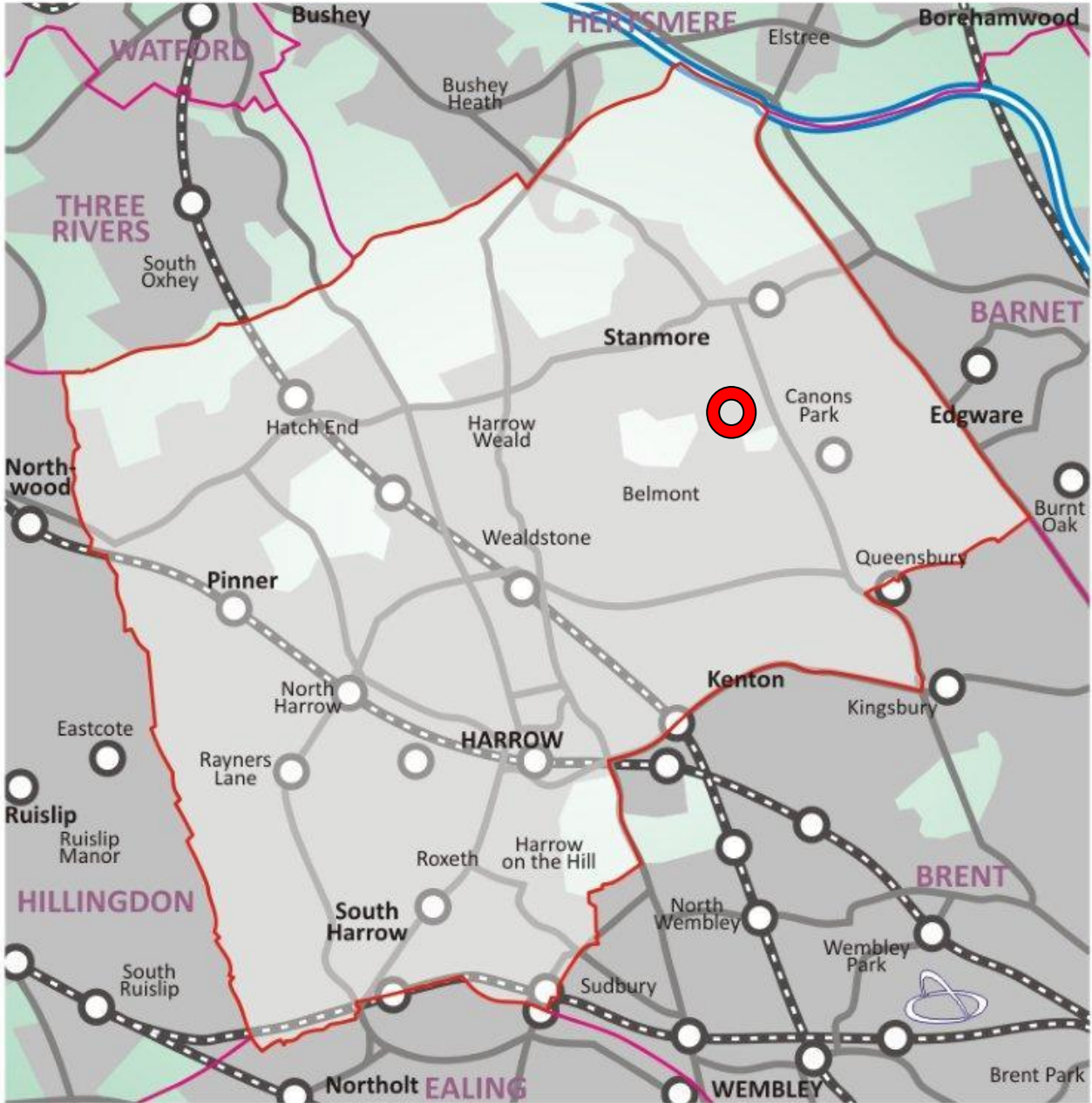


 = application site



<b>25 ABERCORN ROAD, STANMORE</b>	<b>P/2947/20</b>
-----------------------------------	------------------

# 25 ABERCORN ROAD



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019208. 2020. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2020)



## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

9<sup>th</sup> December 2020

**APPLICATION NUMBER:** P/2947/20  
**VALID DATE:** 6<sup>TH</sup> OCTOBER 2020  
**LOCATION:** 25 ABERCORN ROAD, STANMORE  
**WARD:** BELMONT  
**POSTCODE:** HA7 3PJ  
**APPLICANT:** MR P SORICI  
**AGENT:** N/A  
**CASE OFFICER:** KATIE HOGENDOORN  
**EXPIRY DATE:** 16<sup>TH</sup> DECEMBER 2020

#### **PROPOSAL**

Re-Development To Provide Two Storey Dwelling (Demolition Of Existing Dwelling)

#### **RECOMMENDATION**

The Planning Committee is asked to:

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

#### **REASON FOR THE RECOMMENDATION**

The proposal would provide an appropriate density with a replacement dwelling. It is considered that the proposed replacement dwelling would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. Accordingly, the development would accord with development plan policies and is recommended for approval.

#### **INFORMATION**

This application is reported to Planning Committee as it was called in by a Nominated Member to check the appropriateness of development. 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:	(E)13 Minor Dwellings
Council Interest:	None
Net Additional Floorspace:	233.97 sqm
GLA Community Infrastructure Levy (CIL):	£20,242.58
Local CIL requirement:	£40,485.17

## **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**

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

## **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises a two-storey detached dwelling house situated on the west side of Abercorn Road in Stanmore.
- 1.2 The site is bound to the south by Stanburn First and Middle School and to the north by semi-detached residential properties.
- 1.3 The site is located within a critical drainage area and within flood Zones 2 and 3.
- 1.4 The site does not comprise a statutory or locally listed building and is not located within a conservation area.

## **2.0 PROPOSAL**

- 2.1 The application proposes the demolition of the existing dwelling house and re-building to provide a two-storey dwelling house with accommodation in the loft space, with bin and cycle stores.
- 2.2 The dwelling would have a part flat part hipped roof form with a central crown spanning 5.25 metres in depth.
- 2.3 The dwelling would be between 12.85 and 6.6 metres deep where it would have a recessed rear elevation on the west side of the building and a 7.34-metre-wide first floor projection. The proposed first floor would be set back from the flat roof of a single storey rear projection by 1 metre.
- 2.4 The single storey rear projection would have a flat roof and eaves height of 3 metres. This projection would be 7.34 metres in width.
- 2.5 The proposed dwelling would be 8 metres in height to its ridge and 5.1 to its eaves.
- 2.6 The dwelling would have a total width of 10.2 metres.
- 2.7 The dwelling would be set away from the boundary with No 24 Abercorn Road by 1.78 metres, in line with the existing dwelling house.
- 2.8 There would be a flat roof dormer to the rear roof slope measuring 1.4 metres high x 1.78 metres wide, with a set back above the eaves of 1.24 metres.

- 2.9 There would be two roof lights within the front roof slope, three windows at first floor on the front elevation and two windows at ground floor with a central double entrance door and a porch.
- 2.10 There would be three windows on the proposed first floor rear elevation, one within the recessed western section and one window at ground floor in the same recessed section, with a set of five doors to the ground floor rear extension.
- 2.11 Revisions to previous proposal
- 2.12 The total width of the dwelling has been reduced by 1 metre from 11.2 to 10.2 metres.
- 2.13 The dwelling has been reduced in depth by 1.65 metres, from 12.85 metres to 11.2 metres.
- 2.14 The dwelling would have a uniform front wall instead of the previously proposed double front gable projections.
- 2.15 The crown roof form within the rear projecting part of the dwelling would be reduced in depth by 0.72 metres, from 2.6 metres to 1.88 metres, and the width of the ridge visible on the front and rear elevation has been reduced by 1 metre.
- 2.16 The ridge height has been reduced by 0.31 metres from 8.31 metres to 8 metres.
- 2.17 A Flood Risk Assessment has been provided with this application to overcome the previous reason for refusal.
- 2.18 Revisions within this proposal
- 2.19 A porch canopy has been added to the front elevation following discussions with the planning case officer to add articulation to the previously proposed front wall of the dwelling house. The porch canopy would have a pitched roof to a ridge height of 3.35 metres, and an eaves of 2.51 metres, and would be 1 metre deep and 3 metres wide.

### 3.0 RELEVANT PLANNING HISTORY

3.1 A summary of planning history is set out below:

Ref no.	Description	Status & date of decision
P/0872/20	Re-Development To Provide Two Storey Dwelling; Bin And Cycle Stores (Demolition Of Existing Dwelling)	Refused 30 <sup>th</sup> April 2020
<p>Reasons for refusal:</p> <ol style="list-style-type: none"> <li>1) The proposed replacement dwelling house, by reason of its bulk, massing and width, unsatisfactory flat roof design, and expanse of hardstanding, would result in an incongruous and obtrusive form of development that would fail to respect the massing, width and pattern of development within this part of the Abercorn Road street scene. The development therefore fails to meet the high quality design aspirations of the National Planning Policy Framework (2019), and is contrary to policies 7.4 B and 7.6 B of The London Plan (2016), Policy D4 of the Draft London Plan Intend to Publish Version (2019), Core Strategy Policy CS1.B (2012), policy DM 1 of the Harrow Development Management Pont - Residential Design Guide (2010).</li> <li>2. By reason of the site being located within a flood Zone and an area of land liable to flooding, and the lack of Flood Risk Assessment, including appropriate flood resistant and resilience measures, the applicant has failed to demonstrate that the proposed development would not exacerbate the risk of flooding within the site or increase the risk and consequences of flooding elsewhere, contrary to the National Planning Policy Framework (2019), Policies 5.3, 5.12 and 5.13 of The London Plan (2016), Policies SI 12 and SI 13 of the Draft London Plan Intend to Publish Version (2019), Policy CS1.U Of the Harrow Core Strategy (2012), Policies DM9 and DM10 of the Harrow Development Management Policies Plan (2013).</li> <li>3. The Council has not been able to comprehensively assess the bio-diversity and ecological impact or otherwise, of the proposal by reason of the absence of a bio-diversity report, the absence of an arboricultural report and the removal of trees in the site. The proposal is therefore contrary to the National Planning Policy Framework (2019), Policies 7.19 and 7.21 of the London Plan (2016), Policy G6 of the Draft London Plan Intend to Publish Version (2019), and Policies DM20, and DM22 of the Harrow Development Management Policies Local Plan (2013).</li> </ol>		

## 4.0 **CONSULTATION**

- 4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 10<sup>th</sup> November 2020. Four objections were received from the public consultation, these are summarised in the below table.

### **Neighbouring Amenity:**

- Loss of light to No 24 Abercorn Road

*Officer Note: The proposed first floor projection would not breach the 45 degree line drawn from the side wall of the neighbour at no 24, accordingly residential amenity in terms of outlook is protected.*

### **Trees:**

- Trees have been removed without planning permission.
- Their removal has resulted in loss of bat roosts.

*Officer Note: The works to remove these trees did not require planning permission as they were unprotected.*

*The proposal includes conditions relating to biodiversity enhancements which are discussed further in the Biodiversity section of this report.*

### **Flood Risk:**

- The site is located within a flood zone and appropriate measures have not been taken to ensure that the proposal would not adversely impact flood risk on and off site.

*Officer Note: A Flood Risk Assessment has been submitted with this application which demonstrates that there would be an acceptable impact in terms of Flood Risk. In addition, the Councils drainage officers and the Environment Agency have been consulted on the submitted details and they have raised no objections subject to conditions.*

### **The erection of a front boundary wall:**

- A brick wall has been erected to the front boundary without planning permission.

*Officer Note: This application does not include any proposed front boundary treatment and as such the Council can only assess the proposal which is before them.*

### **The lighting of bon fires in the garden:**

- The owner has lit several bonfires in the rear garden which are hazardous, and which have caused nuisance to neighbours.

*Officer Note: This is covered by Environmental Legislation and may be a statutory nuisance which can therefore be reported to Environmental Health to investigate.*



4.2 Statutory and non-statutory consultation

4.3 A summary of the consultation responses received along with the officer comments are set out in the table below.

<p><u>LBH Highways</u></p> <p>Details of cycle storage and a pre commencement condition for submission of construction logistics plan required due to proximity to nearby school.</p>
<p><u>LBH Drainage</u></p> <p>Thames Water, Lead Local Flood Authority/and or Environment Agency consents required. Development should be subject to limitation on discharge to no more than 5l/s/ha from all impermeable areas, flood storage check required for period 1 in 100 years. Drainage layout details required, flow restrictions, SuDs and permeable paving details, management plan for disposal of ground water, and drainage proposals in compliance with Local Flood Risk Management Strategy required.</p> <p>The site is located in flood zones 2 and 3 and within surface water flood zones 3a and 3b. There is also a piped main river in close proximity, the submitted Flood Risk Assessment is satisfactory, however conditions are recommended.</p>
<p><u>Environment Agency</u></p> <p>We have reviewed the submitted information and have no objections to the application on flood risk grounds. The Edgware Brook is culverted at this location. The applicant will require a permit. An informative is recommended regarding permits.</p>
<p><u>Biodiversity Officer</u></p> <p>Appropriate measures should be taken to compensate for loss of trees and bat roost. An assessment of biodiversity value and tree replacements should be provided. Attention is drawn to the requirements under the British Standard for BS:42020 which should be followed in respect of clearance of vegetation.</p>
<p><u>Landscape Architect</u></p> <p>Information on the proposed hard and soft landscaping and species used would be required, to comply with Policies DM22 and DM23 of the Development Management Policies Plan, conditions are recommended for levels, landscaping, boundary treatment, secure and screened bike storage.</p>
<p><u>Tree Officer</u></p> <p>Condition recommended.</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] which sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

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

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

## **6.0 ASSESSMENT**

6.1 The main issues are:

- Principle of Development
- Impact on Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Development and Flood Risk
- Biodiversity and Trees

## **6.2 Principle of Development**

6.2.1 The relevant policies and guidance are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.3
- The Draft London Plan Intend to Publish Version (2019): D1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

6.2.2 Paragraph 12 of the NPPF states that:

‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’

6.2.3 Officers consider the principle of the replacement dwelling house to be acceptable.

## **6.3 Impact on Character and Appearance of the Area**

6.3.1 The relevant policies and guidance are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4B, 7.6B
- The Draft London Plan Intend to Publish Version (2019): D4
- Harrow Core Strategy (2012): CS1.A
- Harrow Development Management Policies (2013): DM1

### *Relevant Supplementary Documents*

- Harrow Residential Design Guide SPD (2010)

### *Siting, form and massing within the street scene*

6.3.2 The proposed dwelling would be of a narrower width than the existing dwelling house, and 1 metre narrower than the previously refused proposal, and would be set away from the boundary with No 24 Abercorn Road by 1.73 metres and set further away from the western boundary than the previously refused proposal.

6.3.3 The dwelling would be 2.41 metres deeper than the existing, with its front wall in line with the position of the front wall of the existing dwelling. The proposed depth has been reduced by 1.65 metres, from the previously refused proposal. Although the dwelling would be deeper in its form than the existing, it would maintain the 45 degree line drawn from the edge of the side building line at No 24 Abercorn Road, to the east of the application site, and would therefore retain the character and

pattern of development within the surrounding area. The siting and width of the proposed dwelling is therefore considered to have an acceptable impact on visual amenity as it would respect the pattern and grain of development within the existing street scene and surrounding area.

- 6.3.4 The roof form has been altered from the previously refused proposal to form a part flat part hipped with a much narrower crown roof to the deeper part of the dwelling. The proposed dwelling would have an eaves height in line with that of the existing dwelling, and a ridge height set down 0.3 metres from that of the existing dwelling and from that of the previously refused proposal. The proposed dwelling would respect the character of the street scene in terms of its massing and bulk. It is noted that the existing dwelling has a stepped back side projection, and that the proposal would have a uniform front wall. However, owing to the position of the dwelling where it would be set back from the highway and its front wall would be in line with the front wall of the existing dwelling and the neighbouring dwelling at No 24 Abercorn Road, it is considered that the proposed dwelling would retain the character of the street scene and would be sensitive to the massing and bulk of neighbouring dwellings.

*Layout, refuse and cycle storage*

- 6.3.5 Whilst there are no annotations of bin or cycle stores on the proposed plans, it is noted that due to the size of the site these could be accommodated and as such a condition is attached to this permission for further details in terms of the siting. Details of hardstanding and forecourt greenery are also required by condition in order to maintain the character of the street scene.
- 6.3.6 In summary, the proposed replacement dwelling would have an acceptable impact on the character and appearance of the street scene and the existing site. The development would therefore meet the high quality design aspirations of the National Planning Policy Framework (2019), and is in line with policies 7.4 B and 7.6 B of The London Plan (2016), Policy D4 of the Draft London Plan Intend to Publish Version (2019), Core Strategy Policy CS1.B (2012), policy DM 1 of the Harrow Development Management Policies plan (2013), and the Harrow Adopted Supplementary Planning Document - Residential Design Guide (2010).

## **6.4 Residential Amenity**

- 6.4.1 The relevant policies and guidance are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6B
- The Draft London Plan (Intend to Publish Version) (2019): D1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

*Relevant Supplementary Documents:*

- The Technical Housing Standards (2015)
- The London Plan Housing Supplementary Planning Guidance (2016)
- Harrow Residential Design Guide SPD (2010)

Residential Amenity of neighbouring Occupiers

- 6.4.2 The first-floor rear projection would be set further beyond the rear building line of the neighbour at No 24 Abercorn Road, by approximately 1 metre. Owing to the position of the proposed dwelling where it would be set away from the shared boundary with No 24 Abercorn Road, and eaves height of the first floor projecting gable which would be in line with the eaves height of the existing dwelling on site, the impact on outlook and daylight to neighbours on this side of the boundary is considered to be acceptable.
- 6.4.3 The ground floor rear projection would have an eaves height of 3 metres and would be set further beyond the rear building line of No 24 by 2 metres. Owing to the position of this projection and relationship with the neighbour at No 24, where this would be set away from the shared boundary, there would be no breach of the 45 degree line drawn from the edge of the side wall of No 24 Abercorn Road, and consequently the proposal would meet with the guidance in the Harrow Residential Design Guide SPD and would not have any adverse impact on outlook and light for this neighbour.
- 6.4.4 There would be no windows within the ground or first floor side elevations facing No 24 Abercorn Road. As such there would be an acceptable impact on privacy to this neighbour.

Residential Amenity of future Occupiers

- 6.4.5 The proposed dwelling house would have four bedrooms and would meet with the minimum floor areas set out within the London Plan (2016). Officers consider that the proposed replacement dwelling house would provide a good quality of accommodation for future occupiers and would accord with the relevant policies in this regard.
- 6.4.6 In summary, the proposed dwelling house would result in an acceptable living arrangement for future and neighbouring occupants and therefore the proposal is in line with the National Planning Policy Framework (2019), Policies 3.5C and 7.6B of The London Plan (2016), Policies D3 and D6 of The Draft New London Plan (2019), Policy DM 1 the Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document: Residential Design Guide (2010).

## **6.5 Traffic and Parking**

6.5.1 The relevant policies and guidance are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.9, 6.13
- The Draft London Plan (Intend to Publish Version) (2019): D6
- Harrow Development Management Policies (2013): DM44

6.5.2 There would be two car parking spaces located in the front garden area of the existing site, and there would be a cycle store located in the rear garden area for storing two bicycles in line with the London Plan Standards. As such, it is not considered that the proposal would give rise to any adverse impacts in terms of parking or highway safety. In addition, the Highways officer has been consulted and raises no objections subject to a condition for the submission of a construction logistics plan, as the site is located in close proximity to a school.

6.5.3 With regard to the bin store area within the existing front garden, collection arrangements will remain as existing where occupants will present their bins for collection on collection day.

## **6.6 Development and Flood Risk**

The relevant policies and guidance are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.12, 5.15
- The Draft London Plan (Intend to Publish) (2019): SI12, SI13
- Harrow Core Strategy (2012): CS1.U
- Harrow Development Management Policies (2013): DM9, DM10

6.6.1 The site is located within fluvial flood zones 2 and 3 according to Environment Agency flood maps and is also within surface water flood zone 3a and 3b according to surface water flood maps. There is also a piped main river in close proximity and accordingly the site is at a high risk of flooding. In addition, the Edgware Brook is culverted at this location. As such, irrespective of this planning permission, an informative has been added to this permission regarding permit required for any works within 8 metres of a main river or flood defense structure or culvert.

6.6.2 A Flood Risk Assessment was submitted with this application demonstrating that subject to conditions, the proposal would have an acceptable impact upon flood risk on and off site. Following the previous refusal for which no flood risk assessment was provided, the dwelling has also been relocated further away from the existing culvert which runs from the south west to the north east of the site. The Council's drainage officers and the Environment Agency were consulted on this this proposal and have raised no objections, subject to conditions relating to sewage disposal, surface water disposal with discharge rates of 5 l/s/ha, attenuation, emergency planning and evacuation routes, and permeable paving details, being submitted to and approved in writing by the Local Planning Authority.

6.6.3 Subject to these conditions, the proposal would have an acceptable impact on flood risk and drainage on and off site, in line with Policies 5.12 and 5.13 of The London Plan (2016), Policies SI12 and SI13 of the Draft London Plan Intend to Publish Version (2019), Core Policy CS1 U of Harrow Core Strategy (2012) policies DM 9 and DM 10 of the Harrow Development Management Policies Local Plan (2013).

## **6.7 Biodiversity and Trees**

6.7.1 The relevant policies and guidance are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19
- The Draft London Plan (Intend to Publish) (2019): G6
- Harrow Development Management Policies (2013): DM20, DM21, DM22.

6.7.2 The site does not fall within any designations for Biodiversity and there are no tree protection orders on site. Whilst the site itself is not included in the Site of Importance for Nature Conservation (SINC), there is a SINC which begins on the opposite side of Abercorn Road and runs alongside that section of the culvert. Prior to the submission of this application, a previous proposal application reference P/0872/20 was submitted and refused by the Council. The proposal included felling of trees on site and subsequently was considered to result in a loss of forecourt greenery and landscaping and in a loss of biodiversity value which was found to be contrary to Council Policies.

6.7.3 There are no trees of amenity value remaining on the existing site. However, as part of this proposal, it is conditioned that replacement trees are planted and that biodiversity enhancements including bat boxes are installed on site in order that the proposal would result in biodiversity gain. In addition, the Councils Landscape Architect and Tree Officer have been consulted and have recommended conditions for additional details including replacement planting. As such it is considered that the proposals would be in line with Policy 7.19 of the London Plan (2016), Policy G6 of the Draft London Plan (2019), and Policies DM20, DM21 and DM22 of the Harrow Development Management Policies (2013). In addition, the Council's Biodiversity officer has been consulted and raises no objections subject to conditions.

## **7.0 CONCLUSIONS AND REASONS FOR APPROVAL**

7.1 The proposal would provide an appropriate density with a replacement dwelling house. It is considered that the proposed replacement dwelling house would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. Accordingly, the development would accord with development plan policies and is recommended for approval.

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions:**

#### 1. Timing

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

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

#### 2. Approved Plans and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following documents and plans:  
25AR/P01; 25AR/P100 Rev A; Flood Risk Assessment.

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

#### 3. Materials

Notwithstanding the details shown on the approved plans, the development of the building hereby permitted shall not be commenced beyond 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 made available to the Council, and approved in writing, by the local planning authority:

- a: facing materials for the building, including down pipes
- b: windows / doors
- c: boundary treatment
- d: hard landscape materials:

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

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area. THIS IS A PRE-COMMENCEMENT CONDITION.

#### 4. Sewage Water Disposal

The construction of the dwelling house hereby permitted shall not commence until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided. THIS IS A PRE-COMMENCEMENT CONDITION.



## 5. Surface Water Disposal

The construction of the dwelling house hereby permitted shall not commence until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk. THIS IS A PRE-COMMENCEMENT CONDITION.

## 6. Surface Water Attenuation

The construction of the dwelling house hereby permitted shall not commence until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk. THIS IS A PRE-COMMENCEMENT CONDITION.

## 7. Emergency Planning

The construction of the dwelling house hereby permitted shall not commence until Emergency Planning Information have been submitted to and approved in writing by the Local Planning Authority.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework. THIS IS A PRE-COMMENCEMENT CONDITION.

## 8. Construction Logistics Plan

The development hereby permitted shall not be commenced, including any works of demolition, until a Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Logistics Plan shall provide for:

- Parking of vehicles of site operatives/visitors
- Hours of work
- HGV access to site – loading and unloading of plant and materials and delivery hours
- Number of HGV's anticipated
- Storage of plant and materials used in constructing the development
- Programme of work and phasing
- Site layout plan
- Measures to control dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works

The development shall be carried out in accordance with the approved Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network. THIS IS A PRE-COMMENCEMENT CONDITION.

#### 9. Levels

The construction of the dwelling house hereby permitted shall not commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. THIS IS A PRE-COMMENCEMENT CONDITION.

#### 10. Landscaping

Prior to completion or occupation of the development hereby approved, details of all proposed tree planting shall be submitted for approval. This will include a landscape masterplan, 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.

Any trees found to be dead, dying, damaged or diseased within 5 years of completion of the development OR completion of the landscaping scheme (whichever is later), shall be replaced in the next planting season with trees of similar size and species.

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved dwelling, or the completion of the development, whichever is the sooner.

REASON: In the interests of amenity.

#### 11. Hard surfacing

All hard 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 adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding, in accordance with policy DM10 of the Councils Development Management Policies Local Plan (2013).

#### 12. Biodiversity enhancements

The development hereby permitted shall not be commenced above damp proof course level until full details of biodiversity enhancements for the site have been submitted to and agreed in writing by the local planning authority. The enhancements should include the provision of bird and bat boxes. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To enhance the ecology and biodiversity of the area.

#### 13. Remove PD rights for extensions

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 which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouse hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot, the openness of the site and availability of amenity space; and to safeguard the amenity of neighbouring residents.

#### 14. Site works Fence

The development of any building including demolition hereby permitted shall not be commenced until the boundary of the site is enclosed by a close boarded or other security fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

#### 15. Windows flank

No window(s) / door(s), other than those shown on the approved plans, shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenities of neighboring residents.

#### 16. Cycle store

Prior to completion or occupation of the development hereby approved, secure and weather-protected residents bicycle parking spaces shall be provided on a plan within the rear garden amenity area. The on-site cycle parking spaces so provided shall thereafter be retained and made available for the use of future occupiers of the development.

REASON: To ensure that adequate cycle parking provision is made for more sustainable transport modes on the site.

#### 17. 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 and the development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime. the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

## **INFORMATIVES:**

### 1. Policies

The following policies are relevant to this decision:

#### **National Planning Policy Framework (2019)**

##### **The London Plan (2016)**

3.5 Quality and Design of Housing Developments  
5.3 Sustainable Design and Construction  
5.12 Flood Risk Management  
5.13 Sustainable Drainage  
6.9 Cycling  
6.13 Parking  
7.1 Building London's Neighborhoods and Communities  
7.2 An Inclusive Environment  
7.3 Designing Out Crime  
7.4 Local Character  
7.6 Architecture  
7.19 Biodiversity and Access to Nature

#### **The Draft London Plan Intend to Publish (2019)**

D3 Optimising Site Capacity  
D4 Delivering Good Design  
D6 Housing Quality and Standards  
G6 Biodiversity and Access to Nature  
SI 12 Flood risk Management  
SI 13 Sustainable Drainage

#### **Harrow Core Strategy (2012)**

Core Policy CS 1 Overarching Policy Objectives  
Core Policy CS1 U Sustainable Flood Risk Management

#### **Harrow Development Management Policies Local Plan (2013)**

Policy DM 1 Achieving a High Standard of Development  
Policy DM 2 Achieving Lifetime Neighbourhoods  
Policy DM 9 Managing Flood Risk  
Policy DM 10 On Site Water Management and Surface Water Attenuation  
Policy DM 12 Sustainable Design and Layout  
Policy DM 20 Protection of Biodiversity and Access to Nature  
Policy DM 21 Enhancement of Biodiversity and Access to Nature  
Policy MD 22 Trees and Landscaping  
Policy DM 23 Streetside Greenness and Forecourt Greenery  
Policy DM 27 Amenity Space  
Policy DM 42 Parking Standards  
Policy DM 45 Waste Management

## **Relevant Supplementary Documents**

Technical Housing Standards Nationally Described Space Standards (2015).

Mayor of London, Housing Supplementary Planning Guidance (2016)

Supplementary Planning Document - Residential Design Guide (2010)

### 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. Compliance with planning conditions

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.

### 4. Considerate 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.

## 5. Party Wall Act

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

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

and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

## 6. London Mayor's CIL Charges

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 £20,242.58.

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/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

## 7. Harrow Council CIL Charges

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 £40,485.17

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](#) website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

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

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.



## 8. Liability for Damage to the Highway

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

## 9. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment

(BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

#### 10. Flood Emergency Planning

To ensure evacuation arrangements are adequate and safe access/egress from the site during a flood event is provided, the applicant should refer to LB Harrow SFRA, Emergency Flood Plan, NPPF as evacuation procedures should accompany development proposals and reference should be made to EA flood warning procedures for occupants and users. Details of safe access/egress arrangements and a plan indicating a safe route for the occupants and users away from the source of flooding should be submitted.

#### 11. British Standard for Biodiversity Information

The applicants attention is drawn to the requirements in relation to the provision of biodiversity information under the current British Standard BS:42020 that should be followed.

#### 12. Designing Out Crime

For further information regarding Secure By Design, the applicant can contact the North West London Designing Out Crime Group on the following:  
DOCOMailbox.NW@met.police.uk

### **CHECKED**

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

**APPENDIX 1: LOCATION PLAN**



**APPENDIX 2: SITE PHOTOGRAPHS**

**Figure 1 – Existing side and front elevation of subject dwelling**



**Figure 2 – Existing rear elevation of subject dwelling**



**Figure 3 – Existing rear elevation of subject dwelling and existing side boundary**



**Figure 4 – Existing side elevation of neighbour at No 24 Abercorn Road**



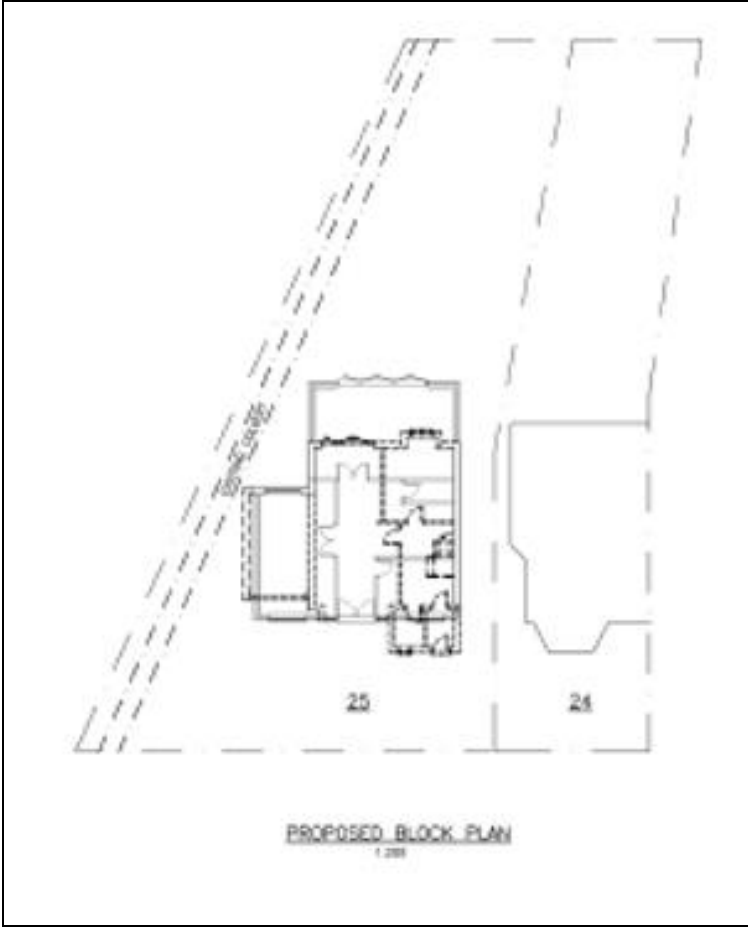
# APPENDIX 3: PLANS AND ELEVATIONS

Figure 1 – Proposed plans and elevations





**Figure 2** – Site Block Plan showing outlines of the existing (dotted line) and proposed (solid line) dwellings.



**This page has been left intentionally blank**