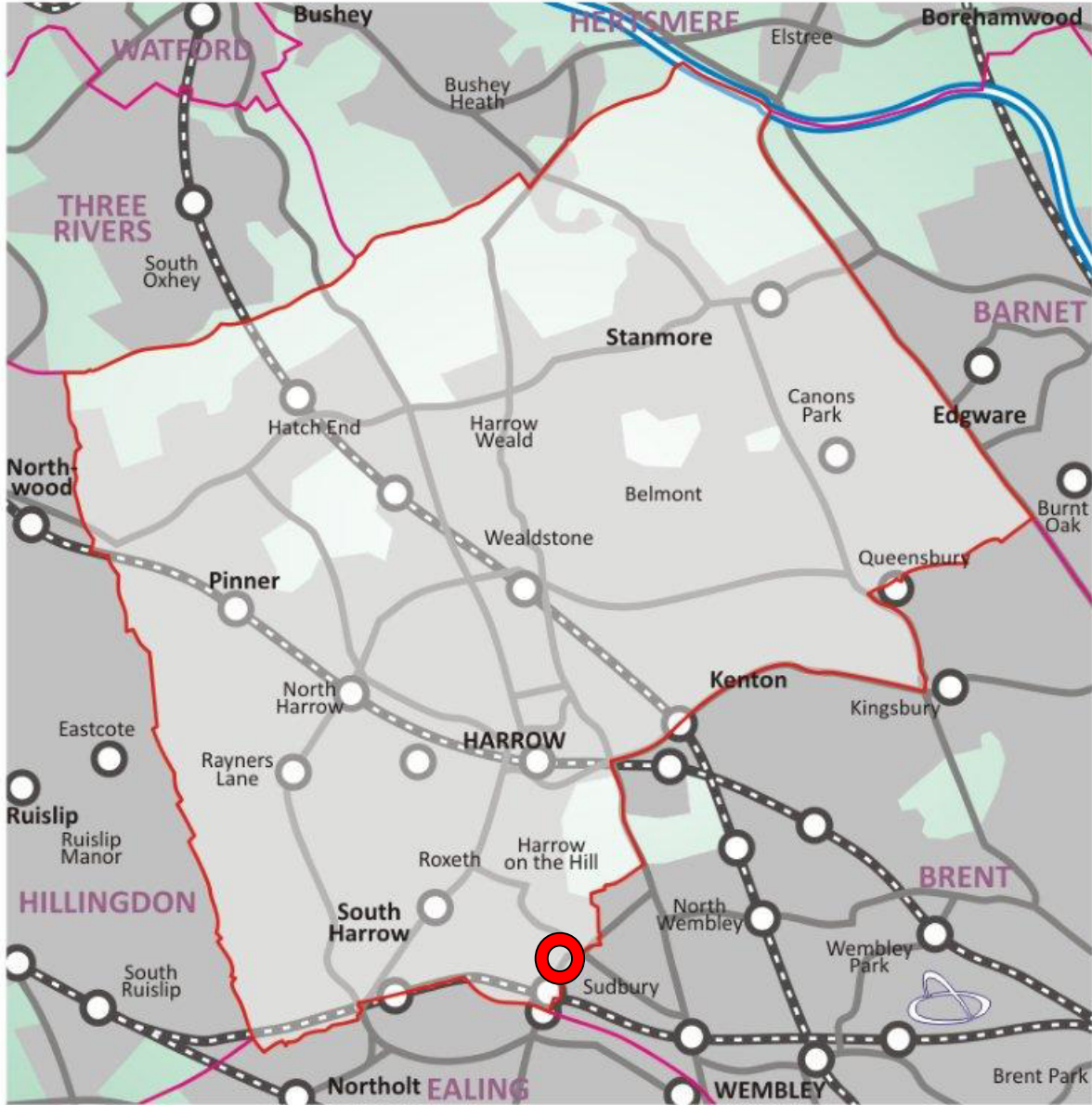


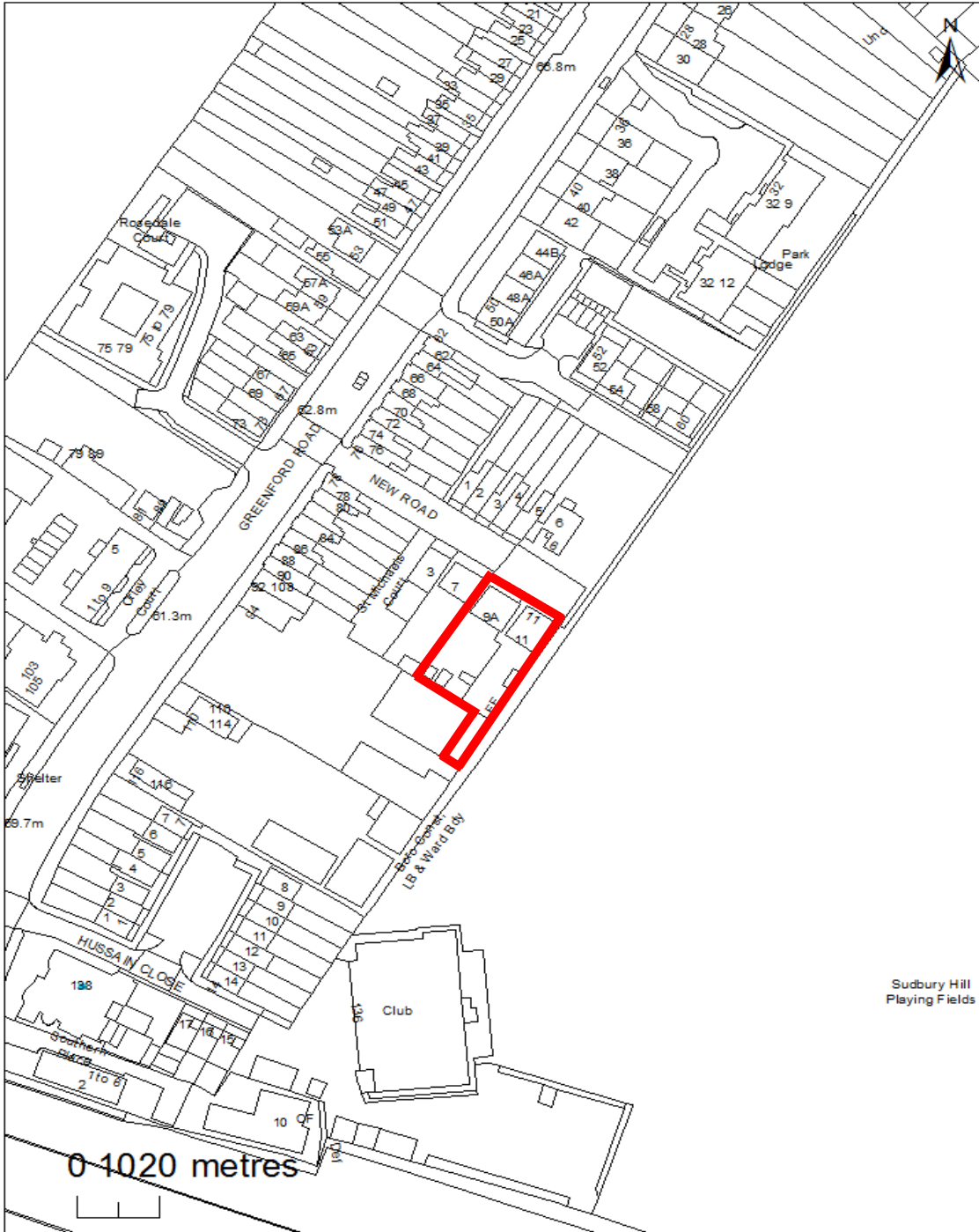
 = application site



9 & 11 New Road, Harrow

P/2023/20

# 9 & 11 NEW ROAD, HARROW



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## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

23<sup>rd</sup> September 2020

APPLICATION NUMBER: P/2023/20  
VALIDATE DATE: 14<sup>TH</sup> JULY 2020  
LOCATION: 9 & 11 NEW ROAD, SUDBURY HILL, HARROW  
WARD: HARROW ON THE HILL  
POSTCODE: HA1 3QJ  
APPLICANT: HOWATH HOMES  
AGENT: PROGRESS PLANNING  
CASE OFFICER: CATRIONA COOKE  
EXPIRY DATE: 26<sup>TH</sup> AUGUST 2020  
(EXTENDED 25<sup>TH</sup> SEPTEMBER 2020)

### **PROPOSAL**

Redevelopment to provide two storey building with habitable roofspace comprising of eight flats (4 x 1 bed and 4 x 2 bed); parking; landscaping; bin and cycle stores (demolition of existing dwellings)

### **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 proposed scheme seeks to provide 8 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 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.

### **INFORMATION**

This application is reported to Planning Committee as the application results in the construction of more than two dwellings and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor/Other
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£35,460
Local CIL requirement:	£93,583.48 (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 This application relates to two properties located at the south-eastern end of New Road (no 9 & 11), currently occupied by two two-storey detached dwellings.
- 1.2 The existing dwellings on site consist of two-storey single family homes, with garages to one side of a 1930's/1940's character.
- 1.3 The application sites include generous rear gardens with mature vegetation to all boundaries.
- 1.4 No. 7 New Road to the south west is of a similar style to number 9 New Road and has an attached garage adjacent to the common boundary with no. 9
- 1.5 The rear boundary of no. 9 and 11 New Road adjoin the northern boundary of W. Hanson which is a builders merchants
- 1.6 There is a notable mixture of properties on New Road consisting of the 1980's style purpose built flats known as St. Michael's Court, and properties opposite which include a Victorian terrace (no's 1 to 5 New Road) and a metroland style detached bungalow (no. 6 New Road).
- 1.7 The south eastern boundary of the site adjoins Sudbury Hill Playing Fields which is designated as Metropolitan Open Land within the London Borough of Brent.
- 1.8 New Road is a private, un-adopted road which is accessed via Greenford Road.
- 1.9 The property is not located within a conservation area or within the setting of a listed building.

## **2.0 PROPOSAL**

- 2.1 It is proposed to demolish the existing detached properties at no's 9 and 11 New Road and construct a two storey building which would consist of eight flats. Four x one bedroom on the ground floor and four x two bed duplex flats on the first floor/roof area.
- 2.2 The proposed terrace would be in a Victorian style with end gable roofs and would feature rear dormers to accommodate habitable roofspace. The maximum height of the proposed building would be 9.5m. Four parking space would be provided to the front of the property and 15 cycle spaces in the rear garden.
- 2.3 The dimensions of the proposed terraced development would be approximately 19.0m in width and 11.0m in depth adjacent to the common boundary with no. 7 New Road. There would be a separation distance of approx. 1.7m to the common boundary with no. 7.

- 2.4 It is proposed to provide a communal rear garden with each duplex flat on the upper floors having a private terrace.

### 3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
P/0488/20	Redevelopment to provide two storey building with accommodation in roof to create nine flats (5 x 1 bed 3 x 2 bed and 1 x 1 bed); parking; amenity space; landscaping; refuse and cycle storage	Refused 06/04/2020

#### **Reasons for refusal**

- The proposed development by reason of poor detailing and proportion, excessive fenestration and lack of a coherent and clear design rationale would result in a an incongruous development that would fail to accord with the prevailing pattern of development within the immediate vicinity. The proposed development would therefore be harmful to the character and appearance of the streetscene and visual amenities of the area contrary to London Plan (2016) policies 7.4, and 7.6, policy CS1.B of the Harrow Core Strategy (2013), policy DM1 of the Harrow Development Management Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010)*
- The proposal, by reason of poor outlook for the bedrooms of Flats 1 and 2 by reason of proximity to the eastern boundary of the site and lack of daylight and outlook provision for Flats 8 and 9 would give rise to a substandard and poor quality accommodation to the detriment of the residential amenities of the future occupiers of the flats, contrary to National Planning Policy Framework (2019), policies 3.5C and 7.6B of The London Plan (2016), policy D6 of the Draft New London Plan (2019), policy CS1.K of the Harrow Core Strategy (2013) policy DM1of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Document Residential Design Guide (2010).*
- The proposed development by reason of lack of appropriate private, usable amenity space for the proposed development would give rise to a substandard and poor quality accommodation to the detriment of the residential amenities of the future occupiers of the flats, contrary to policies 3.5C and 7.6B of The London Plan (2016), policy D6 of the Draft New London Plan (2019), policies DM1 and DM27 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Document Residential Design Guide (2010).*

4. *The cumulative impact of the excessive number of car parking spaces and poor quality and limited strips of landscaping to the front and side of the property would result in a frontage dominated by hardstanding to the detriment of the character and appearance of the property and the surrounding area, contrary to the National Planning Policy Framework (2019), Policy 7.4B of The London Plan (2016), policies D2 and D7 of the Draft New London Plan (2019), Core Policy CS1B of the Harrow Core Strategy (2012), Policies DM1 and DM22 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).*
5. *The proposal has failed to demonstrate that refuse storage would be satisfactorily provided within the site and would not cause detrimental harm by virtue of a cluttered forecourt to the detriment of the character and appearance of the street scene. As such the proposal would fail to accord with the National Planning Policy Framework (2019), Policies 3.5, 7.4 and 7.5 of The London Plan (2016), policies DM1 and DM45 of the Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).*
6. *The proposed development, would give rise to unfettered parking within the highway to the detriment of the safety and free flow of traffic on New Road and furthermore be harmful to the residential amenities of existing occupiers of New Road, contrary to policies DM1, DM2 and DM42 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010)*

P/4832/19	Redevelopment to provide two storey building with accommodation in roof to create nine flats (6 x 1 bed and 3 x 2 bed); parking; amenity space; landscaping; refuse and cycle storage	Refused 13/01/2020
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**Reasons for refusal:**

1. *The proposal, by reason of poor outlook for the bedroom of Flat 1 by reason of its narrow window cramped between the refuse and cycle store as well as lack of daylight and outlook to Flat 9 which faces the flank wall of No. 7 New Road and would be served by an obscurely glazed as well as lack of adequate storage for Flats 4, 5, 6 and 7 and lack of appropriate private amenity space for 7 of the units would give rise to a substandard and poor quality accommodation to the detriment of the residential amenities of the future occupiers of the flat, contrary to National Planning Policy Framework (2019), policies 3.5C and 7.6B of The London Plan (2016), D2, D3, D4, H12 of the Draft New London Plan (2019), policies DM1, DM26 and DM27 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Documents Residential Design Guide (2010).*

	<p>2. <i>The cumulative impact of the excessive number of car parking spaces and poor quality and limited strips of landscaping to the front and side of the property would result in a frontage dominated by hardstanding to the detriment of the character and appearance of the property and the surrounding area, contrary to the National Planning Policy Framework (2019), Policy 7.4B of The London Plan (2016), policies D2 and D7 of the Draft New London Plan (2019), Core Policy CS1B of the Harrow Core Strategy (2012), Policy DM1 and DM22 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).</i></p> <p>3. <i>The proposal has failed to demonstrate that refuse storage would be satisfactorily provided within the site and would not cause detrimental harm by virtue of a cluttered forecourt to the detriment of the character and appearance of the host property and street scene. As such the proposal would fail to accord with the National Planning Policy Framework (2019), Policies 3.5, 7.4 and 7.5 of The London Plan (2016), policies D2, D3 of Draft New London Plan (2019), Policies DM1 and DM45 of the Development Management Policies (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).</i></p> <p>4. <i>The development would result in the impingement of the existing unadopted highway which would compromise highway safety and functionality of the development including the convenience and safety of traffic flow, servicing and pedestrian movement contrary to the National Planning Policy Framework (2019), Policies 6.4, 6.9, 6.13 of The London Plan (2016), policies T6, T6.1, T7 of the Draft New London Plan (2019), Policies DM1 and DM42 and DM44 of the Harrow Development Management Policies Local Plan (2013), Policies, Mayor of London's Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p>	
P/5803/16	Redevelopment to provide a two storey building with habitable roofspace including rear dormers to create four terraced houses; associated parking landscaping and hardstanding.	Granted 23/03/2017

#### **4.0 CONSULTATION**

- 4.1 A total of 19 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 11<sup>th</sup> August 2020.
- 4.2 No objections were received from adjoining residents.
- 4.3 A summary of the responses received along with the Officer comments are set out 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
<p><u>LB Brent –</u> The proposal is located next to Sudbury Hill Sports Ground and Elm court Allotments SINC Grade II. No Ecological Assessment that has been considered the potential impacts of the proposal upon the adjoining SINC land. As such, it has failed to demonstrate that the proposal would not have a harmful impact on the ecological value of the adjoining SINC land, contrary to policy CP18 of Brent's Core Strategy 2010 and emerging policy BG11 of Brents draft Local Plan 2020.</p> <p>Officers Comments – The London Borough of Brent were consulted on the previous planning applications on this site and this was not raised as an issue. The most recent comments from Brent relating to P/0488/20 did not mention the SINC or ecological concerns. It would not be reasonable to introduce this as a concern now. Furthermore, as this allocation is outside of the jurisdiction of Harrow there is limited scope for Harrow to intervene. Relevant informatives have been added to inform the applicant of their responsibilities to ensure that protected species are safeguarded and appropriate conditions attached.</p> <p><u>Biodiversity Officer:</u> Although the applicant responded incorrectly to the Section 12 form with regard to biodiversity features on adjoining land, the fact that Brent local wildlife site adjoins the eastern boundary of 11 New Road which forms part of the proposed development site still needs to be addressed. Options would appear to be we refuse on the basis of (a) insufficient evidence or (b) pause the application until a PEA and any follow up surveys have been completed.</p> <p>Officer Comments: A condition recommended to address the concerns raised on biodiversity and ecological matters</p> <p><u>LBH Drainage -</u> No objection subject to conditions.</p> <p><u>LBH Highways –</u> This proposal is within a PTAL 4 location meaning that access to public transport is considered to be good.</p> <p>The proposed car parking must be in line with the maximum levels specified by the Intend to Publish London Plan which allows for up to 0.5 spaces per dwelling in a PTAL 4 location. This means that only one parking space should be provided for this proposal. The proposed level of cycle parking is acceptable however the facilities need to be sheltered, secure and accessible. Vertical stands are generally not supported as they can be difficult to use and therefore do not promote cycling, particularly to those who may be inexperienced.</p>

## 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
- Residential Amenity
- Traffic and Parking
- Waste and Servicing
- Drainage

### **6.2 Principle of Development**

6.2.1 The relevant policies are:

- The National Planning Policy Framework 2019
- The London Plan 2016: 3.8, 7.4, 7.6
- Harrow's Core Strategy 2012: CS1.B

6.2.2 Having regard to policy 3.8 of the London Plan (2016), it is considered that the proposed flats would provide an increase in smaller housing stock in the Borough, thereby complying with the housing growth objectives and policies of the Harrow Development Plan. The principle of development is therefore considered acceptable,

### **6.3 Character of the Area**

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

#### Relevant Supplementary Documents

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

6.3.2 New Road is made up of 9 dwellinghouses and a building containing purpose built flats (St. Michael's Court). The architectural style of the area is mixed with the surrounding area including traditional detached / semi-detached dwellings at the south-eastern end and a row of small cottages on the northern side of the road. The properties include a maximum building height of two-storeys

with pitched roofs. While there is some presence of render within the existing buildings, the use of brickwork is predominant.

- 6.3.3 The size of the proposed building would be occupy a similar foot print to the existing detached houses at 9 and 11 New Road and that of the approved scheme P/5803/16. The proposed building would be of a terraced design similar to that at 1-5 New Road opposite. The height of the proposed terraced building would be approx. 9.5m which would be 1m above that of the neighbouring property at no. 7 New Road. It is considered that the proposed height and massing of the terraced building would not be unduly tall and would harmonise with the surrounding buildings within the streetscene.
- 6.3.4 The proposed terrace building would be of a suitable design reflecting the Victorian character of properties at 1-5 New Road, and those similar on the east side of Greenford Road. The proposed design is a relatively simple appearance but would provide a robust and cohesive finish to the building subject to appropriate detailing which will be secured by condition.
- 6.3.5 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. However, these would need to be provided to include details of all external materials, which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish.
- 6.3.6 Overall, it is considered that the proposed terrace would be of a proportionate and appropriate scale for the surrounding streetscene. Furthermore, in reducing the scale, massing and simplifying the design the current proposal would successfully address reason for refusal 1 of of reference P/0488/20 in terms bulk, scale, massing and architectural design.

#### Landscaping

- 6.3.7 The existing two properties have a mixture of hard and soft landscaping to the front with the rear gardens made of soft landscaping with mature vegetation. The proposed redevelopment of the site would consist of a mixture of hard surface for parking and soft planting.
- 6.3.8 The Council's Landscape architect has not raised objections to the proposals subject to a landscaping strategy including details of the materials of the hard and soft landscaping together with planting schedules. This information would be secured by a condition.
- 6.3.9 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

6.3.10 Therefore in respect of character and design the scheme complies with the relevant development plan policies

## 6.4 Residential Amenity

6.4.1 The relevant policies and guidance documents are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Polices Local Plan (2013):DM1, DM2; DM27
- London Plan (2016): 7.4
- The Intend to Publish London Plan (2019): D1, D6

### Relevant Supplementary Documents

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

### Residential Amenity for Future Occupiers

6.4.2 The proposed development includes the following breakdown of residential units:

Flat	Type	Area (sq m)
1	1 bed, 2 person	55.6
2	1 bed, 2 person	52
3	1 bed, 2 person	52
4	1 bed, 2 person	52.6
5	2 bed, 4 person	82.5
6	2 bed, 4 person	89.5
7	2 bed, 4 person	89.5
8	2 bed, 4 person	73.6

6.4.3 The proposed flats in all instances exceed the required GIA for the occupancy levels proposed. Furthermore, the units demonstrate that a level of dedicated storage space for future occupiers which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

6.4.4 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% if the GIA of a dwelling. The proposed plans (sections) indicate that the proposal would achieve a floor to ceiling height of 2.5m for the majority of the floors. There would be a 0.05m

shortfall for the proposed first floor. However, the shortfall here is considered to be minimal. Furthermore, the proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers.

#### Daylight and Outlook

- 6.4.5 All units would be dual aspect, therefore it is considered that the proposed flats would have an acceptable amount of daylight and outlook with windows either facing towards the highway of New Road and to the rear garden areas. Therefore it is considered that reason no 2 of previous refusal P/0488/20 has been addressed with regard to poor outlook.

As such, it is considered that the proposed accommodation would provide acceptable living conditions in this regard.

#### Amenity Space

- 6.4.6 Each flat would be provided with a private terrace and use of the rear communal area which is considered acceptable. The flats on the ground floor would have a defensible space at the rear to protect the amenity of the occupiers. Therefore it is considered that reason No. 3 of previous refusal has been addressed with regard to amenity space.

#### Residential Amenity Neighbouring Occupiers

#### Impact on 7 New Road

- 6.4.7 The proposed development would result in a potential increase of 10 occupants which would materially increase the use profile of the existing site circumstances. However, given the mixed character of the surrounding area and also the location of the site in this busy suburban environment, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed development.
- 6.4.8 The north west flank wall of proposed terraced building would be located to the south east of no. 7 New Road. The proposed terraced building would have a front building line which would sit 1.2m behind that of no. 7.
- 6.4.9 The proposal would marginally interrupt the 45 degree splay taken from No 7 New Road. However, it is considered that the small breach of the 45 degree code would not be significant and would result in a satisfactory impact on the occupant of no. 7 New Road. Furthermore the flank walls of the proposed development would have a sense of separation from the adjacent habitable windows at no. 7 due to the attached garage at this property and the fact that the proposed terraced building would be set off the common boundary with no.7 by approx. 1.7m.

- 6.4.10 Overall, it is considered that the proposed terraced building would have a satisfactory impact on the occupants of no. 7 New Road in terms of outlook, overshadowing and daylight. The proposed north west flank elevation would have three windows in total facing the common boundary with no. 7. It is noted that these windows would serve bathrooms and WC and subject to a condition requiring these windows to consist of obscurely glazed windows would ensure the privacy of the occupancy of no. 7 is maintained.
- 6.4.11 In addition to the above, it is proposed to include four rear dormers. It is considered that any views from the dormer windows would not lead to undue impacts in terms of overlooking. As any views from these windows would be at oblique angles over neighbouring gardens.
- 6.4.12 There are no residential properties to the north east or south east of the application site as such there would be no undue impacts in terms of amenities on those common boundaries as result of the proposed development.

## **6.5 Traffic, Parking and Drainage**

- 6.5.1 The relevant policies are:
- Harrow Core Strategy 2012:CS1
  - Harrow Development Management Polices Local Plan (2013):DM1, DM9; DM10; DM42
  - London Plan Policy 6.3, 6.9, 6.13
  - The Draft London Plan Policy T4, T5, T6
- 6.5.2 The proposed car parking must be in line with the maximum levels specified by the Intend to Publish London Plan which allows for up to 0.5 spaces per dwelling in a PTAL 4 location. The proposal seeks to provide 4 parking spaces which is considered to be acceptable.
- 6.5.3 In addition to the above, 15 secure and readily accessible cycle parking is provided in line with the The London Plan requirements. This has been provided on site in the rear garden and is therefore considered acceptable.

## **6.6 Waste and Servicing**

- 6.6.1 Waste storage would be provided to the rear of each of the four terraced dwellings. The waste collection would not differ to the existing system which exists for the properties on New Road.
- 6.6.2 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.

## **6.7 Drainage**

- 6.7.1 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.
- 6.7.2 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 8 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: 3018.NEW.200 A; 3018.NEW.201 A; 3018.NEW.202 B; 3018.NEW.203 A; 3018.NEW.204 A; 3018.NEW.205; AALI-16-246-P07; L002 P1; L0003 P1; Tree protection plan; Arboricultural and Planning Integration Report (13<sup>th</sup> May 2020); Design and Access Statement; Transport Statement; AAL-16-246-P07;

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

#### 3 Refuse and Waste

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.

#### 4 Accessibility

Plots 1 to 4, as indicated on plan number/s 3018.new.203 A hereby 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
- c: Boundary treatment
- d: Ground treatment

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

11 Biodiversity

The development hereby permitted shall not commence until detailed proposals for ongoing management, monitoring and reporting of onsite biodiversity features, including details of how this will be funded in perpetuity have been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Management Plan shall include:

- (a) how these features will be managed and monitored to maintain and enhance their value, including any replacements during the establishment phase (to run for three years from the commencement of construction);
- (b) year by year schedule of the timing of operations and who has responsibility for these and for ensuring they are undertaken;
- (c) how the plan will be updated at 5 year intervals; and
- (d) how these operations will be funded over the lifetime of the new development, during and following construction.

The development shall be carried out in accordance with the proposals so agreed and shall be retained as such thereafter.

Reason: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

12 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.

13 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 GG1 Building strong and inclusive communities

Policy GG2 Making the best use of land

Policy GG3 Creating a healthy city

Policy GG4 Delivering the homes Londoners need

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):**

2.13 Opportunity Areas and Intensification Areas

3.1 Ensuring Equal Life Chances for All

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

3.8 Housing Choice

3.9 Mixed and Balanced Communities

5.12 Flood Risk Management

5.13 Sustainable Drainage

6.3 Assessing Effects of Development on Transport Capacity

6.9 Cycling

6.10 Walking

6.12 Road Network Capacity

6.13 Parking

7.1 Building London's Neighbourhoods and Communities

7.2 In Inclusive Environment

7.3 Designing Out Crime

7.4 Local Character

7.5 Public Realm

7.6 Architecture

7.8 Heritage 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

DM16 Maintaining the openness of the Green Belt & Metropolitan Open Land

DM42 Parking Standards

DM45 Waste Management

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

### 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 £35,400

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 planning portal 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.

#### 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 £93,583.48

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](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

#### 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](mailto: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](mailto: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.

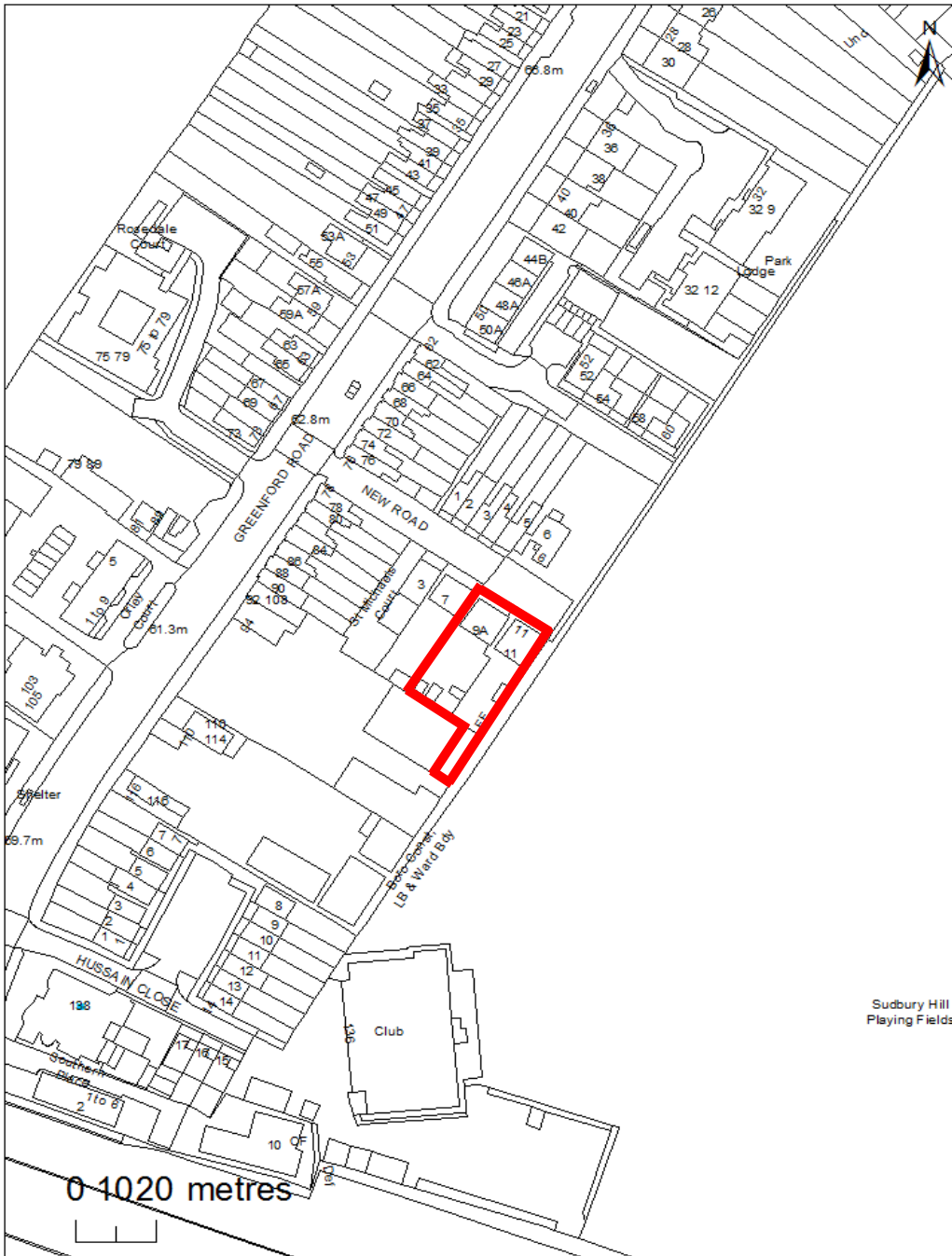
You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.

[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 10.9.20
Corporate Director	Paul Walker 10.9.20

**APPENDIX 2: SITE PLAN**



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**APPENDIX 3: SITE PHOTOGRAPHS**





Rear Garden of no.9



Rear Elevation of no. 9



Rear of no. 7



Rear of garage adjacent to boundary with no.9



Rear of no. 11



Rear elevations of no. 9 and 11



Rear outbuilding at no. 11





Eastern boundary of no. 11



End of New Road

# APPENDIX 4: PLANS AND ELEVATIONS

**NORTH ELEVATION & STREET SCENE**

**WEST ELEVATION**

**SOUTH ELEVATION**

**EAST ELEVATION**

**SECTION A - A**

**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

SCHEDULE			
FLOOR	No Beds	sq.m	sq.ft
1	1	55.6	598
2	1	52	560
3	1	52	560
4	1	52.6	566
5	2	82.5	888
6	2	89.5	963
7	2	89.5	963
8	2	73.6	792

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Rev	Date	Reason for Issue	By	CHK
A	03.06.20	minor amendments	SP	
		Reason for Issue		

**PROGRESS PLANNING**  
 Progress Planning  
 Waterside House 25 Riverside Way  
 Luton LU2 9YU

**Project Title:** 9 - 11 New Road, Sudbury Harrow  
**Project Number:** 3018  
**Date:** 02.06.2020

**Drawing Title:** Elevations, section and floor plans  
**Drawing Number:** 3018-NEW-203  
**Revision:** A

**Drawing Status:** Planning  
**Scale/North point:** 1:100 @ A1