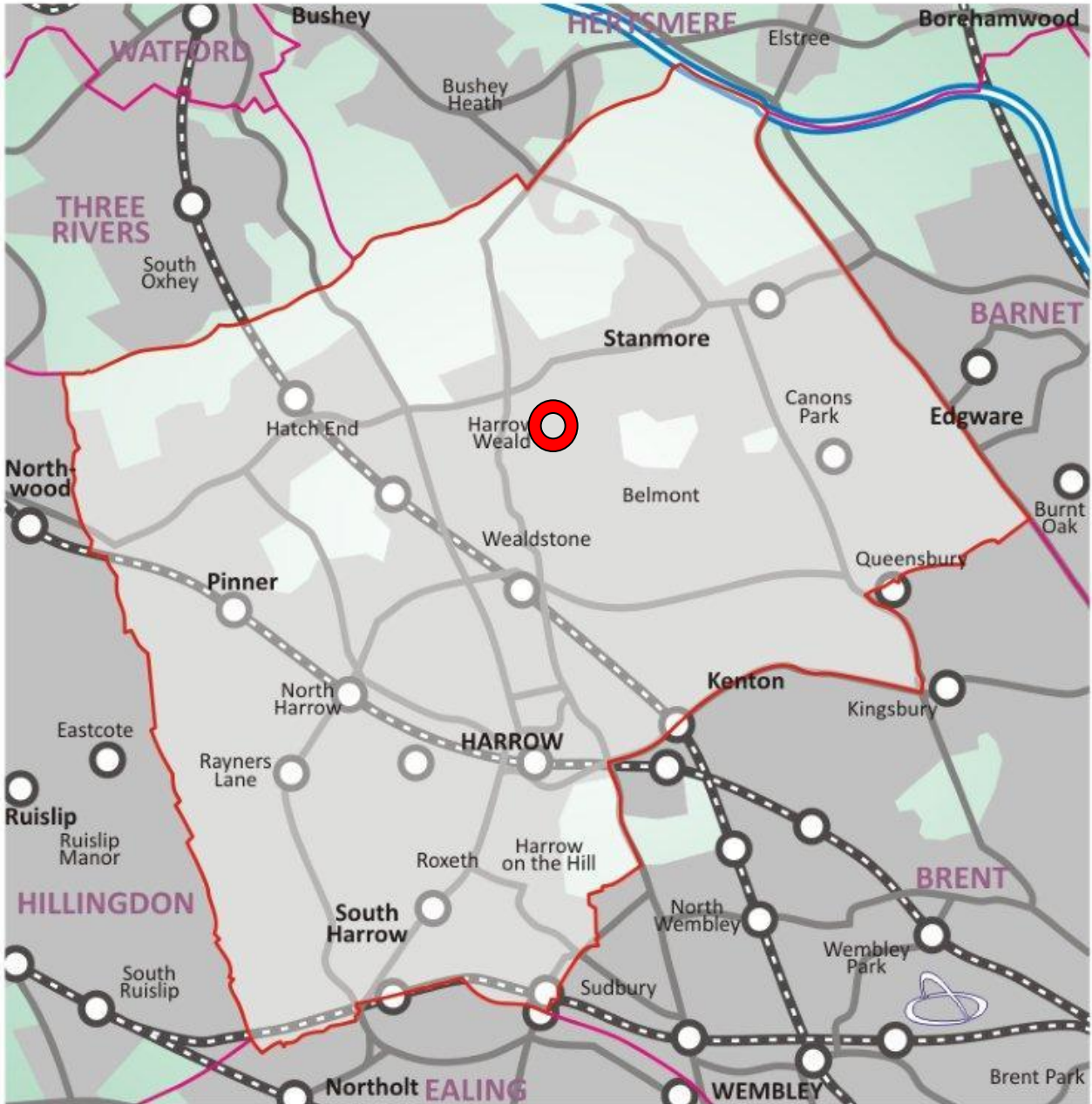
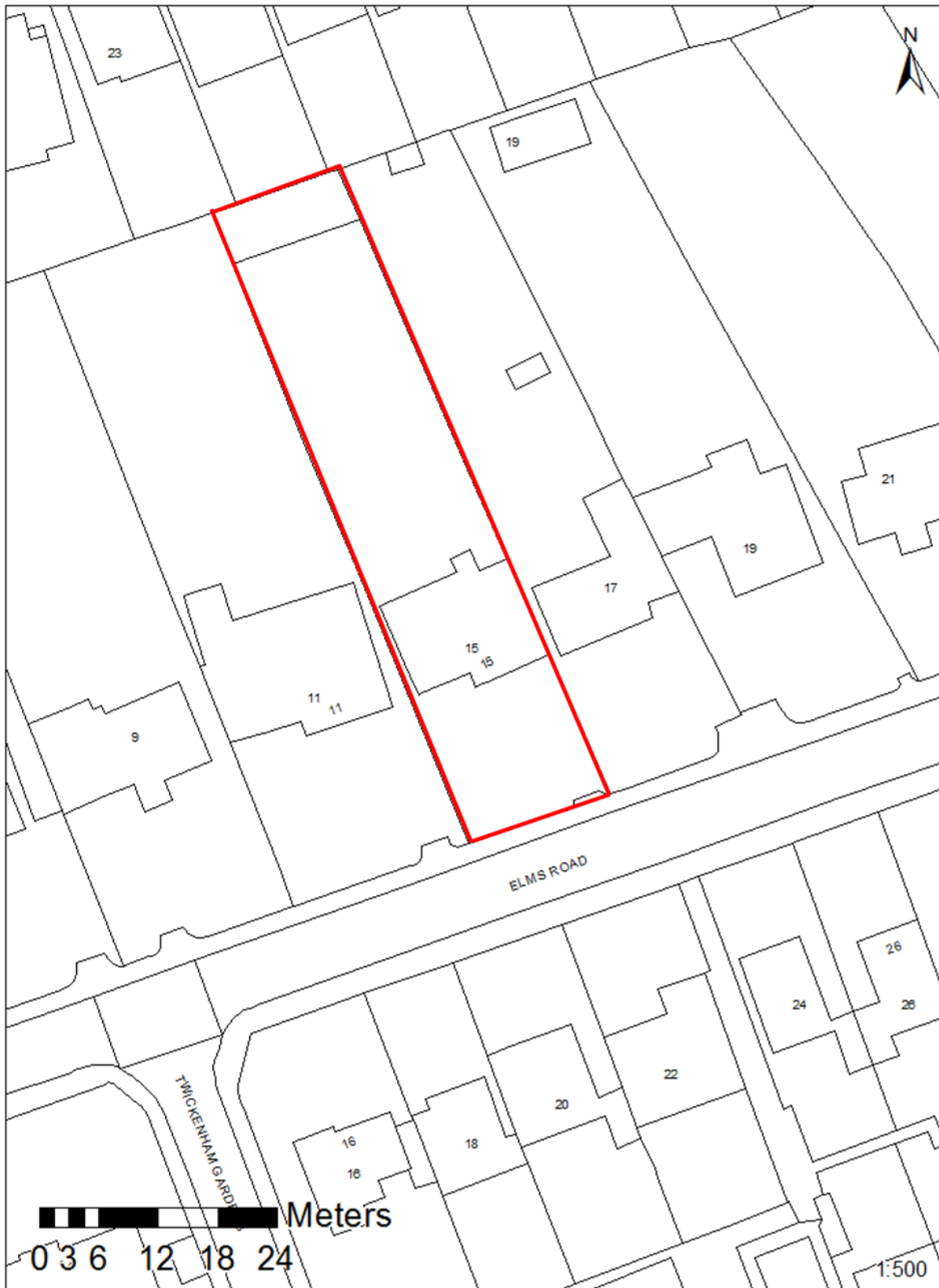


 = application site



| | |
|----------------------------------|------------------|
| 15 ELMS ROAD HARROW WEALD | P/3177/20 |
|----------------------------------|------------------|

15 ELMS 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.100019206. 2020. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2020)



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

9th DECEMBER 2020

APPLICATION NUMBER: P/3177/20
VALID DATE: 14TH OCTOBER 2020
LOCATION: 15 ELMS ROAD HARROW WEALD HARROW
WARD: HARROW WEALD
POSTCODE: HA3 6BB
APPLICANT: MR REZA PAYMAI
AGENT: P R ARCHITECTURE
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 24th NOVEMBER 2020
(EXTENDED EXPIRY DATE 16TH DECEMBER 2020)

PROPOSAL

Conversion of dwellinghouse into four flats (1 X 1 bed, 2 x 2 bed and 1 X 3 bed); single storey front extension; single storey side extension; single and two storey rear extension; alterations to roof to raise ridge height; rear dormer; external alterations.

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 set out in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The creation of flats on the site is appropriate in this location and the proposed extensions and external alterations do not appear at odds with the character of development in the immediate area and would not have an adverse impact on the amenity of future occupiers or the occupiers of adjoining properties.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application is worthy of support.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member to check the suitability of the development for conversion. 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: | (13) New Dwelling |
| Council Interest: | None |
| Net floorspace | 67 sqm |

| | |
|---|----------|
| GLA Community Infrastructure Levy (CIL) Contribution (provisional): | £ 4020 |
| Local CIL requirement (provisional): | £ 10,627 |

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.1. The subject property comprises of a large detached dwelling house on a large plot on the north side of Elms Road.
- 1.2. The area is predominantly residential in character comprising of detached dwellings of a variety of architectural styles.
- 1.3. The dwellings are set back from the road with a large frontages.
- 1.4. There are trees protected by a TPO on the frontage.
- 1.5. The site is within a critical drainage area.

2.0 PROPOSAL

- 2.1 The application proposes to convert the dwelling to provide four self-contained flats.
- 2.2. The housing mix for this proposal consists of one bed 2-person dwelling, one 3 bed 5 person dwelling on the ground floor and two 2 bed 4 person dwellings over the first floor and the proposed converted roof space.
- 2.3. External alterations include the single storey front extension, single storey side and rear extension and first floor rear extension and alterations to roof to raise ridge height and insertion of rear dormer.
- 2.4. The single storey front extension projects forwards of an existing set back section by 1.4m in line with the principle elevation and contains the front door to replace the existing front porch.
- 2.5. The single storey side and rear extension has a depth of 3.5m and has a pitched roof.
- 2.6. The first-floor rear extension projects 1.6m from the existing rear wall and has a roof form designed to integrate with the existing roof form with the creation of a gabled section.
- 2.7. The ridge height is to be raised by 0.86m and a rear dormer is proposed with a pitched roof positioned centrally on the rear roofslope.
- 2.8. Car parking for four cars is proposed on the frontage utilising the existing hardstanding and access arrangements.
- 2.9. Cycle parking and refuse storage is proposed in the rear gardens.
- 2.10. The rear garden is proposed to be segregated to provide a private outdoor amenity space for each of the flats.

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 |
|-----------|---|-----------------------------|
| P/4469/19 | Conversion Of Dwelling Into Five Flats (3 X 1 Bed And 2 X 2 Bed); Single Storey Front Extension; Single Storey Side Extension; Single And Two Storey Rear Extension; Single Storey Rear Extension; Alterations To Roof To Raise Ridge Height; Rear Dormer; External Alterations | Refused 16/12/2020 |

Reasons for Refusal

1. The proposal by reason of its unsatisfactory layout, stacking arrangement and insufficient ceiling height, would create a cramped and poor standard of living accommodation for the future occupiers and give rise to an unacceptable transmission of noise/general disturbance between the flats proposed. The proposal is therefore contrary to the National Planning Policy Framework (2019), Policies 3.5C and 7.6B of The London Plan 2016, Policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document Residential Design Guide (2010), the Mayor of London Housing SPG (2016) and the Technical Housing Standards Nationally Described Space Standards (2015).
2. The proposed two storey rear extension, roof extensions and front extension, by reason of their incompatible design, cumulative bulk, lack of articulation and excessive scale, would appear obtrusive and incongruous, would harm the existing roof form and form of the existing dwelling to the detriment of the character and appearance of the subject dwellinghouse and the area, contrary to the high quality design aspirations of the National Planning Policy Framework (2019), Policies 7.4B and 7.6B of The London Plan (2016) Core Policy CS1B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).
3. It has not been demonstrated that the proposed raising of the ridge height and roof alterations would not have a detrimental impact on the street scene and the character and appearance of the surrounding area, contrary to the high quality design aspirations of the National Planning Policy Framework (2019), Policies 7.4B and 7.6B of The London Plan (2016) Core Policy CS1B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013), and the adopted Supplementary Planning Document Residential Design Guide (2010).

| | | |
|--------------------|--|--------------------|
| P/1560/19 - | Conversion of dwelling into five flats (3 X 1 bed and 2 x 2 bed); Two storey front extension; Single and two storey rear extensions; Raising height of roof and dormer to rear, rooflight in front and side roofslopes; External alterations; Parking; Landscaping; Refuse and Cycle storage | Refused 24/05/2019 |
|--------------------|--|--------------------|

Reasons for Refusal:

1. The two storey front extension by reason of its flat roof design and alignment with the principal front elevation would result in a form of development that would fail to respect the form and appearance of the original and existing dwellinghouse to the detriment of the character and appearance of the existing building and the surrounding area, contrary to the high quality design aspirations of National Planning Policy Framework (2019), Policies 7.4.B and 7.6.B of The London Plan (2016), Core Policy CS1.B of The Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
2. The first floor rear extension by reason of its lack of a subordinate roof would fail to respect the scale and proportions of the existing roof form and would give rise to visually obtrusive and overly dominant extensions, to the detriment of the character and appearance of the existing building and the surrounding area, contrary to the high quality design aspirations of National Planning Policy Framework (2019), Policies 7.4.B and 7.6.B of The London Plan (2016), Core Policy CS1.B of The Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
3. The proposed flat numbers 4 and 5, by reason of their poor and unsatisfactory layout and stacking arrangement would result in a poor standard of living accommodation for future occupiers in regards to transmission of noise/general disturbance between the flats proposed. The proposal is therefore contrary to the National Planning Policy Framework (2019), Policies 3.5C and 7.6B of The London Plan 2016, Policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013), the adopted Supplementary Planning Document Residential Design Guide (2010), the Mayor of London Housing SPG (2016) and the Technical Housing Standards Nationally Described Space Standards (2015).
4. The proposal fails to show adequate provision of refuse and recycling bins to serve the development. Notwithstanding this the proposed number of refuse and recycling bins that would be required to serve this development would give rise to a cluttered front garden area detracting from the character and appearance of the host property and the locality as a whole, contrary to Policy 7.4B of the London Plan (2016), Policies DM1 and DM45 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).

| | | |
|-----------|--|---------------------|
| P/4798/18 | Conversion Of Dwelling Into Six Flats (6 X 1 Bed); Two Storey Front Extension; Single And Two Storey Rear Extensions; Raising Height Of Roof And Dormer To Front Rear And Both Side Roofslopes; External Alterations; Parking; Landscaping; Refuse And Cycle Store | Refused 02/01/2019: |
|-----------|--|---------------------|

Reasons for Refusal

1. The proposed front and side dormers and roof alterations in addition to the first floor extension by reason of their incongruous form and design would fail to respect the scale and proportions of the existing roof form and would give rise to visually obtrusive and overly dominant extensions, to the detriment of the character and appearance of the existing building and the surrounding area, contrary to the high quality design aspirations of National Planning Policy Framework (2018), Policies 7.4.B and 7.6.B of The London Plan (2016), Core Policy CS1.B of The Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
2. Flat 6, by reason of its being solely accommodated in the loft space, insufficient ceiling height and inadequacy of outlook for the bedroom would create a cramped and poor standard of living accommodation for the potential future occupiers, to the detriment of their residential amenity, contrary to the National Planning Policy Framework (2018), Policy 3.5 of The London Plan (2016), Policies DM 1 and DM 26 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Supplementary Planning Guidance Housing (2016), and the adopted Supplementary Planning Document: Residential Design Guide (2010).
3. The proposed ground floor window on the west elevation by reason of its siting in relation to the boundary with 11 Elms Road has the potential to cause actual and perceived overlooking, to the detriment of the residential amenity of the occupiers, contrary to the Policy 7.6 of The London Plan (2016), Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).
4. The proposed frontage parking by reason of its abundance of hardstanding and loss of soft landscaping would be incongruous and discordant in the streetscene which would be at odds with the prevailing character of the area, to the detriment of the character and appearance of the streetscene, contrary to the high quality design aspirations of The National Planning Policy Framework (2018), policy 7.4 of The London Plan (2016), core policy CS1.B of the Harrow Core Strategy (2012) and policies DM1 and DM22 of the Development Management Policies Local Plan (2013).
5. Insufficient information has been submitted to demonstrate that the proposed hardstanding on the frontage will not have a detrimental impact on trees protected by a Tree Protection Order. The proposal is therefore contrary to policy DM22 of the Development Management Policies Local Plan (2013).

| | | |
|----------------------------|---|---------------------|
| EAST/29/97/FUL - | Two storey rear extension and single storey extension to garage | Granted 18-Feb-1997 |
| LBH/20427/E | Single & two storey rear extension | Granted 25-Nov-1981 |
| LBH/19328/E | Two storey rear extension | Refuse 13-may-1981 |

4.0 CONSULTATION

- 4.1 A total of seven notifications were sent to neighbours of surrounding properties. The overall expiry date is 22nd November 2020.
- 4.2 To date no objections have been received in relation to the proposal.
- 4.3 Statutory and Non-Statutory Consultation
- 4.4 A summary of the consultation responses received along with the Officer comments are set out in the table below.

| Consultee and Summary of Comments |
|---|
| <p><u>LBH Drainage</u> - No objection:</p> <p>Drainage layout drawing showing two separate surface & foul water connections and outfall details should be submitted.</p> <p><u>LBH Highways</u> – No objection - This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network</p> <p>The site is located in an area with a public transport accessibility level of 3 (moderate) which is not predicted to change over the next 10 years. There is a good selection of bus routes available within a short walking distance, and local amenities. Wealdstone town centre is easily accessible.</p> <p>The proposal includes car four parking spaces. The Intend to Publish London plan maximum parking standards allow up to 0.75 spaces per dwelling in a PTAL 3 area. If the existing gravel surface is to be retained, the parking spaces will not be defined; there is sufficient space for 3-4 cars within the frontage of the house which is accepted.</p> <p>The proposed level of cycle parking needs to meet the minimum standards of the Draft London Plan.</p> |

5.0 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- ‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel’s report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an ‘Intend to Publish’ version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and 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 and Appearance of the Area/Setting of Listed Building
 - Residential Amenity
 - Transport and Highways
 - Development and Flood Risk
 - Accessibility
 - Conclusion

6.2 Principle of Development

The relevant policies are:

- The National Planning Policy Framework 2019
- Policy 3.8 of The London Plan 2016
- Policy CS1.A of Harrow's Core Strategy 2012

6.2.1 There are no policies against the conversion of a property into flats provided other policy objectives are adhered to. It is considered that the proposal would provide an increase in smaller housing stock within the Borough thereby complying with housing growth objectives. As stated above there have been a number of refusals on the site for four and five flats. It is considered that the amenity and character reasons for refusal were symptomatic of overdevelopment of the site and not the principle of development.

6.2.2 As such, the conversion of the property into four flats is considered to be acceptable in principle, in accordance with the relevant policies subject to acceptable details.

6.3 Character and Appearance of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- Policy 7.4B of the London Plan (2016)
- CS1 of the Harrow Core Strategy (2014)
- Policies D1 and D4 of the Draft London Plan Intend to Publish (2019).
- Policy DM1 of the Development Management Local Plan (2013).

6.3.2 The proposed single storey front extension aligns with the principal elevation and would not project forward of the existing bay window. It does not compete with the key features of the existing dwelling and as such would have an acceptable impact on the character and appearance of the existing dwelling and the street scene.

6.3.3 There is an existing two storey rear extension to the property. Taking into account the depth of the neighbouring properties on either side of the property and the predominant character of development in the area, the depth of the single storey rear extension is appropriate and is not considered to be disproportionate in relation to the existing dwelling and the pattern of development in the area.

6.3.4 The depth of the two-storey rear extension is relatively modest. However, it is noted that it projects from an existing two storey extension and the extension would add to the cumulative bulk of the existing dwelling. The roof design follows the hip roof form of the existing rear extension and appears in keeping with the existing design. It is therefore considered that the two-storey rear extension is sympathetic to the existing dwelling which minimises the apparent bulk to an acceptable degree. This has been sufficiently reduced in scale from the previous refusal on the site and is now acceptable.

- 6.3.5 The proposed single storey rear/side extension appears proportionate to the main dwelling and the roof is designed to coordinate with the design of the main dwelling.
- 6.3.6 The street scene plan demonstrates that the increase in ridge height would not exceed adjoining properties and therefore would retain the rhythm of the street scene and therefore addresses one of the reasons for refusal of the previous submission. The proposed rear dormer is set up from the eaves height and is an appropriate distance from the roof verges and therefore appears visually contained within the roof slope.
- 6.3.7 Parking is proposed on the frontage of the property but there is some space for planting and soft landscaping. A landscape condition has been added to ensure details are provided, which would improve the visual amenity of the frontage in the street scene.
- 6.3.8 In respect of character and design therefore, the scheme complies with the relevant policies

6.4 Residential Amenity

6.4.1 The relevant policies are:

- Policy 7.6B of the London Plan (2016)
- Core Policy CS1B of the Core Strategy (2014)
- Policy DM1 of the Development Managements Local Plan (2013).

Residential Amenity of Neighbouring Occupiers

- 6.4.2 The two adjacent properties (11 and 17 Elms Road) are deeper than the subject property, therefore the first-floor rear extension doesn't breach a 45 degree line with either property. The single storey rear extension would project 0.7m beyond the rear wall of 17 Elms Road and 2.5m beyond the rear wall of 11 Elms Road. This is not considered to have a negative impact on the amenity of the occupiers of either dwelling.
- 6.4.3 There are first floor flank windows serving a bathroom and a secondary window serving the living room on the western elevation and windows serving a bathroom and a utility room on the eastern elevation. A condition has been added to ensure these windows remain obscurely glazed and non-opening below 1.7m above the internal finished floor level of where are located in the lifetime of the development, in order to minimise any perception of overlooking to the neighbouring properties.
- 6.4.4 The proposal is considered acceptable in terms of neighbouring amenity impacts in accordance with the relevant policies.

Residential Amenity of Future Occupiers

- 6.4.5 The ground floor flats are one bed two persons and 3 bed 5 persons and exceed the minimum floor space as set out in the London plan. The upper floor flats are proposed to be two bed three persons. The second bedrooms for each of these flats are located in the loft space and although the overall floorspace is larger, due to the floor to ceiling heights this room is considered to only be acceptable as a single room. The proposed flats therefore comply with the minimum GIA and are acceptable in this regard. In addition, all the main habitable rooms have an outlook either to the front or to the rear of the building which is appropriate in terms of outlook and light availability.
- 6.4.6 The submitted sections demonstrate that the two ground floor flats have a ceiling height over 2.4m and the two flats on the upper floor have a height of over 2.4m for over 75% of the floor area. Although this is slightly below the guidance set out in the London Plan, which specifies 2.5m to ensure suitable ventilation and avoids over-cramped accommodation, it accords with the National Space Standards which is generally deemed to be acceptable for existing dwellings which are converted for residential purposes in a suburban context.
- 6.4.7 The original property has a large rear garden. This is proposed to be subdivided to provide separate amenity space for each of the flats. The amenity space for flats 1 and 2 is to be accessed from rear of the building and the amenity space for flats 3 and 4 would be accessed from the existing access path by the side of the dwelling. Although, the access from the front to the rear garden is not ideal, this kind of arrangement is fairly common with converted flats and as the space requirements are in excess of the London Plan minimum standards, the amenity areas provided for each flat are considered acceptable.
- 6.4.8 The bedrooms and living areas are generally aligned above one another. This has been altered since the previous refusal on the site and is now acceptable. Building regulations would require appropriate acoustic treatment to reduce the transmission of noise therefore the stacking is considered to be acceptable.
- 6.4.9 The proposal would be considered acceptable in terms of the amenity of future occupiers of the flats in accordance with the relevant policies and the proposal addresses the previous reasons for refusal in this regard.

6.5 Highways and Parking

6.5.1 The relevant policies are:

- Policies 6.3, 6.9 and 6.13 of The London Plan (2016),
- Policies T4, T5 and T6 of the Draft London Plan Intend to Publish (2019)
- Policy CS1 R of the Harrow CS (2012)
- Policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

- 6.5.2 Four parking spaces are proposed on the frontage of the site allowing for one space for each of the flats. Although this would be slightly higher than the Draft London Plan – Intend to Publish maximum standard. This is considered to be an acceptable provision for the area given its moderate PTAL and the Council's Highway Officer has no objection.
- 6.5.3 Cycle storage for four cycles to serve the upper floor flats is proposed along the western boundary beyond the rear wall of the property in the shared access area and cycle storage for a further four cycles is proposed in the rear amenity space of the ground floor flats. These are secure locations and the provision is in accordance with the minimum standards set out in the Draft London Plan – Intend to Publish. A condition has been added to ensure suitable types of store are utilised.
- 6.5.4 The refuse storage for the upper floor flats is also proposed in the side access on the western boundary and in the private amenity areas for the ground floor flats. These locations allow for the bins to be taken onto the frontage on collection days and is deemed to be an acceptable arrangement.
- 6.5.5 Subject to the above conditions, it is considered that the proposal complies with the relevant policies in regard to transport and highways.

6.6 Development and Flooding

- 6.6.1 The Council's drainage engineer has assessed the application and it is considered that flooding risks at the site are acceptable. Standard conditions in relation to surface water and foul water details have been attached in accordance with the drainage engineer's comments.

6.7 Trees and Development

- 6.7.1 There is a protected tree in the frontage of the site. There are no changes proposed to the hardstanding on the frontage as the parking area is already in use for the existing dwelling. There is therefore not deemed to be impact on the protected tree as a result of the development.

6.8 Accessibility

- 6.8.1 The relevant policies are:
- Policies 3.5 and 3.8 of the London Plan (2016)
 - Policy DM2 of the Harrow Development Management Local Plan (2013) and
 - Policy CS1 K of the Core Strategy (2012).
- 6.8.2 It is acknowledged that the upper floors flats may not be accessible to all. This is not always possible for converted buildings. A condition of approval will ensure that the proposed development would meet regulation M4 (2) of the building Regulations which would secure an appropriate standard for future occupiers, given the constraints of the site.

6.8.3 Accordingly, subject to compliance with this condition, it is considered that the proposed accommodation would be satisfactory and as such would comply with the relevant policies.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development does not unduly impact on the character of the area or the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord with Policies 7.4 and 7.6 of the London Plan (2016), Policy CS1 of the Harrow Core Strategy 2012 and policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013).

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

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

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

2. Approved Drawing and Documents

Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents: 201A; 202; 203; 204; 205; 206A; 207A; 208A; 209A; 210; Design and Access Statement.

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

3. Materials

The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.

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

4. Disposal of Sewage

The development 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. Disposal of Surface Water

The development hereby permitted shall not commence until works for the disposal of surface water 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.

6. 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 safeguard the character and appearance of the area.

7. Accessibility

The development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) and (3), 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.

8. Change of Use

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

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity.

9. Cycle Parking Details

Prior to the first occupation of the development hereby approved, details of the secure cycle parking to serve the flats shall be submitted to, and approved in writing by, the local planning authority. The plans must show dimensions, type of storage and type of stand. The cycle parking shall be implemented on site in accordance with the approved details prior to the occupation of the flats and shall thereafter be retained.

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

10. Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by the Local Planning Authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

11 Landscape Implementation

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved building or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Councils Development Management Policies Local Plan 2013.

12. Boundary Treatment

The boundary treatment to subdivide the gardens shall be no higher than 1.8m in height and shall be erected before the use hereby permitted is commenced.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

13. Secure by Design

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority to be agreed in writing, 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.

14. Obscure Glazing

The window(s) in the flank elevation(s) of the proposed development shall:

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

and shall thereafter be retained in that form.

REASON: To safeguard the residential amenities of neighbouring residents.

INFORMATIVES:

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

3.3 Increasing Housing Supply

3.5C: Quality and design of housing developments

6.3 Assessing effects of development on transport capacity

6.9 Cycling

6.13 Parking

7.3B Designing out crime

7.4B Local character

7.6B Architecture

The Draft London Plan (2019):

D1 London's form, characteristic and capacity for growth

D3 Optimising site capacity by the design led approach

D4 Delivering Good Design

T5 Cycling

T6 Car parking

Harrow Core Strategy (2012):

Core policy CS1.B

Core Policy CS1 K

Core policy CS1.W

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM2: Achieving Lifetime Neighbourhoods

DM10: On Site Water Management and Surface Water Attenuation

DM 26 Conversion of Houses and Other Residential Premises

DM27: Amenity space

DM 42: Parking Standards

DM45: Waste Management

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

Technical housing standards - nationally described space standard (2015).

Major of London Housing Supplementary Planning Guidance (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 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3. Mayoral CIL

INFORMATIVE: 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 £4020

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates.

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

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

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

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

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

4 Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £10,627

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](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.

5 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

6 Party Wall Act

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. - Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are

acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

8 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.

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, subdivision 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

12 Surface Water Drainage

Thames Water would advise that if the developer follows a sequential approach to the disposal of water. Prior approval will be required for the discharge to a public sewer. For further information please visit Thames Water website.

13 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 (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (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

14. 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 2 SITE PLAN



APPENDIX 3: PHOTOGRAPHS



Front Elevation



Rear Elevation



Frontage Parking Area





Rear Garden Area



Boundary with no. 11



Boundary with no. 17

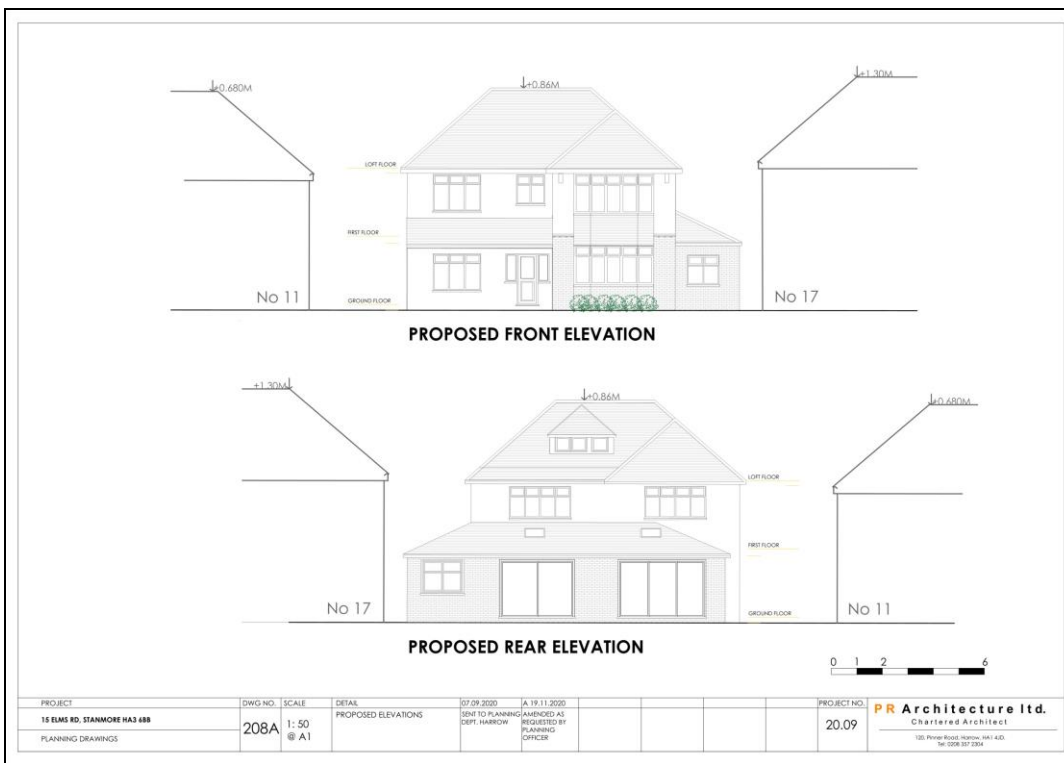


TPO on frontage.

APPENDIX 4 – PLANS



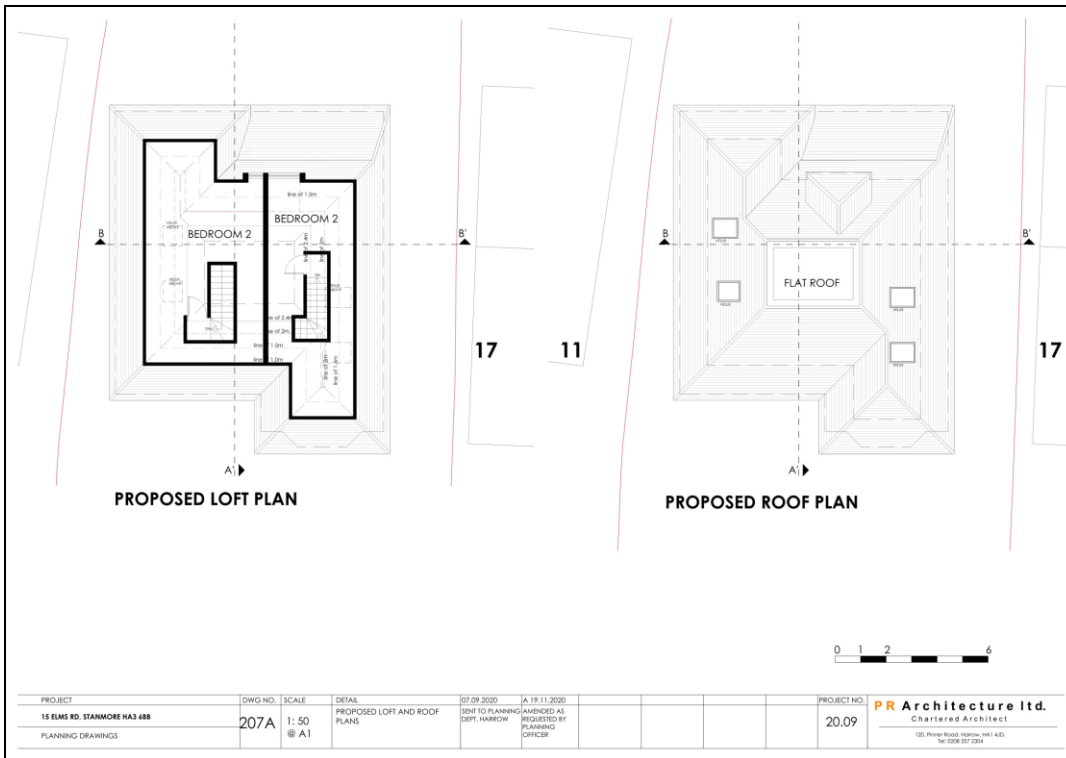
Site Plan



Proposed Front and Rear Elevations



Proposed Floor Plans



Proposed Loft/Roof Plan