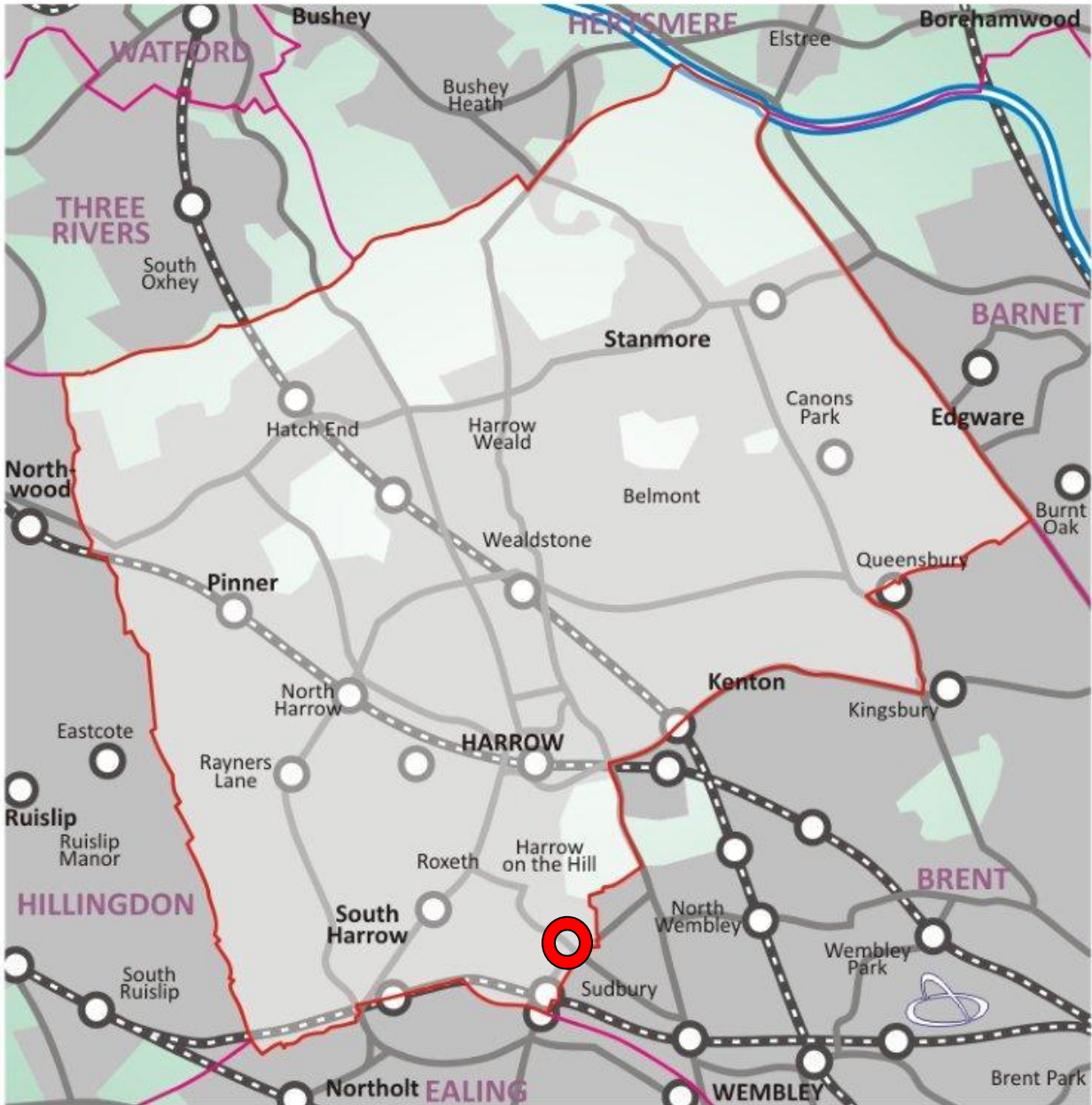
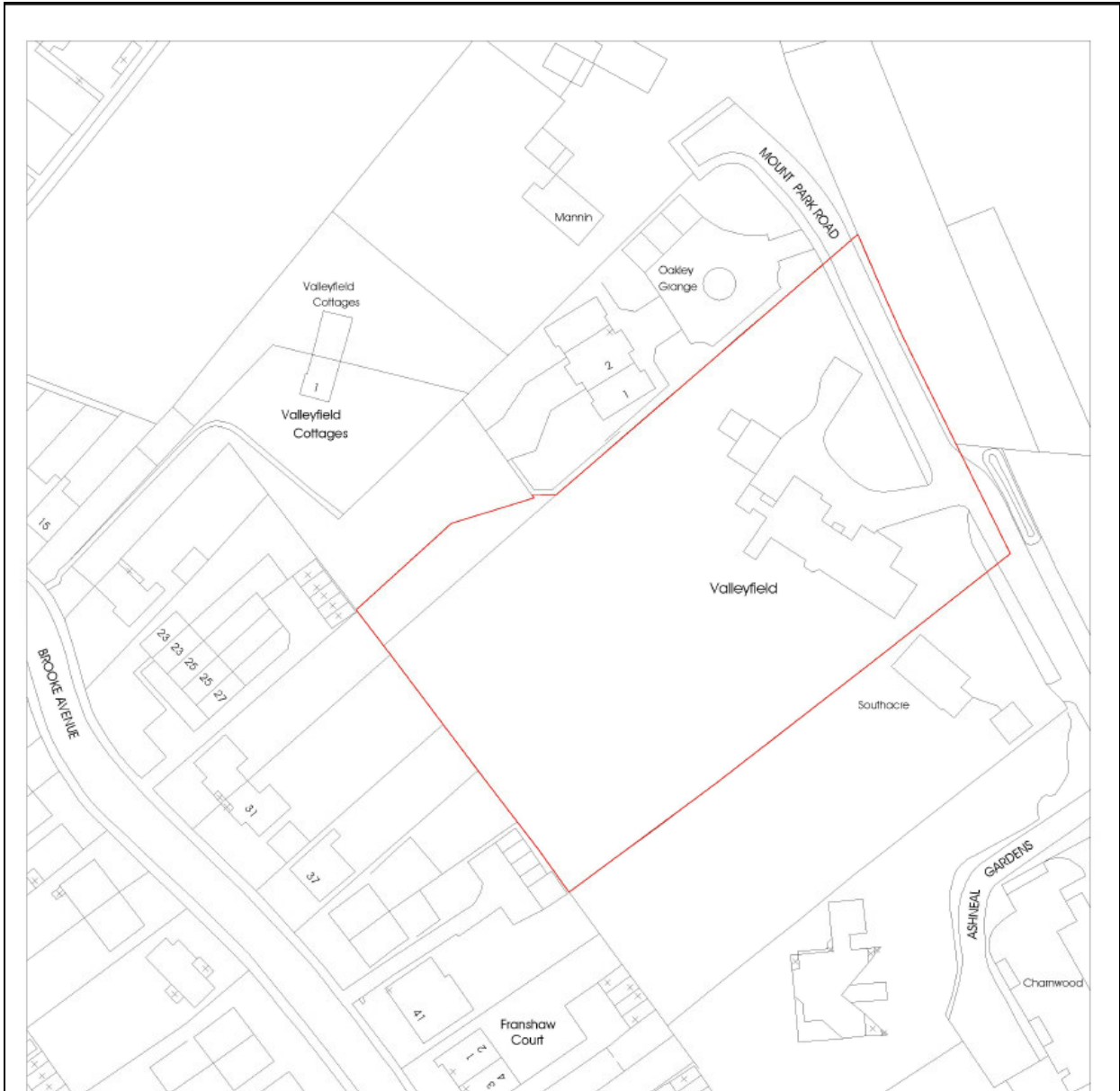


 = application site



Valleyfield, Mount Park Road, Harrow HA1 3JU	P/1571/20
---	------------------

VALLEYFIELD, MOUNT PARK ROAD



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th October 2020

APPLICATION NUMBER: P/1571/20
VALIDATE DATE: 21ST JULY 2020
LOCATION: VALLEYFIELD, MOUNT PARK ROAD
WARD: HARROW ON THE HILL
POSTCODE: HA1 3JU
APPLICANT: MR ANUJ GUPTA
AGENT: MR CHRIS BOYLE
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 20TH AUGUST 2020 (EXTENDED EXPIRY DATE: 16TH OCTOBER 2020)

PROPOSAL

Single storey side/rear extension to garage and creation of first floor and conversion of garage to an additional (5 bed) dwelling; proposed vehicle access; bin and cycle stores; external alterations (demolition of two storey side extension, single storey rear extensions and sheds on existing dwellinghouse)

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 1 residential unit. The proposed residential unit would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of policy 3.8 the London Plan (2016). Furthermore, the proposed development would preserve the character and appearance of the designated heritage assets, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a)-1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type: Minor/Other
Council Interest: None
GLA Community Infrastructure Levy (CIL)
Contribution (provisional):
Local CIL requirement:

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 large detached locally listed dwellinghouse located on the west side of Mount Park Road within the Mount Park Estate Conservation Area and Harrow on the Hill Area of Special Character. The property benefits from a large rear garden of approximately 4,200 m².
- 1.2 Detached property Southacre lies to the south of the property.
- 1.3 Three terraced properties, Oakley Grange lie to the north of the site.

2.0 PROPOSAL

- 2.1 Demolition of an existing two storey side extension located on the southern end of existing dwellinghouse, single storey side and rear extensions (located on the northern part of dwellinghouse) and detached garage/sheds.
- 2.2 Construction of a single storey extension to north west elevation of house and alterations to existing garage to provide 5 bedroom house.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out below:

P/233/04/CFU	Alterations to garage and single storey side extension to provide additional house with accommodation in roof with forecourt parking carriageway drive external alterations to existing house	Granted 26/04/2004
--------------	---	-----------------------

4.0 CONSULTATION

- 4.1 A total of 37 consultation letters were sent to neighbouring properties regarding this application. A site notice was put up and a press advert published on 23rd July 2020 The overall public consultation period expired on 18th August 2020.
- 4.2 2 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 site is untidy and a safety hazard with flytipping by the owners. Officer comment: This is not a material planning consideration.</p> <p>First floor windows may overlook Oakley Grange Officer comment: Please see section 6.43 below.</p> <p>The bin storey is close to Oakley Grange patio and would appreciate it being moved closer to the road. Please see section 6.43 below.</p>

- 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>Conservation Officer:</u> No objection subject to conditions</p> <p><u>Tree officer:</u> Awaiting comments</p> <p><u>Drainage:</u> No objection subject to conditions.</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 Mount Park Conservation Area/ Area of Special Character/ Locally Listed Building
- Residential Amenity Traffic, Parking and Drainage

6.2 Principle of Development

The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, and 7.6
- Harrow's Core Strategy (2012): CS1.B
- Garden Land SPD

6.2.1 The proposed demolition of existing structures and extensions would give rise to a gross reduction in footprint of some 94 metres² whereby the proposed extension would increase the footprint by 68 metres². Therefore, there would

be an overall reduction in footprint of 26 metres². Given the reduction in the overall footprint and together with the proposed siting of the proposed single storey side extension, it is considered that the proposal would not constitute garden land development.

6.2.2 The subject site is not subject to the constraints of a Metropolitan Open Land and as such is acceptable in this regard.

6.2.3 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 Based on the above and in the absence of any presumption against the proposed development, it is considered that the proposal would be acceptable with regards to the above policies and guidance.

6.3 Character of the Mount Park Conservation Area/ Area of Special Character/Locally Listed Building

6.3.1 The relevant policies and guidance documents are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6 and 7,8
- The Draft London Plan (2019): D1; D4; HC1
- Harrow Core Strategy (2012):CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM6, DM7, DM23, DM45

Relevant Supplementary Documents

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

Heritage Asset – Conservation Area

6.3.2 The proposal is a resubmission of an application approved in 2004 following pre-application advice provided in 2013. The 2014 application was not implemented.

6.3.3 The proposal to remove a large 1960s addition would reinstate the original symmetry to the locally listed Valleyfield. It would lessen the overall bulk of the house and return it to its original proportions. This would be clear works of improvement.

- 6.3.4 This proposal would introduce a single storey linked detached dwellinghouse within the grounds of the original detached dwellinghouse. Essentially it would now be a semi-detached house. Subdivision of the original houses can be harmful as indicated by the CAAMS as the area was laid out and intended to be large single-family dwelling houses and this would introduce a smaller cottage adjacent an existing house. However, it is considered that the single storey extensions would be sympathetic to the host dwelling which externally would retain the appearance of a single family dwellinghouse.
- 6.3.5 Therefore, on balance it is considered that the proposal would have an acceptable impact on the Mount Park Conservation Area.

Harrow on the Hill Area of Special Character

- 6.3.5 As discussed above the removal of the existing two storey extension and construction of single storey extensions to form a new linked dwellinghouse would be modest in scale and therefore it is considered that there would be an acceptable impact on the Harrow on the Hill Area of Special Character.

Locally Listed Building

- 6.3.6 The demolition of the existing two storey side extension would reinstate the original symmetry of Valleyfield. The single storey extensions would be modest in scale and would be clear subordinate additions. Therefore it is considered that the proposal would have a positive impact on the Locally listed building.

Landscaping

- 6.3.7 The proposal would introduce additional hardsurfacing within the frontage. However, given the wide frontage of the site, it is considered there would be sufficient area remaining to provide soft landscaping in keeping with the overall character of the area of extensive soft landscaping and thereby softening the setting of these houses. A condition is recommended to submit a landscape plan to be approved prior to occupation of the new dwellinghouse.

Refuse

- 6.3.8 The submitted block plan shows refuse bin storage area to the front. It is noted that an objection has been received regarding the location of the bins resulting in smells to the neighbouring property. However, it is considered that given the proposed bin store would be set 20.5m from the neighbouring properties on Oakley Grange there would be an acceptable impact on the neighbouring occupiers. Three bins are provided, which is in line with Council Code of Practice. Whilst the bins would be located at the front, given the width and depth of the front garden, it is considered that the siting of the bins as proposed would not unduly impact on the character or appearance of the conservation area.

6.3.8 Overall it is considered that the proposal would have an acceptable impact on the Mount Park Road Conservation Area, Harrow on the Hill Area of Special Character and the Locally Listed Building Valleyfield. Therefore, the proposal would be acceptable with regards to the above policies and guidance.

6.4 Residential Amenity

6.4.1 The relevant policies and guidance documents are:

- London Plan (2016): 3.5 and 7.4
- The Draft London Plan (2019): D1, D6
- Harrow Core Strategy (2012):CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM2, DM27

Relevant Supplementary Documents

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

Impact on Neighbouring Residential Properties

6.4.2 The demolition of the extension on the south-eastern flank would result in an increase in the distance from neighbouring property Southacre by 5.7m which would improve the relationship with regard to the first floor windows to this neighbouring property.

6.4.3 It is noted that an objection has been received from 1 Oakley Grange with regard to overlooking from the flank windows of the proposed new dwelling. However, these windows would be set some 15 metres from the boundary which would mitigate overlooking and therefore it is considered that there would not be an unacceptable impact on the neighbouring property of Oakley Grange with regard to overlooking.

6.4.4 Quality of Residential Accommodation for Future Occupiers of additional dwelling

6.4.5 The proposal relates to one five-bedroom, 10-person house. The GIA of the dwellinghouse would be approximately 205sq.m which would comply with the minimum space standard of 146sqm.

6.4.6 The submitted section drawings show that the proposed new dwellinghouse would have a floor to ceiling height of 2.5m which would comply with the requirements of the London Plan.

6.4.7 The rear garden would be divided lengthways to provide a private amenity space of approximately 1330sqm for the proposed dwelling which would

significantly exceed that recommended in the London Plan (2016) which is considered acceptable.

- 6.4.8 Taking account of the above, it is considered that the proposal would provide acceptable and sustainable living conditions for future occupiers and would have an acceptable impact upon neighbouring properties. The proposal would therefore comply with policies listed above.

6.5 Traffic, Parking and Drainage

- 6.5.1 The relevant policies are:

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

- 6.5.2 One parking space is provided on site. Although the provision of hardstanding on the site can accommodate additional parking. It is considered that the proposal would not result in unacceptable impact on highway safety and is considered acceptable and in accordance with the above listed policies.

- 6.5.3 This proposal is within a PTAL 0 location meaning that access to public transport is considered to be the lowest. The level of parking proposed is acceptable in terms of current London Plan.

- 6.5.4 2 secure cycle spaces would be required to serve the proposed dwellinghouse which would be provided on the northern elevation. The Highways Authority has raised no objection to the proposal.

Waste and Servicing

- 6.6 Waste storage would be provided on the southern elevation of the proposed dwelling which is considered acceptable. A condition is attached to this permission which requires the bins to be stored away, except on days of rubbish collection.

Drainage

- 6.7 The site is identified as a critical drainage area of Harrow. 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.

- 6.8 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 1 additional residential unit. The proposed residential unit 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: A30_A-080 Rev 01; A30_A-090 Rev 01; A30_A-095 Rev 01; A30_A-100 Rev 01 (existing floor plans 01); A30_A-100 Rev 01 (existing floor plans 02); A30_A-110 Rev 01 (proposed floor plans 01); A30_A-110 Rev 01 (proposed floor plans 02); 030_A-200 Rev 01 (existing elevations 01); 030_A-200 Rev 01 (existing elevations 02); 030_A-210 Rev 01 (proposed elevations 01); 030_A-211 Rev 01 (proposed elevations 02); Design and Access statement; Tree Protection Plan; Tree Survey and Arboricultural Method Statement February 2020; Heritage Statement; 030_A-310.

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

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 of the new dwellinghouse. 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 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 conservation area.

9 Restrict Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out on the dwellinghouses without the prior written permission of the local planning authority.

Reason: To safeguard the character and appearance of the area, and to restrict the amount of site coverage and size of dwelling in relation to the size of the plot and availability of and to safeguard the amenity of neighbouring residents.

10 Restrict to single family use

The dwellings hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place without the prior written permission of the local planning authority:

Reason: To safeguard the character and appearance of the area, and to safeguard the amenity of neighbouring residents.

11 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to the Local Planning Authority in writing for approval before any part of the development is occupied or used. The development shall only be completed and operated in accordance with any approval.

Reason: In the interests of creating safer and more sustainable communities

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 development
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
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.6 Architecture
7.8 Heritage Assets and Archaeology
7.21 Trees and Woodlands

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1 Achieving a High Standard of Development
DM2 Achieving lifetime Neighbourhoods
DM6 Areas of Special Character
DM7 Heritage Assets
DM10 On site management and surface water attenuation.
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

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

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

11

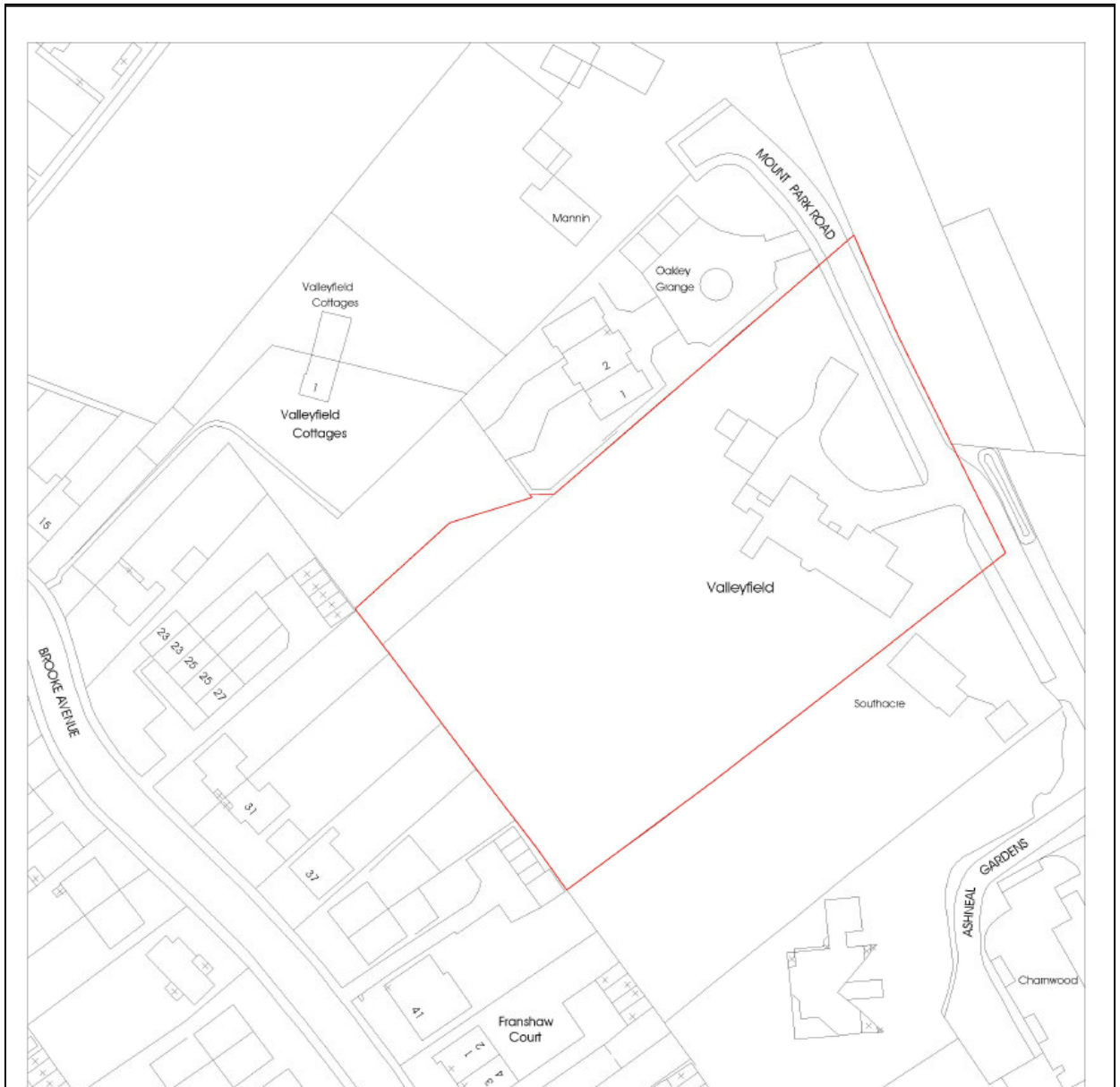
Design out crime

The applicant is advised to engage with the Designing Out Crime Officer at an early stage of the detailed design stage in respect of meeting the requirement of Secured by Design condition.

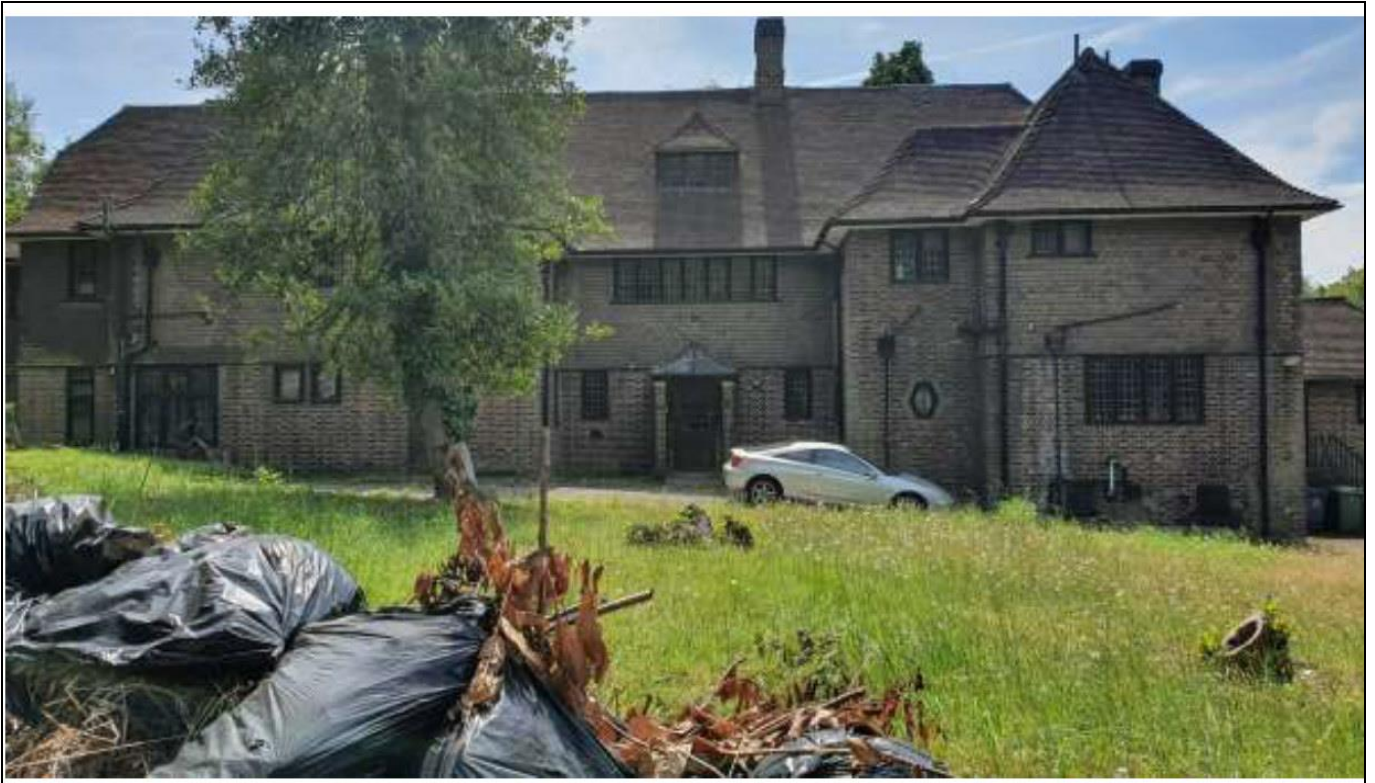
Checked

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Paul Walker 1.10.2020

APPENDIX 2: SITE PLAN

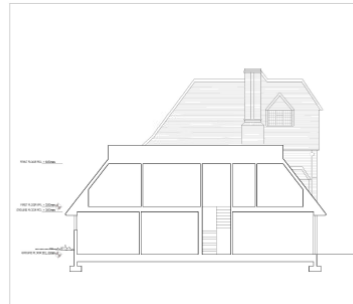


APPENDIX 3: SITE PHOTOGRAPHS

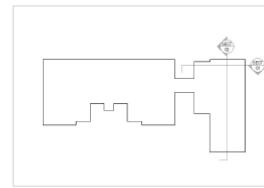




01 Proposed Section 01
1:100 g 41/1/200 g 41



02 Proposed Section 02
1:100 g 41/1/200 g 41



03 Site Plan
1:100

NOTES
 1. All dimensions are in millimetres. For ease of construction, the dimensions should be rounded to the nearest millimetre.
 2. The drawings are to be used in conjunction with the specifications and conditions of sale.
 3. The drawings are to be used in conjunction with the specifications and conditions of sale.
 4. The drawings are to be used in conjunction with the specifications and conditions of sale.
 5. The drawings are to be used in conjunction with the specifications and conditions of sale.



No.	Date	Name and Position	By (Check)	No.	Date	Name and Position	By (Check)

ARCHAËUM
 CONSULTANTS

Project Name: VALLEYFIELD
 Project Number: 001
 Date: 14/10/20
 Drawing No: 100 g 41/1/200 g 41
 Scale: 1:100 g 41/1/200 g 41

300 A 310 00

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK