&W



Metres
0 2.5 5 10 15 20 25
Scale: 1:500



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

23rd September 2020

APPLICATION NUMBER: P/1928/20
VALIDATE DATE: 30TH JUNE 2020
LOCATION: GARAGES ADJACENT, 12A WOODRIDINGS CLOSE
WARD: HATCH END
POSTCODE: HA5 4RF
APPLICANT: MRS GRETA MARSHALL
AGENT: MR DAVID EWINS
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 20TH AUGUST 2020
(EXTENDED 25TH SEPTEMBER 2020)

PROPOSAL

Re-development to provide a two storey building for two flats (2x1 bedroom); private amenity space for each flat; parking; landscaping; boundary treatment; bin/cycle storage

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 land is not considered to be garden land. The proposal 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 Committee 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: | Minor/Other |
| Council Interest: | None |
| GLA Community Infrastructure Levy (CIL) | £7,620 |
| Contribution (provisional): | |
| Local CIL requirement: | 20,331 (including indexation) |

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 application site is a vacant land between existing flats and 5 lock up garages situated to the west of Woodridings Close. There are various sheds and a brick built garage on the land.
- 1.2 Woodridings Close, a cul-de-sac, is characterised by maisonettes to the west and semi-detached houses to the east.
- 1.3 The application site adjoins a two-storey maisonette, Nos. 11 and 12.
- 1.4 Site visit shows that the application land serves as amenity space for No. 12 but not attached to it.
- 1.5 The application site separates the row of five lock-up garages from residential buildings.
- 1.6 The subject site is not statutorily or locally listed, nor is it within a floodzone. It is however located on the periphery of the Pinnerwood Park Estate Conservation Area.
- 1.7 The site is adjacent to a section of the Grim's Ditch that is designated as a Scheduled Ancient Monument

2.0 PROPOSAL

- 2.1 Planning application is sought for the erection of a two-storey residential building to provide two one bedroom two person flats involving demolition of existing single garage.
- 2.2 The proposed building would be relatively square-shaped measuring approximately 8.7m in depth and 8.1m in width. It would have a hipped roof with ridge height of approximately 8.64m.
- 2.3 To the front, the building would host entrance canopy and full height gabled bay.
- 2.4 The new building would be set along the shared boundary with Nos. 11 and 12, an average 4m from the rear boundary of houses on Hallam Gardens with its nearest point to that boundary set at approximately 2.6m; set between 1.6m and 4m from its northern boundary and approximately 5.8m from the edge of the public walk and highway.
- 2.5 The front garden would be hard surfaced. Refuse area, cycle storage and a parking space are proposed to the front.

3.0 RELEVANT PLANNING HISTORY

3.1 The relevant planning history is outlined in the table below:-

| Ref no. | Description | Status & date of decision |
|--|--|---------------------------|
| P/3163/19 | Re-Development To Provide A Two Storey Building With Habitable Roofspace For Two Flats (2X1 Bedroom); Private Amenity Space For Ground Floor Flat; Parking; Landscaping; Boundary Treatment; Bin/Cycle Storage | Refused 09/09/2019 |
| <p>Reason for refusal:</p> <p>Sufficient information has not been submitted to enable a comprehensive assessment relating to the impact of the proposed development on neighbouring protected trees within the Pinnerwood Park Estate Conservation Area contrary to Policy 7.12 in the London Plan (2016) and Policy DM22 in the Harrow Development Management Policies Local Plan (2013)</p> | | |
| P/0947/18 | Re-development to provide a two storey building with habitable roofspace for two flats (1x1 bedroom and 1x2 bedroom); new vehicle access; private amenity space for ground floor flat; parking; landscaping; boundary treatment; bin / cycle storage | Refused 08/04/2018 |
| <p>Reasons for refusal:</p> <ol style="list-style-type: none"> <li data-bbox="261 1279 1410 1749">1. The proposal by reason of its siting, bulk, mass and limited circulation around the side and rear boundary would represent overdevelopment of the site, detrimental to the character and appearance of the area and would be unduly prominent and bulky in the street-scene and when viewed from the rear gardens of adjoining properties on Hallam Gardens. The proposal is therefore contrary to Policies 3.4, 7.4 and 7.6 of the London Plan (2016), Policy CS 1 of the Harrow Core Strategy (2012), Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010). The proposal would also fail to accord with the core principle set out the National Planning Policy Framework that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. <li data-bbox="261 1794 1410 2004">2. The communal garden arrangement of the proposed development would result in direct overlooking of the habitable room of the ground floor flat by future occupiers and visitors of the first resulting in an unacceptable loss of privacy to future occupants of the ground floor unit. As such, the proposed development will not provide a suitable, sustainable and quality living accommodation for its future occupants. The proposed development is | | |

therefore contrary to Policy 7.6 of London Plan (2016), Policies DM1 and DM27 C of Harrow Development Management Policies Local Plan (2013) and would fail to accord with the Council's Supplementary Design Guidance. This Policy, as supported by the Supplementary Design Guidance, requires the standard of design in all new development to be of a high quality. The proposal would also fail to accord with the core principle set out the National Planning Policy Framework that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings..

3. Sufficient information has not been submitted to enable a comprehensive assessment relating to the impact of the proposed development on neighbouring protected trees within the Pinnerwood Park Estate Conservation Area contrary to Policy 7.12 in the London Plan (2016) and Policy DM22 in the Harrow Development Management Policies Local Plan (2013)

4.0 CONSULTATION

- 4.1 A total of 13 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 28th July 2020.
- 4.2 15 objections were received from adjoining residents.
- 4.3 A summary of the responses received along with the Officer comments are set out below:

| Neighbour objections |
|---|
| <p>The proposed development will have a detrimental impact on Woodridings Close as it will be built at the end of a row of 4 very attractive suburban two-storey semi-detached maisonettes. It will be out of keeping with its surrounding</p> <p>Officer Comment: Please see section 6.3 below.</p> <p>The garage to be demolished forms part of the boundary wall of our garden, which will be completely exposed as a result</p> <p>Officer comment: Not a material planning consideration.</p> <p>Our property and garden will be overlooked especially from the third floor accommodation, resulting in loss of privacy</p> <p>Officer comment: The proposal is two stories, overlooking concerns addressed in section 6.4 below</p> |

Due to the proximity of the application site to the conservation area, the proposed building by reason of its bulk and mass, will directly negatively impact the views from several properties in the Pinnerwood Park Estate Conservation Area

The proposal will result in loss of part of a major archaeological feature, Grim's Ditch (ref GL81), a Scheduled Ancient Monument

Officer comment:

Please see section 6.3.2 below

First floor rear windows will directly overlook our garden and home.

The proposal will block natural light to my property due to its closeness to my property and would devalue my property.

Officer comment:

Please see section 6.4 below

There is already a limited parking for the residents on the road and there are not sufficient parking spaces been catered for in the planning application

Officers comment:

Please see section 6.5 below.

The proposal will result in removal of some branches of the protected oak tree in the rear garden of 19 Hallam Garden

Officer comment:

Please see 6.3.11 below

- 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

Conservation Officer: -

This proposal is in the setting of the Pinnerwood Park Conservation Area. As long as materials and details were conditioned to be in keeping this proposal would preserve the setting of the conservation area.

CAAC

The property is close to the rear boundary and the first floor rear windows will overlook the properties in Hallam Gardens, which is in the Pinnerwood Park Conservation Area, thereby intruding on the privacy of the houses and gardens. It would have an overbearing impact. It is a very small plot and this would be cramped in. There is a need to keep the Conservation Area as having trees and space around it but this would not preserve that'.

Historic England: -
See section 6.3 below

Conservation Officer:

This proposal is in the setting of the Pinnerwood Park Conservation Area. As long as materials and details were conditioned to be in keeping this proposal would preserve the setting of the conservation area.

Tree officer –

No objection subject to condition.

Drainage –

No objection subject to conditions.

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 if 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 of the Area and adjoining Conservation Area and Scheduled Ancient Monument
- Residential Amenity for Future Occupiers
- Residential Amenity (Neighbouring Residents)
- Traffic, Parking and Drainage

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework 2019
- The London Plan 2016: 7.4, 7.6
- Harrow's Core Strategy 2012: CS1B
- Harrow Garden Land Development SPD 2013

6.2.2 The site is within Pinner and Hatch End developed area which is designated in the Local Plan as a sustainable location to which development will be directed. In addition it is positioned just outside the district centre close to the station in a sustainable location. In principle, in land use terms, having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed development would constitute an increase in housing stock within the Borough and the development would therefore be acceptable in principle.

6.2.3 The application site is not designated as 'garden land' according to Council records. There is no record to show that the site once formed part of a curtilage of dwelling, and as such considered to be a brownfield land. Whilst it may be used as an amenity area for the occupiers of no 12, it has been confirmed by the occupants of this address that this is on an adhoc informal basis as they do not own this piece of land.

6.3 Character of the Area and Adjoining Conservation Area and Scheduled Ancient Monument

6.3.1 The relevant policies and guidance documents are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 7.6
- The Draft London Plan 2019: D1; D4; HC1
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM7 DM16 DM23, DM45
- Pinnerwood Park Conservation Area Appraisal and Management Strategy
- Historic England Good Practice Advice in Planning Note 3: The setting of heritage assets

Heritage Asset – Setting of a Conservation Area

6.3.2 The proposed development comprises the construction of a two-storey building to provide two flats, new vehicle access, private amenity space, parking, landscaping, boundary treatments and bin and cycle storage. The building would have a ridge height of approximately 8.5m with eaves level set at 5.35m.

6.3.2 This proposal is in the setting of the Pinnerwood Park Conservation Area. The special character and appearance of this conservation area is outlined by the Pinnerwood Park Conservation Area Appraisal and Management Strategy which states it relates to it being:

6.3.3 A combination of social, historical and architectural interest makes Pinnerwood Park Estate an important area to Harrow. The continuity of building type and materials in an interesting street layout is central to the area's character. As well as this, the good open and enclosed spaces, alongside a streetscape furnished with trees and grass verges, complements the architecture and gives way to a high quality of area, in line with the garden suburb ideal'.

6.3.4 The concerns of the CAAC are noted. The Council's Conservation Officer has raised no objection to the proposal given the modest overall scale.

Heritage Asset – Setting of Scheduled Ancient Monument

6.3.5 The National Planning Policy Framework (Section 12) and the London Plan (2016 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted the NPPF says that applicants should be required to record

and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

- 6.3.6 According to Historic England,“the proposed development is located immediately adjacent to a portion of a prehistoric land boundary known as the Grim's Ditch, which is designated as a Scheduled Monument. It comprises a linear earthwork which originally ran from west of Cuckoo Hill to Harrow Weald Common, with a possible easterly continuation in the Pear Wood earthwork. Later developments along the route have truncated or destroyed several parts of it. It consists of a large bank with a ditch on the south side and is thought to have been constructed in two phases. The bank was first built from quarried gravel, sand and clay. The ditch was then dug and some of the spoil deposited to the south. It is thought to be Iron Age in origin, although no conclusive dating evidence has been obtained by excavation. Documentary evidence shows that Grim's Ditch was certainly in existence by 1306. The portion closest to the application site runs for 322m NNE from Uxbridge Road to Grimsdyke Road, largely in the rear gardens of houses on Hallam Gardens. The proposed development is also located immediately adjacent to and east of the Pinnerwood Park Estate Conservation Area.”
- 6.3.7 The development will involve excavation of the ground in order to construct foundations for the new building and for the provision of new services. Some landscaping may also be necessary for the associated garden space.
- 6.3.8 Historic England has advised that the Grim's Ditch is protected as a Scheduled Monument under the 1979 Ancient Monuments and Archaeological Areas Act on account of its national importance and archaeological, historical and traditional interest. Any works within the designated area of the monument are subject to the requirement of Scheduled Monument Consent (SMC). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it an overarching statutory duty for Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The NPPF notes that the significance of a heritage asset can be harmed or lost through alteration, destruction or development within its setting and that substantial harm to a designated heritage asset of the highest should be wholly exceptional. Additionally, Paragraph 139 notes that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets. The monument is also included in the Heritage at Risk register.
- 6.3.9 In light of the site's location adjacent to a section of the Grim's Ditch that is designated as a scheduled monument and the relatively small scale of the development an archaeological watching brief during development would be appropriate to mitigate any archaeological impact. This will ensure that any archaeological remains are recorded prior to removal.

- 6.3.10 The Archaeology Advisor states that appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition. A condition to this effect would have been recommended to accord with stated national, London and local policies.

Landscaping

- 6.3.11 Nearly all properties on the side of street of the application site have soft landscaping in their frontage. The proposed layout plan shows mainly hardstanding in the frontage and grassed area to the rear. Whilst the proposed frontage layout is not typical of the streetscene, it is considered that had planning permission been recommended, a condition requiring submission of landscaping details to improve the visual amenity of the development would have been recommended as there is room for some form of soft landscaping on the frontage.

Trees

- 6.3.12 There are matured trees along the application boundary. The trees are located within the Pinnerwood Park Estate Conservation Area which by default are protected. The Council's tree officer has reviewed the submitted arboricultural report and found it to be sufficient to make a full assessment and has raised no objections regarding the level of works that would be required to the preserved Oak Tree. Therefore it is considered that the previous reason for refusal has been addressed, subject to safeguarding conditions.

Refuse

- 6.3.13 The submitted block plan shows refuse bin storage area to the front; two refuse bins each per flat. This is not in line with Council policy for flat development which requires 3 bins per flat in this type of development. Notwithstanding the shortfall, it is considered that an acceptable refuse storage provision can be achieved by condition in the case where approval of the proposal is recommended.

6.4 Residential Amenity

- 6.4.1 The relevant policies and guidance documents are:
- Harrow Core Strategy 2012:CS1
 - Harrow Development Management Policies Local Plan (2013):DM1, DM2; DM27
 - London Plan Policy (2016): 7.4
 - The Draft London Plan Policy (2019): D1, D6

Relevant Supplementary Documents

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

- 6.4.2 The proposed building would project forward of the main elevation of the maisonettes at Nos. 11 to 14 by approximately 700mm and be set approximately 2m from the flank of Nos. 11 and 12. The 2m gap serves as a walkway and access to No. 12, the first floor maisonette. This arrangement would result in an 8.6m high wall along the flank of these properties and with only 2m separation. The average gap between buildings on this side of the street is 4m. The proposed building would be built along the boundary with No. 12, which would be out of symmetry with the prevailing street layout. Whilst there are windows in the flank of these existing properties, these are either non-habitable room windows or secondary windows. Whilst the outlook from these windows will be restricted as a result, this is considered not to warrant a refusal of the scheme as light will be able to reach the rooms they serve with adequate outlook from the primary windows.
- 6.4.3 Though the introduction of a residential building on the application site would result in overlooking of the gardens of adjoining houses on Hallam Gardens, this will not be significantly different from the prevailing situation with regards to the orientation of 12 Woodridings Close and adjoining rear properties on Hallam Gardens.
- 6.4.4 Whilst the development will have some impact to these neighbouring properties, given the orientation of the existing and proposed houses and the distances and spacing between them together with their overall design, the proposal is considered to retain a reasonable level of privacy for the adjoining occupiers and considered to meet the design advice in the DMPD 2013, SPD 2010 and the NPPF in this regard.
- 6.4.5 The issue raised with regard to road congestion are considered under Traffic and Parking below.

Quality of Residential Accommodation for Future Occupiers

- 6.4.6 The proposal relates to two, one bedroom two person units. The GIA of the ground floor unit would be 57sqm and the first floor unit would be 60sqm which would comply with the minimum space standard of 50sqm. Each unit would have 0.85sqm of storage space which is considered acceptable.
- 6.4.7 The stacking arrangements would place habitable rooms above similar and the same would apply with the non-habitable rooms which would be acceptable.
- 6.4.8 Turning to the internal arrangement of the units and scale of the building in relation to the site area. The new building would have its left side flank set approximately along the boundary with Nos 11 and 12 with its rear wall set some 2.8m at its closest point to the rear boundary fence. Access to the rear amenity area would be via a 1.27m gap to the right boundary. Each flat would have access to a private garden, flat 1 would have a 30sqm garden to the rear

and flat 2 would have a 25sqm garden to the site. The size of the proposed gardens are considered acceptable. However as noted above the garden to flat 1 would be largely overshadowed by the preserved trees at the rear boundary. The submitted Tree report has been reviewed by the Tree Officer who has confirmed that subject to a condition requiring a site specific tree protection plan to be approved by the Local Planning Authority there would be an acceptable impact on the protected tree. Therefore on balance this is acceptable.

6.4.9 Taking account of the above, it is considered that the proposal would provide acceptable and sustainable living conditions for future occupiers. The proposal would therefore comply with Policy 7.6B of The London Plan (2016), the Mayor of London Housing Guide (2016), Policies DM1 and DM27 of the Development Management Policies Local Plan (2013), and adopted Supplementary Planning Document: Residential Design Guide (2010).

6.5 Traffic, Parking and Drainage

6.5.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9; DM10; DM42
- London Plan 2016: 6.3, 6.9, 6.13
- The Draft London Plan 2019: T4, T5, T6

6.5.2 One parking space is provided on site. It is not considered that the proposal would result in unacceptable prejudice to highway safety and is considered acceptable and in accordance with Policies DM42 and DM43 of the Development Management Policies Local Plan (2013).

6.5.3 This proposal is within a PTAL 2 location meaning that access to public transport is considered to be poor. The level of parking proposed is acceptable in terms of current London Plan standards however there is little on-street parking available in this narrow cul-de-sac. Council records show car ownership in the ward the site is located to be high at 82.7% of households having access to a least one car. The Highways Authority have advised that for this reason, it may be more appropriate to provide one extra parking space on site if there is sufficient land available. Officers are of the view that an additional on-site parking space can provided but would have to be done in such a way not to further accentuate the cramped layout of the development.

6.5.4 2 secure cycle spaces would be required to serve all this units which would be provided on the forecourt. The Highways Authority has not raised any fundamental objection to the proposal but has suggested pre-commencement condition for a construction method statement.

Waste and Servicing

- 6.5.5 Waste storage would be provided for the ground floor flat on the frontage of the property and at the side for the first floor flat
- 6.5.6 A side from this a condition is attached to this permission which requires the bins to be stored away, except on days of rubbish collection.

Drainage

- 6.5.7 The site is identified as a critical drainage area of Harrow and is within a flood zone. As the proposed development would not lead to an increase in impermeable surface area, no issues would arise in this respect. The Council's Drainage officers have not objected to the application, but have suggested conditions to deal with on-site drainage and water attenuation.
- 6.5.8 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed scheme seeks to provide two residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of Policy 3.8 of the London Plan (2016). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.2 For all the reasons considered above, and 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, this 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 91 of the Town and Country Planning Act 1990.

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site plan; 1428 01 Rev A; 1428 15 Rev A; 1428 04; 1428 16; 1428 17; 4428/0/18-2866; Design and Access Statement; Arboricultural Impact Assessment - Lockhart and Garratt Ref 20-3091 version 1; Heritage Statement

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

3 Refuse and Waste

Notwithstanding the approved details, revised plans and elevation shall be submitted to and approved in writing by the Local Planning Authority detailing appropriate provision of refuse and recycling storage for each individual flat. The details shall be submitted, approved and implemented before first occupation of the development. 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 maintain the appearance of the development and safeguard the character and appearance of the area. The current requirements are that there is sufficient space for 3 wheelie bins per flat. The submitted information is inadequate in this regard.

4 Accessibility

The proposal as approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved in writing by the Local Planning Authority prior to occupation. The proposal shall be carried out in accordance with the approved drawings and retained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

5 Surface Water Drainage and Attenuation

Notwithstanding the approved plans, prior to development beyond damp course proof level, details for a scheme for works for the disposal of surface water, surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. 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.

6 Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a details all boundaries treatments on the land. Details of the boundary treatments, shall be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

7 Planting

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, 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.

8 Construction Method Statement

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction

- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

9 Window Detail

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. The development shall be completed 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.

10 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above ground floor damp proof course 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: External appearance of the building
- b: Refuse and cycle storage area

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.

11 Tree Protection

Prior to commencement of work site-specific tree protection plan and method statement based on the indicative details provided (Lockhard Garratt Impact Assessment 8 June 2020) and including

- a) Full specification for construction of any roads, parking areas, hard surfacing and driveways, to be constructed using 'no-dig' specification, including sections where relevant
- b) Tree protection during construction indicated on a TPP and construction activities clearly identified as prohibited (CEZ) in this area
- c) Details of site access, temporary parking, material storage, site hut / offices
- d) Details of facilitation pruning for working space in relation to the

TPO Oak (T8 of TPO No. 357)

- e) Details of arboricultural supervision / inspection at key stages; reporting of inspection / supervision

Shall be submitted to and approved by the local planning authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the preserved trees are protected during construction.

12 Written Scheme of Investigation (Scheduled Ancient Monument)

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included with the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objections, and

A: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B: Where appropriate, details of a programme for delivering related positive public benefits

C: The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material, this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To protect the archaeological priority area in accordance with Policy DM7 of the Harrow Development Management Local Plan (2013).

13 Satellite Dishes

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant phase and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

14. 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 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy Framework (2019)

The Draft London Plan 2019:

Policy D1 London's form and characteristics
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards
Policy D5 Inclusive developemnt
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public Realm
Policy D11 Safety, security and resilience to emergency
Policy H1 Increasing Housing Supply
Policy H9 Ensuring the best use of stock
Policy H10 Housing Size mix
Policy S1 12 Flood Risk Management
Policy T5 Cycling
Policy T6.1 Residential Parking

The London Plan (2016):

3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
6.13C Parking
7.1C Building London's Neighbourhoods
7.16 Green Belt
7.2 An Inclusive Environment
7.21 Trees and Woodlands
7.3 Designing Out Crime
7.4 Local Character
7.6 Architecture
7.8 Herritage Assets and Archaeology

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1 Achieving a High Standard of Development
DM2 Achieving lifetime Neighbourhoods
DM7 Heritage Assets
DM22 Trees and Landscaping
DM23 Streetside Gardens and Forecourt Greenery
DM27 Amenity Space

DM42 Parking Standards
DM45 Waste Management

Supplementary Planning 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
Conservation Area Appraisal Management Strategy (2009) Pinnerwood Park Estate.

2 Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.

3 Mayoral CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008. Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL.

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £7,600

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

4 Harrow CIL

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 £20,331

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](http://planningportal.co.uk) 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

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If you have a Commencement Date please also complete CIL Form 6:

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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

5 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.

6 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

7 Compliance With Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted

- Beginning development in breach of a planning condition will invalidate your planning permission.

- 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.

8 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.

9 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 applicant's expense. Failure to report any damage could result in a charge being levied against the property.

10. Street 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.

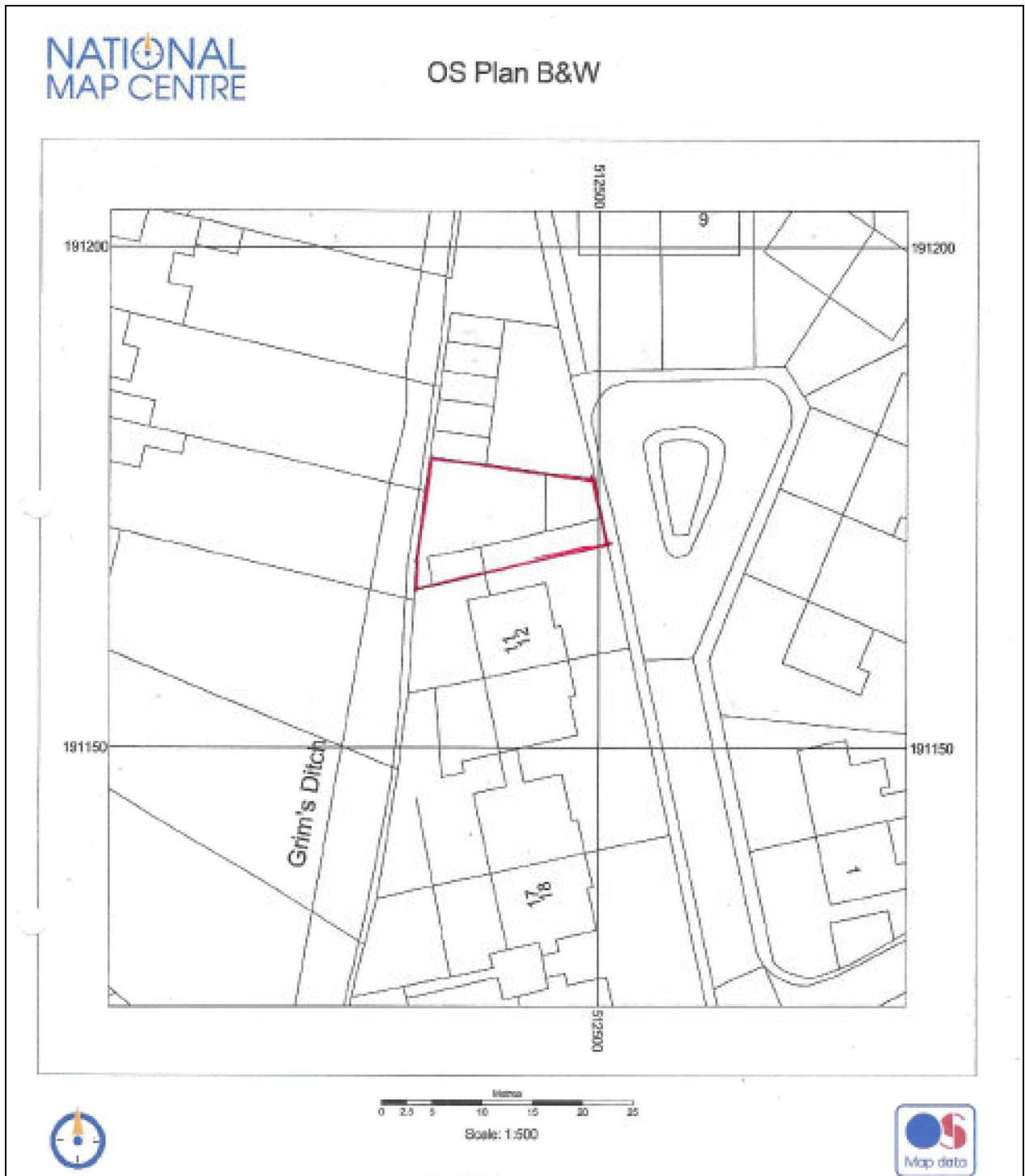
All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.
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 10.9.20 |
| Corporate Director | Paul Walker 10.9.20 |

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS







APPENDIX 4: PLANS AND ELEVATIONS

