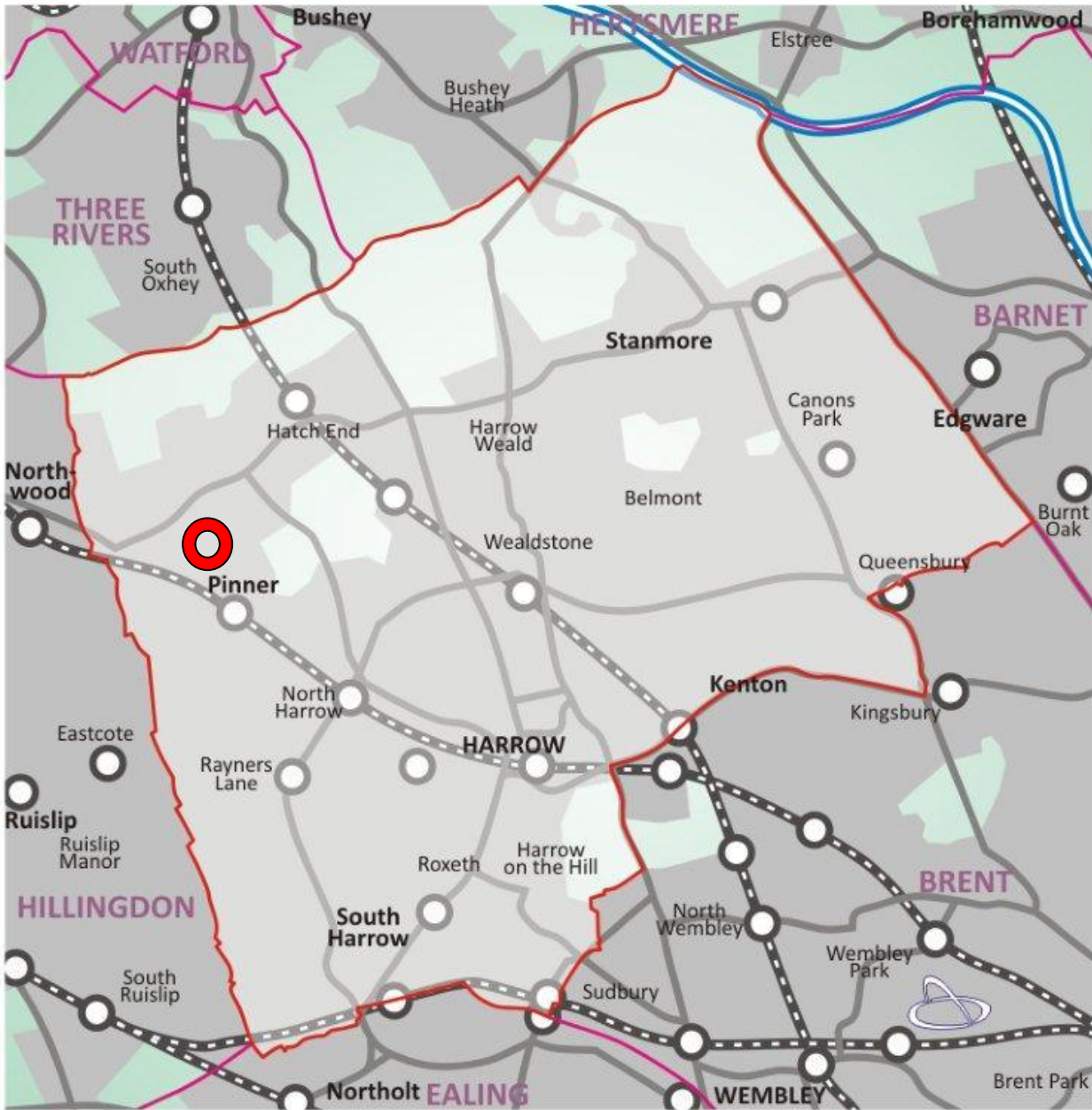


 = application site



5 WELLINGTON AVENUE, PINNER HA5 4NG

P/2515/20

5 WELLINGTON AVENUE



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

9th December 2020

APPLICATION NUMBER: P/2515/20
VALIDATION DATE: 24th AUGUST2020
LOCATION: 5 WELLINGTON AVENUE, PINNER
WARD: HATCH END
POSTCODE: HA5 4NG
APPLICANT: WATTS
AGENT: WAKELIN ASSOCIATES LTD.
CASE OFFICER: KIMRY SCHLACTER
EXTENDED EXPIRY DATE: 14TH DECEMBER 2020

PROPOSAL

Redevelopment to provide one pair of two storey semi-detached dwellings with habitable roof spaces (2 X 5 bed); Landscaping; Parking; Refuse and Cycle Storage

The Planning Committee is asked to:

RECOMMENDATION

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards housing stock within the Borough and the quality of accommodation for the future occupiers of the units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring or future occupiers, whilst the amended design is considered to be sympathetic to the character of the local area. Impacts on trees and biodiversity have been suitably assessed, and the removal of Japanese knotweed on site would be subject to conditions to ensure proper removal and disposal.

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 Development
Council Interest:	None
Net additional Floorspace:	249sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£62,226.71
Local CIL requirement:	£23,322

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.

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the south-eastern side of a cul-de-sac called Wellington Avenue. The site is comprised of the curtilage and building of 5 Wellington Avenue along with additional land to the side and rear, most of which is currently vacant. The red-line boundary plan also includes the public area of the Wellington Avenue, including the access from Wellington Road.
- 1.2 The access from Wellington Road is narrow, and lined with TPO Woodland groups (TPO no. 180, groups G2 and G4). The curtilage of 5 Wellington Avenue contains an individual TPO tree at the rear (horse chestnut).
- 1.3 The property is a two-storey detached property built circa 1960s. The land to the side of the existing dwelling houses contains a garage. The site falls to the rear by approximately 0.4m but is built up again immediately adjacent the rear boundary, in a high bank.
- 1.4 The neighbouring property to the north, no. 4 Wellington Avenue, is a semi-detached house. Other residential properties fronting Woodridings Avenue and Wellington Road back onto the site boundaries to the south and east.
- 1.5 In addition to the vehicular access from Wellington Road, there is pedestrian access from Park View.
- 1.6 Given the small access road from Wellington Road, and that the cul-de-sac is closed to vehicular traffic from Park View, Wellington Avenue forms a relatively secluded residential enclave of 6 houses. Numbers 1-2 and 3-4 form two sets of large semi-detached houses of a similar architectural style with gabled features at front and rear combined with hipped roofs. Nos 3-4 also feature gables at the sides. The application property no. 5, as well as Ashcroft, appear to have been built at a later date and this is reflected in their architecture.
- 1.7 The site is located within a critical drainage area. To the south-east, 100m from the boundaries of the site, are open field which form a Site of Importance of Nature Conservation (SINC), Green Belt area, and Archaeological Priority Area.

2.0 PROPOSAL

- 2.1 The proposal is to demolish the existing house, detached (derelict) garage and a brick wall to the rear of the existing garden area, and build two semi-detached 5-bedroom houses, fronting Wellington Avenue.
- 2.2 The enlarged plot would be divided into two; each house is proposed to have independent access off Wellington Avenue and a garden area to the rear. The proposed houses are mirrored apart from the width of the ground level rear projection of the northern house. The amended design features gabled sections at the front and rear, with a hipped roof form.
- 2.3 The front building line would be set back from the existing line of the semi-detached properties to the north (nos. 3 (The Pathways) and 4 Wellington

Avenue). The maximum roof height of the proposal would match that of the highest point of the roofs of these adjacent properties.

- 2.4 The houses would be two-storey as viewed from the front, with habitable loft space and 3-storey gables at the rear. Each would feature a single storey projecting section at rear.
- 2.5 Footprint of each house would be approximately 6m wide and 17m deep, but with a depth and first and loft floors limited to 11.6m. Maximum height 9.3m.
- 2.6 Car parking provided for 4 vehicles in the forecourt. Cycle storage (6 spaces total) in the rear, to be sheltered and secure.
- 2.7 Screened bin storage to the side or rear.
- 2.8 The application has been accompanied by Certificate D, indicating that all reasonable steps have been taken to identify any owner and/or tenant of the land, in advance of the submission of the application
- 2.9 The following amendments and additional information have been submitted to this application:
- Swept path analysis plans submitted.
 - Removed the crown roof design and replaced with a hipped roof at the front and a gable roof at the rear, as requested.
 - Reduced the roof pitch to accommodate the changes to the roof design and to reduce the bulk and massing of the proposal.
 - Removed the rear and front dormer windows and replaced with Velux roof windows on the side and rear elevations.
 - Relocated the bin stores to the rear amenity area and introduced more soft landscaping at the front of the properties.
 - Reduce height of single storey rear projections to 3m.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
<i>History attached to 4 Wellington Avenue: To be reported on the addendum</i>		
HAR/14574	Erect detached house/garage	Granted: 15/09/1958
HAR/14574/B	Erect detached house/garage	Granted: 15/10/1962
<i>History attached to 5 Wellington Avenue:</i>		

LBH/40552	First Floor Side Extension	Granted: 08/05/1990
P/0453/07	Two Storey Detached House with Integral Garage	Refused: 01/05/2007
<p><i>Reasons for Refusal:</i></p> <ol style="list-style-type: none"> <i>1. The proposed dwelling represents an overdevelopment of a restricted site and by reason of its size, scale bulk, massing design and siting would appear unduly bulky, obtrusive, overbearing and overpowering with inadequate space around the buildings and would detract from the established pattern and character of existing development in the vicinity resulting in a loss of outlook, privacy, visual and residential amenities to nearby occupiers contrary to policies SD1, SH1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).</i> <i>2. The proposal would give rise to excessive hard surfacing with insufficient scope for soft landscaping at the front of the dwelling, and would result in the potential loss of trees of significant amenity value, to the detriment of the visual amenities of the occupiers of the dwelling and of the surrounding area, contrary to Policies SD1, D4, D9, D10, EP29 and EP30 of the Harrow Unitary Development Plan (2004).</i> <i>3. The proposal has failed to demonstrate that adequate or satisfactory pedestrian and vehicular access, parking and manoeuvring provision can be provided within the site, in the absence of which the proposal would be prejudicial to safety and convenience of other road users in the vicinity contrary to policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).</i> 		

4.0 CONSULTATION

4.1 A total of 14 consultation letters were sent to neighbouring properties regarding this application. A second consultation period was carried out after the receipt of amended plans. The overall public consultation period expired on 26th November 2020.

4.2 A total of 8 responses were received.

4.3 A summary of the responses received along with the Officer comments are set out below:

Character and Appearance and Residential Amenity Impact

- Proposal would constitute over-development of the plot and would be incongruous to a cul-de-sac of residential properties. Would negatively impact the street scene.

- Large rear windows at 2nd floor level are dissimilar to 2nd floor rear windows at adjacent houses, and as the windows of the proposal are closer to properties in Woodridings Close and so would result in a loss of privacy.
- Would reduce light, view and air to 49 Wellington Road, and result in overlooking.
- Object to loss of soft landscaping at front of property; amount of hardstanding will appear dominated by car parking.
- Overlooking to the garden of Alfriston

Officer response:

These comments have been addressed within section 6.3 and 6.4 of the officer's report.

- Note previously refused permission ref: P/0453/07 and the reasons for refusal.

Officer response:

This has been addressed within section 6.2 of the officer's report.

Trees

- Object on the removal of trees, in particular an apple tree at the front of the property.
- Tree protection measures/ information in Arboricultural report are not correctly done.

Officer response:

This has been addressed within sections 6.3 and 6.6 of the officer's report.

Traffic, Parking and Servicing

- Contest developer's assertion that parking and access are easily accessible, as large vehicles including waste and recycling often are unable to access the close due to parked vehicles in the close. Proposal would add to the problem. Existing 5-bedrooms houses have 3 cars each. Visitors and residents will be forced to park on Wellington Road.
- Inadequate space for traffic loading/turning due to parked cars from existing houses; which is of particular concern for unadopted single track road. Expect deliveries to be increased compared to existing 3-bedroom house.
- Insufficient parking provided for occupiers and visitors, given that a contractor recently parked on Wellington Road rather than in-curtilage.

Officer response:

These comments have been addressed within section 6.5 of the officer's report.

4.4 The applicant has submitted responses to public comments, summarised as follows:

- The first-floor element of the proposed houses will be set 54m away from the opposite first floor of 3 Woodridings Avenue.
- Vehicular access / tracking information submitted in response to comments regarding parking/access. Industry standardised methods were used for calculating traffic data used.
- Based on car ownership data and relevant planning policies, 2 car spaces per dwelling is considered a reasonable proposal.
- The apple tree is 2.0m in height and does not make a significant contribution to the area. No trees in the vicinity of the access for Wellington Avenue would be altered as part of the proposal.

4.5 Statutory and Non-Statutory Consultation

4.6 The following consultations have been undertaken, together with the responses received and officer comments:

<p><u>Hatch End Association</u></p> <ul style="list-style-type: none">• Note serious concerns raised by neighbouring residents.• Refer to previously refused permission ref: P/0453/07 and the reasons for refusal.• Previous reasons for refusal have not been addressed and the proposal is denser than previous in terms of number of bedrooms, parking and hard surfacing.• Additional traffic will create problems as the existing site; the area suffers frequent blockages.
<p><u>Planning Policy</u></p> <ul style="list-style-type: none">• Planning decisions do not override private properties rights.• The proposed development must be considered against the Garden Land SPD (2013).• Agreed that the proposed dwelling would appear appropriate within the 'enlarged' garden space, and that it is appropriate to amalgamate the two gardens. Consistent with previous advice on sites where gardens have been amalgamated, with consideration to whether the proposed development would have an appropriate footprint within them, which this proposal is considered to do. The remainder of the substantial garden space, located to the rear, would remain as open space and perform the function of a residential garden.• The proposed development would not conflict with the intent of the Garden Land SPD (2013).
<p><u>LBH Highways</u></p>

- This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network; therefore Highways have no objection.
- Re: Wellington Avenue: It looks like it is private but there is some doubt about the accuracy of the records in the notes. We don't believe that the Council are maintaining it.

Waste Management Team

- This would be a standard house in that both properties would require a general waste bin and a recycling bin (240's) plus an optional brown if they wanted it.

Arboricultural Officer

- The proposals would require removal of several low-grade (C category) trees, one of which requires removal irrespective of the proposals owing to its condition.
- A Horse Chestnut (T46 of TPO 884) is within the application site but is located near the rear boundary of the garden. Appropriate.
- A replacement Oak is shown on DCLA landscape plans, within one of the two proposed rear gardens, but appears to be missing from the architect's site plans. There appears to be sufficient space for replanting in any case.
- Re: TPO trees at the access point, cellular / load-bearing ground protection would not likely be required in this case, given this access road is already frequently used and by heavier traffic. If refuse collection lorries use this route, it is unlikely there would be construction traffic any heavier than those lorries. There are no substantial issues with this Avenue, with regard to trees
- Any pruning back of encroaching branches (if any at all) would be dealt with via very minor pruning – with hand-tools.
- If you are minded to approve the recommended conditions are provided

Biodiversity Officer

- No comments received at the time of publishing this report. To be reported on the addendum.

Landscape Architect

- Japanese knotweed will require special disposal procedures and can be dealt with via a condition. There would need to be a guarantee for a period of quite a few years, attached to the eradication works.
- The frontage of the two houses is dominated by hard landscape, for car parking and a footpath together with bin stores. There is minimal space remaining for soft landscape, contrary to Harrow's Development Management Policies, DM 22 Trees and Landscaping to achieve a suitable visual setting for the building and DM 23 – Streetside Greenness and Forecourt Greenery. The hard landscape and bin storage would be unattractive in the streetscene.

- There is a small space in the front garden of Plot 'A' for a tree to be planted, to provide streetscene impact and enhance the biodiversity of the area.

Environmental Health Officer

- Confirm that Japanese knotweed must be dealt with via an approved knotweed disposal contractor. Clean up/ disposal should be conditioned.

Thames Water

- No response received

LBH Drainage

- Proposal is acceptable subject to standard 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 (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.

5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Traffic, Parking and Servicing
- Trees and Biodiversity

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.4, 3.8
- The Intend to Publish London Plan (2019): H1, H2, H9
- Harrow Development Management Policies (2013): DM24
- Harrow's Core Strategy (2012): CS1
- Garden Land Development SPD

6.2.2 The proposal is to demolish one house and replace it with two new semi-detached houses. Thus, there would be a small net increase in the number of dwellings. This increase in housing would broadly comply with strategic housing policies at both London and local levels.

6.2.3 The existing house is sited within a larger piece of land to the side and rear, which does not currently form part of its curtilage, and appears to be underused, land-locked and vacant land; and a piece of land containing garage to the side. These would be incorporated into the proposal site. The combined parcel would be of a size and depth consistent with the depth and width of residential gardens in the immediate area.

6.2.4 The proposal would have a footprint larger than the existing house (with the potential for reasonable extensions factored in) plus the existing garage, by approximately 60sqm. However, taking into account these site circumstances and the enlargement of the plot, the proposed footprint would be reasonable within its curtilage and would retain a degree of openness that would be consistent with the local pattern of development. It is further noted that the proposed footprint would be smaller than the existing footprint of the adjoining semi-detached properties nos. 3-4 Wellington Avenue. For this reason, it is considered to comply with the policies and intent of the Garden Land SPD.

6.2.5 Reference has been made to a previous refusal on this site for a detached house. This was refused in part due to an over intensification of a restricted site, with inadequate open space surrounding it. This refusal pre-dates the Garden Land SPD, but this part of the reason for refusal relates to the matters dealt with under the SPD. However, the site and proposal in the previous case were materially different, as this proposed the retention of the existing house as is, with a new independent bungalow dwelling in the back land, rearmost part of the plot. The principle, character, and residential impacts of such a proposal are radically different from that of the proposal here, wherein the proposed semi-detached pair are street-facing with direct access, with a combined size and siting consistent with other semi-detached properties in Wellington Avenue, retaining a good degree of openness with large rear gardens. For these reasons, the proposal is considered materially different to the previous refusal and the previous reason for refusal would not apply.

6.2.6 For the reason set out above, it is considered that the principle of this proposal meets the above policy requirements with regard to the overarching goal of housing choice and provision, and with regard to the principles of garden land development.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.5, 7.2 7.3, 7.4, 7.6
- The Intend to Publish London Plan (2019): D1, D3, D5, D6, D11
- Harrow Development Management Policies (2013): DM1, DM2, DM22, DM23
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)
- Technical housing standards - nationally described space standard (2016)

Mass, Siting and Design

6.3.2 The proposal would replace a detached house with a pair of semi-detached houses which is acceptable and is consistent with the character of Wellington Avenue. As noted above, with the combined proposed curtilage incorporating the vacant land to the rear, the proposal would result in plot sizes for the dwellings that would be consistent with other residential properties in the vicinity.

6.3.3 The proposed houses are appropriately sited within the plot and are set back slightly from the front building line of nos. 3 and 4. The width across the frontage would be smaller than that of nos. 3-4, but closer to the width of nos. 1-2. The rear upper floors of the proposal would align with the rear building line of nos. 3-4, although it would extend further to the rear by approximately 4.5m at ground floor. The height of the proposal would be no higher than these neighbouring properties as well. The overall mass of the semi-detached pair would therefore be appreciably smaller than the adjacent pair of semis nos. 3-4 and somewhat smaller than the pair of semis nos. 1-2 sited on the opposite side of the cul-de-sac.

6.3.4 The existing house is visibly more modern than the earlier built houses nos. 1-4. The proposed development has incorporated a design aesthetic that is closer to that of the earlier houses, taking cues from Arts and Crafts design, and includes gable features and loft floor windows similar to adjacent properties. The originally submitted plans included a wider crown roof form with larger dormer windows, which were considered to be bulky and out of character with the area. Amended plans were submitted with a roof design which reflects the design used in the existing loft floor and roof of the other semi-detached properties in the cul-de-sac. The revised design is considered suitable and appropriate for the area.

6.3.5 Details for the external finishes can be conditioned to ensure a high quality of development.

Internal Layout and Design

- 6.3.6 Each house would have 5 double bedrooms (with 4 of these being 11.5sqm or more, thus counting as double bedrooms and resulting in a maximum occupancy of 9 people). The northern house would be slightly larger, with a GIA of 183 sqm, while the smaller house would have a GIA of 179sqm. The internal floor-to-ceiling heights would meet the minimum required 2.5m for 75% of the floorspace as set out in the Draft London Plan; and sufficient built-in storage is provided. The proposals would thereby meet the required national and London Plan standards. Bedroom sizes and room widths are appropriate, and the internal layout of the houses allows for good circulation.
- 6.3.7 Furthermore, the units are dual aspect, and the development ensures that all habitable rooms are provided with windows which would allow for good outlook and natural light, with reasonable levels of privacy to habitable rooms. The internal layout is therefore satisfactory.
- 6.3.8 Finally, to ensure the development is able to provide a safe and secure environment, a condition is attached which requires the proposal to meet Secure by Design accreditation.

Accessibility

- 6.3.9 The development would have relatively level access at the front and in-curtilage parking, although these would not be blue-badge size bays. The proposal would be subject to Building regulation M4 (2), to ensure the dwellings would be adaptable for the needs/ future needs of occupiers. Given the scale of the proposal, this would be considered sufficient.

Forecourt and Landscaping

- 6.3.10 The proposed forecourt layout would have a greater proportion of hard landscaping than the existing and would result in the removal of a small apple tree. However, as this has been assessed as being of lower quality, and is not protected by a TPO, the removal of this tree would be considered acceptable. Revised plans have been submitted which re-located the waste bin storage to the side and rear of the proposed houses, thus allowing for a small increase to soft landscaping at front. Although it is acknowledged that the forecourt layout would be improved by a further increase in the soft landscaping, this must be balanced with the planning benefit of increased in-curtilage parking. With regard to the pattern of development in Wellington Avenue, it is noted that some of the other dwellings here have a similar proportion of soft landscaping to hard landscaping and/or other surfacing (e.g. Dingwall, Ashcroft, no. 4).The Landscape Architect has noted that there would be sufficient space for a small tree in the forecourt area, and this could be secured, if found to be feasible on further development of the landscaping details, as part of the landscaping conditions.
- 6.3.11 As the site is located within a critical drainage area, any hard-surfaced areas would be conditioned to be made of permeable paving.

6.3.12 The large mature TPO tree in the rear parcel of land would be retained, as would some of the other good quality trees on site. Full details of the rear garden landscaping would also be secured as part of standard landscaping conditions, as would details of boundary treatments and bin storage. Tree protection measures would also be conditioned.

Summary

6.3.13 In summary, the proposal is considered to be of an appropriate mass and design for its context and would provide a suitable internal layout for future occupiers. Subject to the above detailed conditions, the development would accord with the relevant policies of the development plan as set out above.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.5, 7.6
- The Intend to Publish London Plan (2019): D6
- Harrow Development Management Policies (2013): DM1, DM27
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)
- Supplementary Planning Document Residential Design Guide (2010)

Impact of Development on Neighbouring Amenity

6.4.2 The site is in a residential area, with no. 4 Wellington Avenue, and its attached semi, no. 3, immediately adjacent to the north-east. Both these properties have small raised patio areas to their immediate rears, with garden levels falling off towards the rear boundaries. The front curtilage of both sites are levelled as per the rest of Wellington Avenue.

6.4.3 The proposed houses would be set back from nos. 3-4 Wellington Avenue, so would not result in undue overshadowing or visual impacts to the adjacent habitable windows of no. 4. To the rear, the proposed upper floors of the development would align with no. 4's adjacent two-storey rear projection, so would meet the horizontal 45-degree code from no. 4's nearest rear corner. The single storey rear projection of the proposal would be an additional 4.6m in depth. However, this would be limited to 3m in height and would be set 2.0m away from the shared boundary.

6.4.4 In addition, it is noted that there are windows on the facing flank of no. 4. Planning history for no. 3 indicates the large ground floor window towards the rear of no. 4 would likely serve a "morning room" and thus would be considered protected. The proposal would meet the 45-degree code from this window, however, so would be acceptable in this regard. Planning history and site photos for this application and for previous applications for no. 3 also indicate that, given the small patios to

the rear of no. 3 and 4, the proposal would not unduly impact the amenity areas to the rear of no. 4. In addition, a condition is attached to this permission for detailed finished site levels, which would be required to indicate site levels of adjacent land, to ensure the finished levels along the boundary are appropriate.

- 6.4.5 Windows in the flank walls of the proposed houses would serve stairwells and hallways, with the exception of one window on the ground floor of each house which serves an open-plan kitchen area. These could be conditioned to be obscure glazed at ground and upper levels without compromising the amenity of future occupiers, to guard against mutual overlooking and loss of privacy. In addition, a condition is attached to reduce the size of the ground floor kitchen window of House A, as it is quite large and within 3m of the shared boundary with no. 4
- 6.4.6 With regard to neighbouring properties on Woodridings Close adjoining at the rear boundary of the site, although the proposed development's rear elevation would be sited closer to this boundary, it would nonetheless be over 22m from the common boundary and over 45m from the nearest rear elevation windows of these properties. In addition, the revised plans include smaller windows at the loft floor level than the originally submitted design. Given these factors, the proposal would not be considered to result in undue impacts on the amenities of these neighbouring occupiers. Likewise, the properties along Wellington Road adjoining the south-eastern boundary are, for the most part, over 30m from the shared boundary, with the exception of the single storey extension to no. 47, which is only 22m distance. Given these distances, , the proposal would not be considered to result in undue impacts on the amenities of these neighbouring occupiers.
- 6.4.7 A concern has been raised with regard to overlooking into Alfriston. The existing and proposed house faces across the communal turning space towards the front of Alfriston, with a 18m gap from the property's front boundary to Alfriston's front elevation. The layout of Alfriston is such that views into part of the rear garden are possible from the open area to the side of this house. Given this distance house to house, however, and that these are views from public areas and are not substantially different from views from the front windows of the existing house, this would not result in undue impacts to this neighbouring property.

Future Occupiers – Amenity Space

- 6.4.8 The proposal would provide generous rear gardens for each house which would exceed the minimum required size and would be an improvement compared to the garden area of the existing house. Subject to a condition to approve the full details, it is considered that the proposal would satisfactorily meet the outdoor amenity space needs of future occupiers.

Summary

- 6.4.9 In conclusion, it is considered that the proposal would not result in any undue impacts on residential amenity, and would provide a satisfactory level of future

accommodation for future occupiers; and thus would comply with the relevant policies with regard to residential amenity.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Intend to Publish London Plan (2019): T4, T5, T6
- Harrow Development Management Policies (2013): DM42, DM45
- Harrow's Core Strategy (2012): CS1

6.5.2 The application site is located within a small cul-de-sac with its own access road from Wellington Road. This access road is regularly used by both private vehicles and larger service lorries. Each of the houses in the Wellington Avenue has in-curtilage parking for 1-2 cars. There is a large central turning space which is shared by all users, measuring 12m x 20m. Given the enclosed nature of the cul-de-sac and the lack of vehicular access to adjacent streets, vehicular movements would be limited to local traffic.

6.5.3 The increase from 1 to 2 single family dwellings would not result in a significant increase in traffic or deliveries. The Highways Officer has not objected on the basis the proposal would not result in severe or harmful impact for the surrounding highway network. Waste servicing is already accommodated on this road and the proposal would not result in a significant difference from the existing situation with regarding waste collection. The Council's waste team have also raised no objections.

6.5.4 The proposal would provide 2 car parking spaces per house, which would be consistent with the other properties here; and is considered to accord with relevant policies, given the site's location. It is not considered that the proposal would be likely to result in any significant increased on-street parking given this level of provision.

6.5.5 Concerns have been raised with regard to the capacity of the existing access road and inappropriate parking within the cul-de-sac. However, given that the area is used primarily or exclusively by residents of Wellington Avenue, with very low traffic volumes and given the existing levels of on-site parking existing at the other properties to accommodate their own vehicles, it would be unreasonable to refuse the proposal for this reason.

6.5.6 Cycle parking must be provided in line with Table 10.2 (dLP) which amounts to a minimum of 2 spaces per dwelling. These are appropriately located in the rear gardens of the properties. Full details can be scored by condition.

6.5.7 As the site is located in a small cul-de-sac with a narrow approach road, a demolition and construction management statement would be important to ensure impacts on traffic and neighbouring amenities is appropriately managed. A condition has been attached to this effect.

6.5.8 In summary, the proposal would not result in a significant increase in traffic and parking impacts, given the increase from 1 to 2 dwellings and the proposed level of on-site parking provided. It is considered that the proposal would accord with the relevant development plan policies as set out above.

6.6 Trees and Biodiversity

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.19, 7.21
- The Intend to Publish London Plan (2019): G6, G7
- Harrow Development Management Policies (2013): DM20, DM21, DM22
- Harrow's Core Strategy (2012): CS1

6.6.2 The part of the site that would form the curtilage to the proposed dwellings contains a large TPO tree to the rear (a horse chestnut). TPOs in adjoining rear gardens are sited a minimum of 9m from the site boundaries, although there are non-TPO trees within neighbouring gardens which are closer to the site boundaries. The access road is lined with TPO Woodland groups on either side.

6.6.3 The applicant has submitted an Arboricultural Impact Assessment and Arboricultural Method Statement, which assesses the impacts of the development, including construction phase, to the trees on site, and trees within neighbouring sites which are nearby the footprint of the proposed building. The horse chestnut TPO on site would be retained. The apple tree in the forecourt and a cypress tree to the rear (non-TPO) would be removed. Mitigation and protection measures are proposed for the retained TPO tree, as well as for a beech and apple tree in neighbouring properties. The assessment and mitigation measures have been assessed by the Council's Arboricultural Officer, and are considered satisfactory, objections regarding the quality of the assessment from public comments notwithstanding.

6.6.4 The trees lining the access road have also been considered by the Arboricultural Officer, in terms of potential impact from construction traffic. Given that the road currently accommodates large and heavy vehicles which would be of an equal weight and size as any likely construction vehicles, it is not considered that the proposal would result in impacts to these trees significantly different to the existing usage.

6.6.5 The proposal is sited 100m from Pinner Park Farm. Although this distance would be sufficient to ensure no impacts of the development so far as the Green Belt and Archaeological Priority Area go, the SINC may result in some protected species or other flora and fauna interacting with the site.

6.6.6 The applicant has submitted an Ecological Appraisal, which indicates the site has relatively low ecological value, with what appears to be neglected ornamental gardens and an overgrown pond on site. No evidence of protected species was found, including bats roosting on site, although some potential for bat foraging

areas and bird nesting sites exists. Given this, the proposal would not be considered to result in any unacceptable harm to biodiversity. The report recommends the following enhancement measures:

- To be included in landscaping proposals: Planting of native species (shrubs, replacement trees), and in particular nectar and berry bearing plants to be included.
- A replacement pond designed for wildlife to be included as part of the landscaping proposals
- Provisions of suitable nesting bird boxes on retained trees

6.6.7 As local development plan policies require development to provide a net uplift in biodiversity, a condition has been attached to require the submission and approval of the recommended details for biodiversity enhancement, to be incorporated into the development.

6.6.8 Japanese knotweed has also been identified on site. This plant is considered the equivalent of a contaminant and can result in damage to buildings and other detrimental impacts. As removal and disposal of Japanese knotweed must adhere to strict protocols, a condition has also been attached to ensure this is done in accordance with relevant guidance.

6.6.9 Subject to conditions as set out above, as well as a condition to ensure the recommended mitigation measures for trees are implemented as approved, the proposal would be acceptable with regard to trees and biodiversity.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed scheme would make a small contribution to housing stock in the borough; and would provide a suitable quality of accommodation for future occupiers without unduly impacting neighbouring residential amenity. The uplift in dwelling would not result in traffic and parking impacts which would be considered significant.

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

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

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

REASON: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawing and Documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents:

Letter dated 22nd July 2020 [Statement of planning matters]; WLTA/20/PL/LP01; Landscape Statement: Hard and Soft Landscape Details; Arboricultural Impact Assessment and Arboricultural Method Statement [dated November 2019]; Ecological Appraisal [dated 31 October 2019]; Highways Statement [dated July 2020]; TS20-326-1; TS20-326-2; TS20-326-3; TS20-326-4; WLTA/20/PL/L01A; WLTA/20/PL/L10A; WLTA/20/PL/L11A; LTA/20/PL/L20C; WLTA/20/PL/L21C; WLTA/20/PL/L30A; WLTA/20/PL/L40; LP/5WAP/010 A; TS18-426A/1; 20007/TK01; 20007/TK02; 20007/TK03; 20007/TK04

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

3. Materials

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been made available to view on site, and approved in writing by, the local planning authority:

- a) facing materials and roof tiles for the buildings;
- b) windows/ doors;
- c) all boundary treatments, and
- d) permeable for hard surfacing, including cross section details

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

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

4. Demolition and Construction Logistics Plan (Pre-commencement)

No development shall take place, including any works of demolition, until a detailed demolition and construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration
- i) How traffic would be managed to minimise disruption

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, and to ensure that the transport network impact of demolition and construction work associated with the development is managed. To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development. This condition is a PRE-COMMENCEMENT condition as the proposed measures must be in place prior to commencement of works.

5. Levels (Pre-commencement)

Notwithstanding the details shown on the approved plans, the development hereby approved, including demolition works, shall not commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full details of the levels of the building, forecourt, and rear garden area in relation to the existing and adjoining land and highway(s), and any other changes proposed in the levels of the site

The proposed details shall therefore be implemented in accordance with the approved plans and retained as such thereafter.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties, and in the interests of the amenity of neighbouring residents, and to protect the appearance of the development, drainage, and gradient of access. This is a PRE-COMMENCEMENT condition.

6. Japanese Knotweed (Pre-commencement)

No development shall take place, including works for demolition, until a detailed Method Statement for removing and disposing of the Japanese Knotweed on site has been submitted to and agreed in writing by the Local Planning Authority. The removal and appropriate disposal of the Japanese Knotweed shall be carried out in accordance with the approved details.

REASON: To safeguard the ecology and biodiversity of the area and to ensure that measures are agreed and put in place to remove Japanese Knotweed and to prevent further contamination on and off site. This condition is a PRE-COMMENCEMENT condition.

7. Surface Water Drainage Strategy (Pre-Commencement)

No development shall take place other than works of demolition until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to the Local Planning Authority in writing and agreed. The submitted details shall include a Management Plan for disposal of ground water during construction phases, measures to prevent water pollution, full details of drainage layout including details of the outlet and cross section of proposed storage, any flow restrictions proposed, full details of SuDS including flood displacement storage levels for existing and lowered areas, and permeable paving/surfacing and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate run-off rates in this critical drainage area and to ensure that sustainable urban drainage measures are exploited.

8. Foul Water Drainage Strategy (Pre-Commencement)

No development shall take place other than works of demolition until a foul water drainage strategy, has been submitted to the Local Planning Authority in writing to be agreed. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development.

9. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

REASON: To ensure that there would be adequate infrastructure in place for the disposal of surface water arising from the development, and to ensure that the development would be resistant and resilient to surface water flooding

10. Cycle Storage Details and Amended Plans

Notwithstanding the details shown on the approved plans, the development hereby approved shall not progress beyond damp proof course level until revised plans showing the following

- (i) the provision of two (2) cycle parking spaces for each unit (four in total) in secure and sheltered storage
- (ii) Amended plans showing the size of the ground floor kitchen window of House A to be reduced and/or made high-level so as to avoid overlooking and perception of overlooking to no. 4 Wellington Avenue.

have been submitted to and approved in writing by the Local Planning Authority. The proposed details shall therefore be implemented in accordance with the approved plans prior to the first occupation of the development and retained as such thereafter.

REASON: To ensure the satisfactory provision of safe and satisfactory cycle storage facilities for all the users of the site and in the interests of highway safety and sustainable transport.

11. Landscaping Plan

Notwithstanding the details shown on the approved plans, the development hereby approved shall not progress beyond damp proof course level until revised plans showing the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Landscape plan with details for both front and back garden, including hard and soft landscape details and planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities and a landscape implementation programme;
- (ii) Hard landscape material details;
- (iii) Details of all hard boundary treatments to front and rear; and
- (iv) Bin storage details.

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

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity

12. Landscaping Maintenance

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme first agreed in writing by the local planning authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final 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, diseased or defective, 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 ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity.

13. Trees 1

The proposed development shall be completed in full adherence to the arboricultural details submitted to the Local Planning Authority (DCLA Arboricultural Impact Assessment, Tree Protection Plan TPP/5WAP/010-A and Method Statement), unless first otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any proposed works.

14. Trees 2

Prior to the occupation of the site, the Local Planning Authority will be provided with detailed records and information confirming that the details of the Arboricultural Method Statement have been adhered to, including the clerk of works supervision schedule, a series of brief reports or a checklist, where appropriate, which summarise the details of each clerk of works visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any proposed works.

15. Biodiversity

(A) The development hereby approved shall not progress beyond damp proof course level until details of the following mitigation measures proposed in the submitted Ecological Appraisal, or other alternative details for the delivery of net biodiversity gain, has been submitted to, and agreed in writing by, the local planning authority:

- i. Landscaping details showing the provision of native species including nectar and berry bearing plants;
- ii. A replacement pond designed for wildlife to be included as part of the landscaping proposals; and
- iii. A suitable number of bird boxes to be installed on retained trees or incorporated into the fabric of the proposed building.

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

(B) All other proposed mitigation measures in the submitted Ecological Appraisal shall also be implemented in accordance with those approved documents, and shall be retained as such thereafter.

REASON: To protect and enhance biodiversity of the site.

16. Obscure Glazing

The window(s) in the first and second floor flank wall(s) of the approved development shall:

- a) be of purpose-made obscure glass, and
- b) be permanently fixed closed below a height of 1.7 metres above finished floor level

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

17. Permitted Development Restrictions

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 Class A, B, D and E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by managing the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space, biodiversity and to safeguard the amenity of neighboring residents.

18. Refuse Storage

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 enhance the appearance of the development and safeguard the character and appearance of the area.

19. 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.

20. Secure by Design Accreditation

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 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 and Guidance:

National Planning Policy Framework (2019)

The London Plan (2016):

3.3, 3.4, 3.5, 3.8, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6, 7.19. 7.21

Draft London Plan (Intend to Publish Version 2019):

D1, D3, D5, D6, D11, H2, H9, H12, T4; T5; T6.1, SI 13. G6, G7

Harrow Core Strategy (2012):

CS1

Development Management Policies Local Plan (2013):

DM1, DM2, DM10. DM20, DM21, DM22, DM23, DM24, DM27, DM42, DM45

Adopted Supplementary Planning Documents:

London Plan Housing Supplementary Planning Guidance (2016)

Supplementary Planning Document: Residential Design Guide (2010)

Supplementary Planning Document: Garden Land Development (2013)

Council's Code of Practice for the Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (February 2016)

2. **Pre-application engagement**

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. **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.

4. **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

5. 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.

6. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

7. Surface and foul water connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

8. Thames Water

The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

9. 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

10. 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 £23,322

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](http://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

11. 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 £62,226.71

This amount includes indexation which is 326/224. 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](https://ecab.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

CHECKED

Head of Development Management	Orla Murphy 26.11.2020
Corporate Director	Paul Walker 26.11.2020

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Bing Satellite image

PHOTO 1



PHOTO 3



PHOTO 2



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



APPENDIX 4: PLANS AND ELEVATIONS



Proposed Site Plan



PLANNING
SIDE ELEVATION 1
NE FACING

Notes:
 Figured dimensions to be used in preference to scales.
 The Contractor is to check all site dimensions and setting out and obtain the Architects' instructions in respect of any discrepancy revealed before work is put in hand.
 Description or illustration of proprietary systems or products is not to be taken as licence in respect of patents or copyright involved or royalties due.
 All rights of drawing and design are reserved to the Architect.
 Copyright not to be reproduced without the Architects' permission.
 Subject to survey



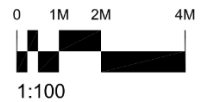
MATERIALS
ROOF: REDLAND MONIER (MANOR HOUSE MIX)
WALLS: IBSTOCK BRADGATE (CLARET & HARVEST) (TO MATCH SURROUNDING AREA)
WINDOWS & DOORS: ALUMINIUM & TIMBER VICTORIAN BAR CASEMENT
HARD STANDING: MARSHALLS DRIVELINE PRIORA BRINDLE (SUDS) & MARSHALLS PENDLE RIVEN

DATUM: 55.00

PLANNING
SIDE ELEVATION 2
SW FACING



DATUM: 55.00



C 09.11.20 Amendments to rear single storey height SAR
 B 21.10.20 Revisions to roof design and fenestration SAR


Rev. Date Details

Project:
 5 Wellington Avenue
 Pinner
 HA5 4NG

Content:
P L A N N I N G
 Side
 Elevations

North: 
 Drawn By: SAR
 Date: 13.07.19
 Scale: 1:100@A3
 Rev: C

The Old School House Bridge Road Hunton Bridge
 Kings Langley Hertfordshire WD4 8RQ
 T 01923 287499
 E info@wakelin.co.uk
 W www.wakelin.co.uk

 **Wakelin Associates**
 Architects

WLTA/20/PL/L21C

Proposed Side Elevations

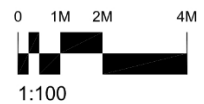
PLANNING
FRONT ELEVATION
NW FACING



Notes:
 Figured dimensions to be used in preference to stated.
 The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is set to hand.
 Description or illustration of proprietary systems or products is not to be taken as licence or request of patent or copyright involved or otherwise.
 All rights in drawing and design are reserved to the Architect.
 Copyright not to be reproduced without the Architect's permission.
 Subject to survey.

MATERIALS
ROOF: REDLAND MONIER (MANOR HOUSE MIX)
WALLS: IBSTOCK BRADGATE (CLARET & HARVEST)
 TO MATCH SURROUNDING AREA
WINDOWS & DOORS: ALUMINIUM & TIMBER
 VICTORIAN BAR CASEMENT
HARD STANDING: MARSHALLS DRIVELINE PRIORA
 BRINDLE (SUDS) & MARSHALLS PENDLE RIVEN

PLANNING
REAR ELEVATION
SE FACING



C 09.11.20 Amendments to rear single storey height SAR
 B 21.10.20 Revisions to roof design and fenestration SAR

Rev | Date | Details

Project:
 5 Wellington Avenue
 Pinner
 HA5 4NG

Content:
P L A N N I N G
 Front & Rear
 Elevations

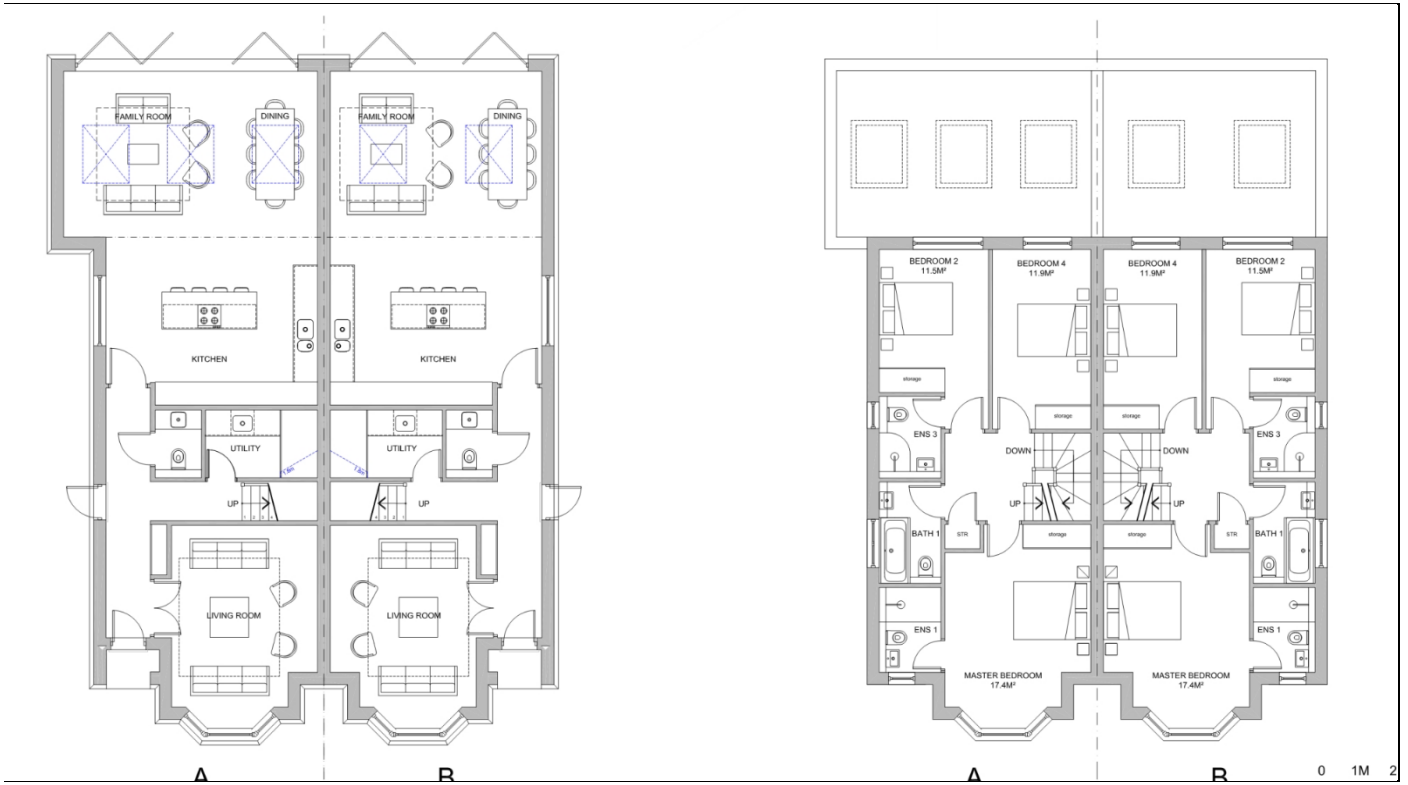
North: 
 Drawn By: SAR
 Date: 13.07.20
 Scale: 1:100@A3
 Rev: C

The Old School House
 Kings Langley
 Hertfordshire
 WD4 8RQ
 01923 287488
 info@wakelin.co.uk
 www.wakelin.co.uk

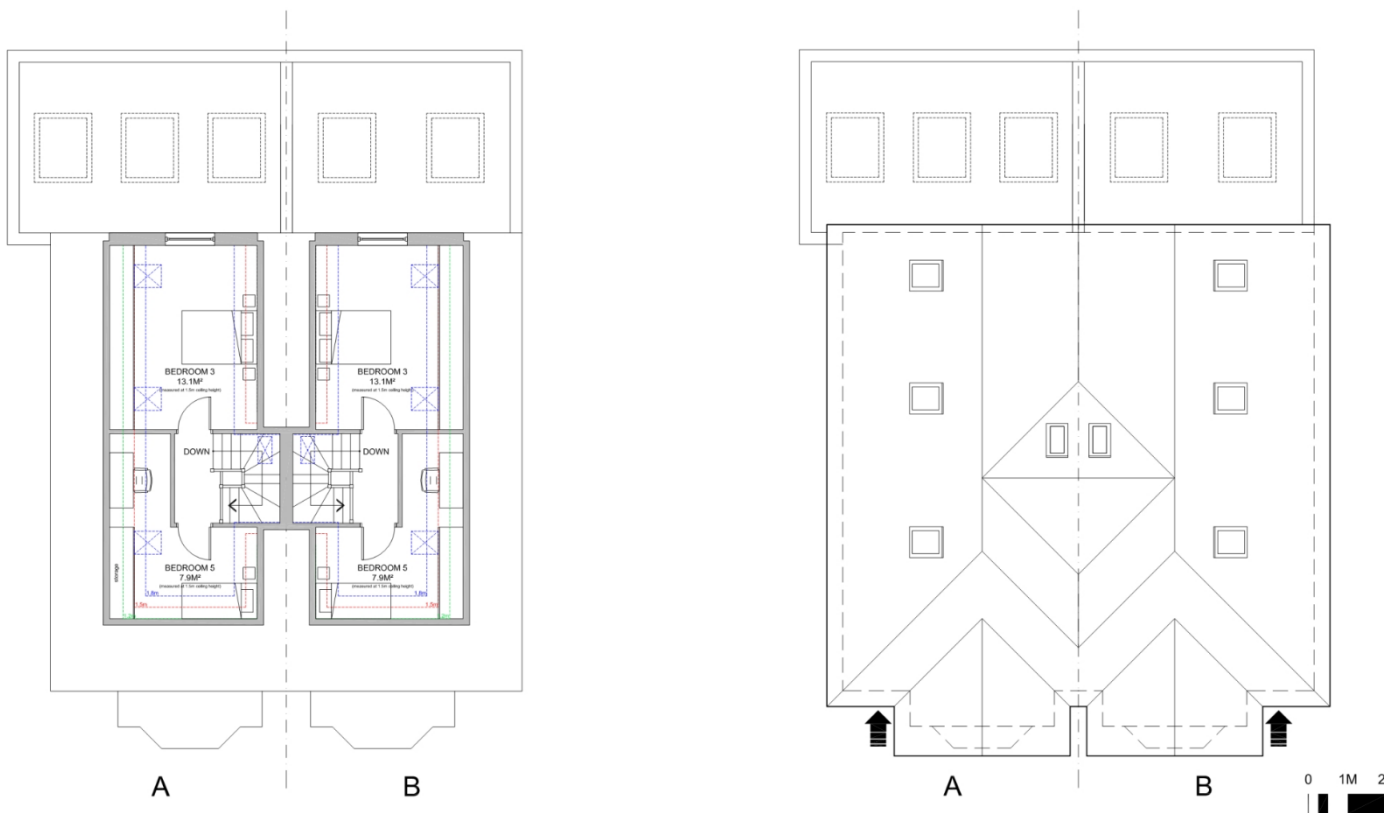
 **Wakelin Associates**
 Architects

WLTA/20/PL/L20C

Proposed Front & Rear Elevation



Proposed Ground & First Floor Plan



Proposed Loft Floor & Roof Plan

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