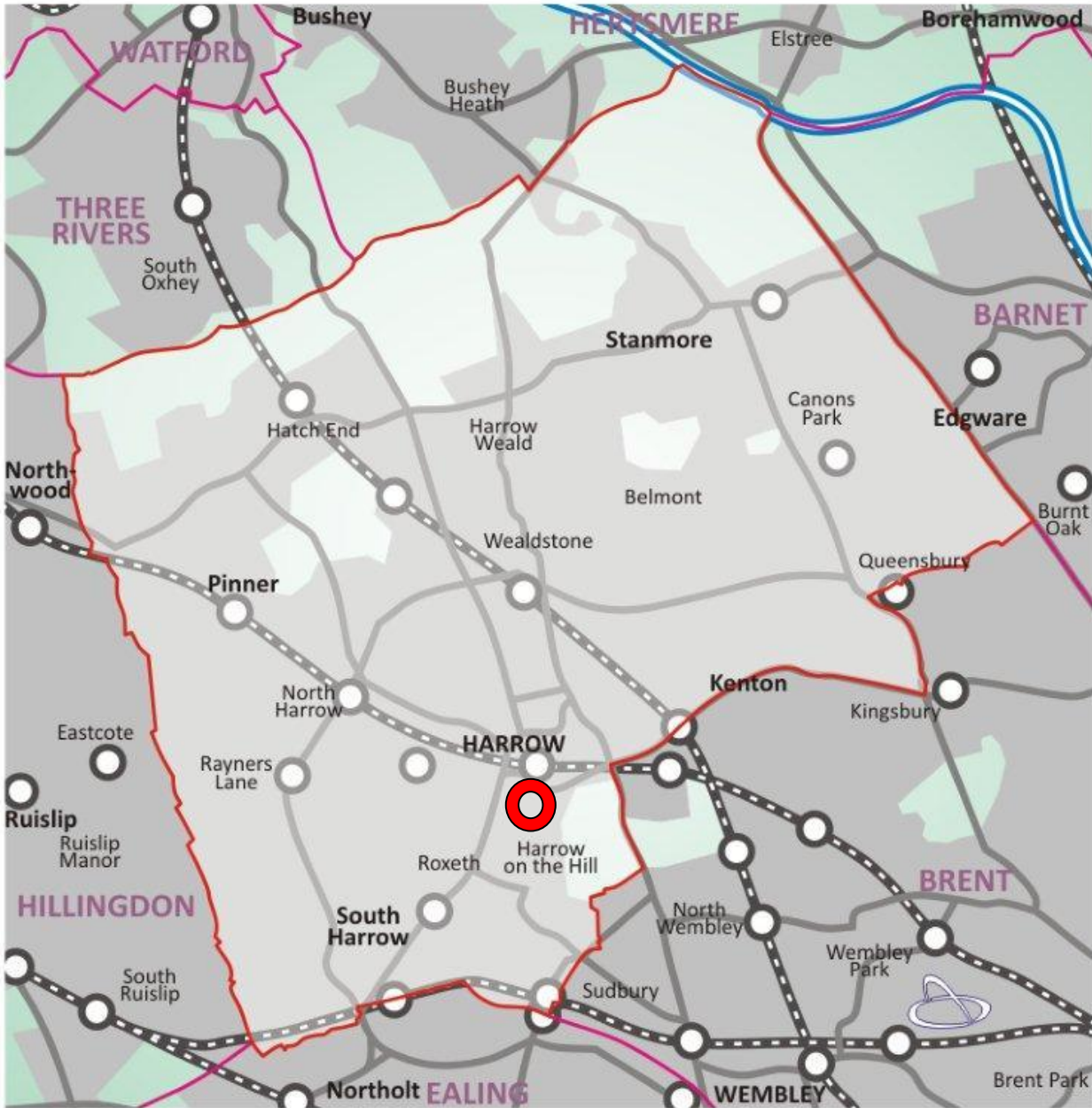


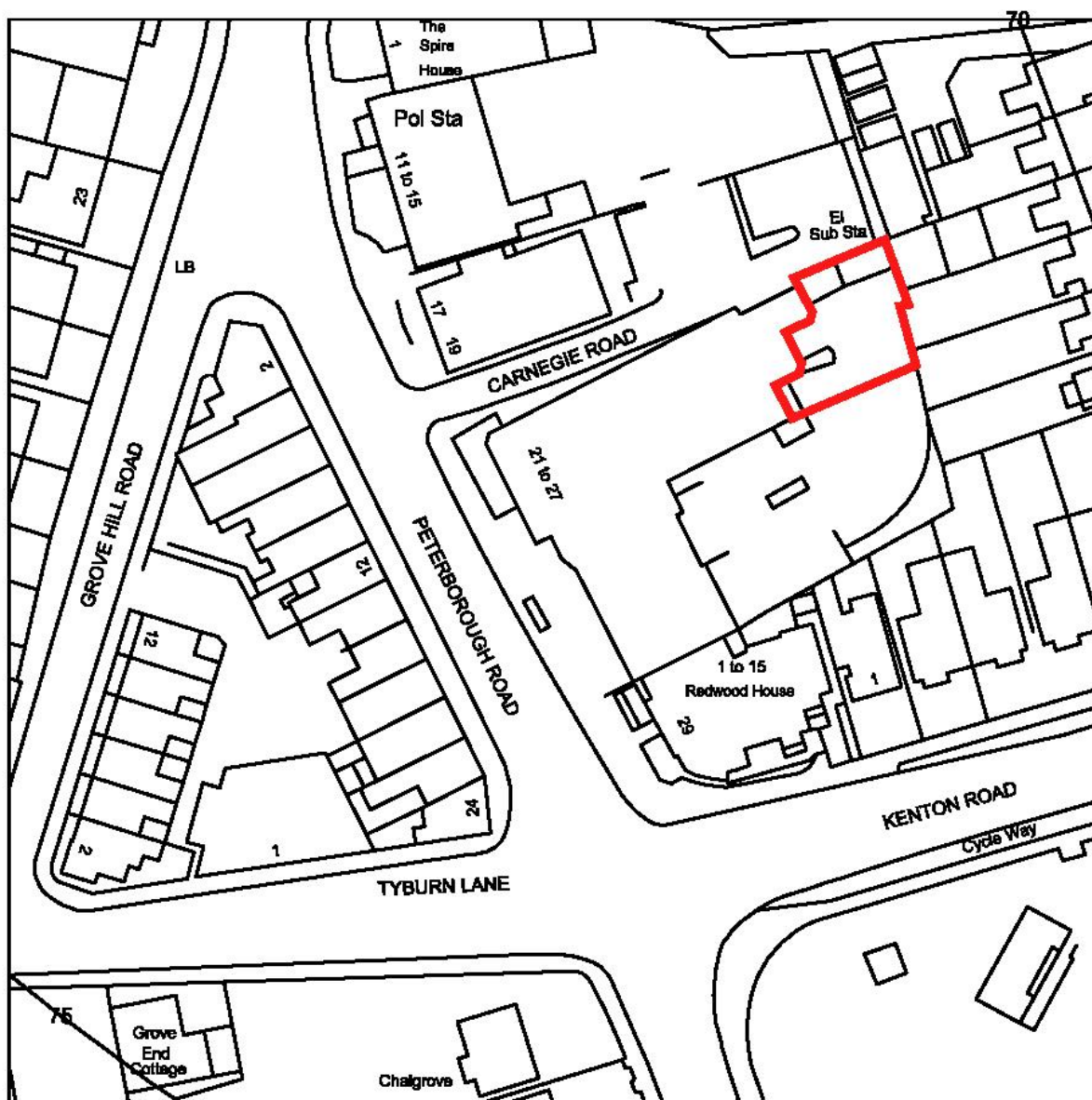
 = application site



Carnegie House, 21 Peterborough Road, HA1 2AX

P/2799/20

Carnegie House, 21 Peterborough Road



**SITE LOCATION PLAN
CARNEGIE HOUSE
HARROW HA1 2AJ**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th January 2021

APPLICATION NUMBER: P/2799/20
VALIDATION DATE: 11th AUGUST 2021
LOCATION: CARNEGIE HOUSE, 21 PETERBOROUGH ROAD,
HARROW
WARD: GREENHILL
POSTCODE: HA1 2AX
APPLICANT: MR KENNEDY
AGENT: QUICK PLANNING SOLUTIONS
CASE OFFICER: KIMRY SCHLACTER
EXTENDED EXPIRY DATE: 25TH JANUARY 2021

PROPOSAL

Variation of condition 2 attached to planning permission P/5102/17 dated 15/01/2018 (as varied by P/2885/19 dated 24.12.2019) to allow relocation of substation, refuse area and one parking space

The Planning Committee is asked to:

RECOMMENDATION

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

REASON FOR THE RECOMMENDATIONS

The proposal would represent a minor variation to the existing permission, which would not be considered to result in detrimental impacts, compared to the existing parking layout and waste storage. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the residential amenities of the neighbouring or future occupiers.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest.

Statutory Return Type: Variation of Condition / Minor Development
Council Interest: None
Net additional Floorspace: 0sqm

GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application premises are a four storey building on the west side of Peterborough Road, Harrow, and near to Harrow-on-the-Hill station.
- 1.2 The original building has been converted to flats under the prior approval scheme.
- 1.3 Principal pedestrian access is at the front from Peterborough Road and has both steps and a ramp.
- 1.4 The building contains an 'undercroft' car park and hard-surfaced car park at the rear, with access from Peterborough Road.
- 1.5 The site is not located in a Conservation Area and has no other statutory designations

2.0 PROPOSAL

- 2.1 Variation of conditions 2 (approved plans) attached to planning permission P/5102/17 dated 20.11.18 (as varied by P/2885/19 dated 24.12.2019), so as to alter the location of an (existing) electrical sub-station and part of the waste storage, and alter the parking layout.

2.2 The subject condition to be varied under planning permission P/5102/17 as varied by P/2885/19 is as follows:

<p>2. Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 0100P2, CAR-DAR-XX-00-DR-A-0101 REV P9, CAR-DAR-XX-00-DR-A-0102 REV P8, CAR-DAR-XX-00-DR-A-0103 REV P8, CAR-DAR-XX-00-DR-A-0104 REV P8, CAR-DAR-XX-00-DR-A-0105 REV P8, CAR-DAR-XX-00-DR-A-0106 REV P6, CAR-DAR-XX-00-DR-A-0130 REV P7, CAR-DAR-XX-00-DR-A-0131 REV P8, CAR-DAR-XX-00-DR-A-0132 REV P8, CAR-DAR-XX-00-DR-A-0161 REV P2</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>

2.3 The proposed amendment to the car parking layout would not result in a reduction in the number of spaces but would re-configure their locations.

2.4 The previously approved detached waste storage enclosure would be slightly modified in its dimensions. The materials for the roof of the outbuilding have also been changed from the previous specifications.

2.5 Some of the waste bins would be re-located to within the main building (as per the original permission); while the existing substation within the building would be re-located to the outbuilding.

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
LBH/22354	Outline: three and four storey office building with parking including basement	Granted: 27/01/1983
LBH/32685	Four storey office building with basement and ground level car parking	Granted: 02/06/1988
LBH/36988	Four storey office building with basement and ground level car parking (revised)	Granted: 12/01/1990
P/1519/14	Conversion of offices (class B1a) to forty eight self-contained flats (class C3) (Prior approval of transport & highways impacts of the development)	Granted: 04/06/2014

	and of contamination risks and flooding risks on the site)	
P/5102/17	Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Granted: 20/11/2018
P/1281/19	Details pursuant to Conditions 4 (Sections), 5 (Construction Method Statement), 7 (Secured cycle storage) and 8 (Refuse storage) attached to planning permission P/5102/17 dated 20.11.18 for Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Refused: 10/05/2019
P/1840/19	Non material amendment to planning permission P/5102/17 dated 25/04/2018 to allow re-location of the bin and cycle stores; levels revised to preserve substation roof; external wall cladding; lift added to proposed extension; internal layouts revised; mechanical and electrical riser added for new services as required	Refused: 14/05/2019
P/1281/19	Details pursuant to Conditions 4 (Sections), 5 (Construction Method Statement), 7 (Secured cycle storage) and 8 (Refuse storage) attached to planning permission P/5102/17 dated 20.11.18 for Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Refused: 10/05/2019
P/1840/19	Non material amendment to planning permission P/5102/17 dated 25/04/2018 to allow re-location of the bin and cycle stores; levels revised to preserve substation roof; external wall cladding; lift added to proposed extension; internal layouts revised; mechanical and electrical riser added for new services as required	Refused: 14/05/2019
P/2023/19	Details pursuant to condition 3 (materials); condition 6 (travel plan); condition 10 (communal facilities for television reception) and condition 11 (air conditioning units) of planning permission p/5102/17 dated 25/04/2018 for three and four storey side	Refused: 02/07/2019

P/3657/19	Details pursuant to Condition 3 (Materials) attached to planning permission P/5102/17 dated 20/11/2018 for Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Approved: 06/11/2019
P/3656/19	Details pursuant to condition 5 (construction method statement) attached to planning permission P/5102/17 dated 20/11/2018 for three and four storey side extension from first floor level to provide 7 flats; refuse and cycle storage.	Approved: 07/11/2019
P/4756/19	Details pursuant to Conditions 4 (Sections), 7 (Cycle Storage) and 8 (Refuse Storage) attached to planning permission P/5102/17 dated 20/11/2018 for Three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Approved: 12/12/2019
P/2885/19	Variation of conditions 2 (approved plans) 6 (travel plan) 7 (cycle storage) 8 (refuse storage) and 9 (building regs part m m4 (2)) attached to planning permission p/5102/17 dated 20.11.18 To allow amendments to first and second floor levels bin and cycle storage, and vary timing of travel plan	Granted: 24/12/2019
P/4084/20	Details pursuant to condition 10 (television reception) attached to planning permission P/2885/19 dated 04/09/2019 for three and four storey side extension from first floor level to provide 7 flats; Refuse and cycle storage	Granted: 6/01/2021

4.0 **CONSULTATION**

- 4.1 A total of 123 consultation letters were sent to neighbouring properties regarding this application. However, due to technical difficulties documents were not visible on the Council website during the above consultation period. As such, a second full consultation period was run once amended/additional information was received. Another consultation period was conducted after the submission of an additional plan clarifying the site boundaries in November 2020. The overall public consultation period expired on 24th December 2020.

4.2 A total of 3 responses were received.

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

Character and Appearance and Residential Amenity Impact

- Object to the substation relocation on the basis of noise and electromagnetic field to adjoining residential gardens, which would be hazardous to health, as well as flora/fauna. Would disturb enjoyment of garden by residents.
- Concern that lights for substation and parking area would disturb sleep for residents.
- Suggest that substation be re-located to the end of the entrance road adjacent garages instead.
- Concern that waste storage would attract vermin / has attracted vermin in the past.

Officer response:

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

Other:

- Concern whether is it acceptable as a process to construct the substation/refuse station structure then apply for alterations after.
- More details about the type of substation to be installed are requested.

Officer response:

It is noted that the previous permission included the waste bin enclosure. It is within normal procedures to apply for minor variations to a structure which has permission whilst under construction. Technical details of the equipment are outside the purview of planning.

4.4 Statutory and Non Statutory Consultation

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

LBH Highways

- Following review of the car park layout, the aisle widths appear to be a bit narrow and below standard design requirements, therefore, tracking drawings should be provided to demonstrate that vehicles can safely enter and exit parking spaces, particularly between spaces 1, 5/20 and 9-15.

Comments to revisions:

- Whilst the revised plans are not ideal, this area isn't open to the public, so impacts are limited. Further redesign would be likely to result in a loss of spaces. From a policy perspective that's fine as this site is in a high PTAL

location anyway and wouldn't be allow parking if being considered today; but the layout is from an old permission so was considered differently at the time.

- The only risk is that poor car parking can result in overspill parking onto the highway but on-street options are limited in this location. This part of the development for 7 flats is permit restricted.
- On balance it is better to accept this layout.

Waste Management:

- No issues to raise with the proposed re-vamp of the bin areas as long as the gap in between them is wide enough to reverse into. Would question how they would reduce any fire potential with all the waste being attached to the electric substation and a gas mains being inside the same bin shed.

Comments to revisions:

- This arrangement should be fine. We were there last week seeing the new bin area being built. Access in and out is ok and appears to be plenty of room to get the bins out.

Building Control:

- If it is a substation rather than an electrical intake cupboard then the electrical utility company have strict guidelines in respect of fire resistance. Normally achieving a minimum of 4 hrs. An intake cupboard would need to achieve a minimum of 1 hours fire resistance.

Environmental Health Officer

- There is a case to request a noise report particularly if residents are concerned. We are not in a position to determine without seeing their assessment.

Comments to revisions:

- Having reviewed submitted noise report, no concerns are raised.

LBH Drainage

Do not have any drainage comments to be made.

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

5.3 While this application has been considered against the adopted London Plan (2016) policies, significant regard has also been given to policies in the Publication London Plan (2020), as this will replace the current London Plan (2016) when published and form part of the development plan for the Borough.

5.4 The Publication London Plan was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report received in October 2019. The Secretary of State issued two sets of directions on policies in the subsequent London Plan (Intend to Publish Version) (2019). The Mayor of London has accepted the Secretary of State directions and has now sent the Publication London Plan (2020) to the Secretary of State for final approval to publish. As such, the entire Plan can be given significant weight. The Secretary of State has until the 1st February 2021 to either agree the Plan or issue further directives. Should the Publication London Plan (2020) be agreed by the Secretary of State, the Mayor of London will be in a position to publish it, thereby superseding the London Plan (2016) and giving it full weight as part of the Council's development plan.

5.5 The Publication London Plan (2020) is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1."

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character of the Area
- Residential Amenity
- Traffic, Parking and Servicing

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.4, 3.8
- The Intend to Publish London Plan (2019): H2, H10
- Harrow Development Management Policies (2013): DM24
- Harrow's Core Strategy (2012): CS1

6.2.2 The principle of extensions to the property has already been considered acceptable under the previous permission. There has been no material change to the development plan nationally, regionally or locally since the decision relating to P/5102/17, for the purposes of this minor material amendment (s.73) application. As such, the assessment will consider the proposed variation of conditions.

6.3 Character of the Area

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6
- The Intend to Publish London Plan (2019): D3
- Harrow Development Management Policies (2013): DM1, DM2, DM23
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)

6.3.2 The character and appearance of the overall development has previously been considered acceptable through the grant of planning permission P/5102/17 (dated 21/03/2018).

External Alterations

6.3.4 The proposed amendments would not result in any significant changes to the external fabric of the development, in comparison to the original permission ref: P/5102/17, or the subsequent previous Variation of Condition ref: P/2885/19. The primary change would be a small variation in the depth and width of the bin storage/substation outbuilding. The height would be altered from previous variation of the permission, from 2.5m to 2.7m at the eaves, and rising to 2.8m in the middle of the roof. The amended materials for the outbuilding roof are also considered acceptable. These changes are minimal and are not considered to result in a significant impact on the character and appearance of the scheme.

6.3.4 It is considered that the proposed changes to the approved scheme would be acceptable in terms of character and appearance.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 3.5, 7.2, 7.3, 7.6
- The Intend to Publish London Plan (2019): D5, D6, D11
- Harrow Development Management Policies (2013): DM1, DM2, DM27
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)

6.4.2 The residential amenity of the overall development has previously been considered acceptable through the grant of planning permission P/5102/17 (dated 21/03/2018).

Amenity for Existing/ Future Occupiers

6.4.3 The changes to the bin storage and substation locations would not affect the amenity of existing or future occupiers or accessibility of the development. Likewise, the changes to the car parking layout would not result in any net loss or gain of parking spaces and so would not result in significant changes to the facilities available for residents.

6.4.4 As discussed in more detail below, the proposed re-location of the electrical substation has been demonstrated, within the applicant's submitted Noise Report, to not result in undue noise or disturbance to occupiers of the nearest adjacent flats within the development. As there are no external alterations proposed to the existing building, there are no concerns raised with regard to increased overlooking, overshadowing, or visual impacts.

Amenity for Neighbouring Occupiers

6.4.5 The change in the width and depth of the waste storage/sub-station outbuilding would not impact upon amenity. The increase in the height of the outbuilding is acknowledged, but it is noted that the outbuilding remains limited to less than 3.0m in height (which, as a measure of comparison, would be the standard allowance for householder extensions adjacent a neighbouring boundary) and the outbuilding is located along the rear boundary of these neighbouring properties. As such, the changes in dimensions to the outbuilding are not considered to result in undue impacts on the neighbouring properties.

6.4.6 The proposed bin storage area has previously been approved in the outbuilding along the rear boundary, with full consideration for the impacts of this location on neighbouring occupiers. The changes to the footprint of the outbuilding would not result in significant differences to neighbouring amenity compared to the previously approved scheme. In addition, it is noted that the proposed changes would result in less waste storage in close proximity to the boundary with neighbouring properties than the previously approved scheme.

- 6.4.7 It is noted that some of the concerns raised about waste storage relate to improperly stored waste on site; the construction of the bin enclosure would be likely to improve the previous situation in this respect. With regard to concerns regarding vermin, proper storage within the enclosure, and the proposed new location for some of the waste within the building, would normally result in a decrease in risks of attracting vermin. The provisions of secure and adequately sized waste storage would be a material planning consideration. The management on site in practice and any issues that might arise would however fall outside the purview of planning, and so could not be controlled or addressed here.
- 6.4.8 With regard to the electrical substation, concern has been raised with regard to noise. A noise report has been submitted, which demonstrates a “worst-case” scenario, of a window within the nearest bedroom of the development, sited 6.6m away, and when open. This would result in result in a calculated noise level of 12dB to the window, which is an acceptable level. The nearest adjoining neighbouring windows to the east are 20m away, and so would be even less impacted. Whilst it is acknowledged that the rearmost part of the gardens for adjacent properties is closer than 6.6m to the proposed substation enclosure, the recommended criteria for habitable rooms adjacent the substation would be up to 35dB; while the predicted maximum level of noise from the door and louvre of the substation would be 25dBA. In addition, fencing runs between the substation and these neighbouring rear gardens, which would further mitigate noise. For these reasons, the proposal would not result in a level of noise that would be considered to have an undue impact on neighbouring properties. Therefore, the proposed location would be considered acceptable.
- 6.4.9 Additional concerns have been raised about the health impacts of electromagnetic fields and other unspecified health impacts arising from the electrical substation such as impacts on flora and fauna. In addition, concerns have been raised about the technical specifications of the equipment. These are not material planning considerations and lie outside the purview of planning. It is noted that electrical substations immediately adjacent to residential gardens are common throughout Harrow Borough, however.
- 6.4.10 There are no lights proposed as part of the amended details, and so overspill lighting would not be a consideration to this application.
- 6.4.11 For the reasons considered above, the proposal would be considered acceptable in terms of impacts on residential amenity.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Intend to Publish London Plan (2019): T4, T5, T6
- Harrow Development Management Policies (2013): DM42, DM44, DM45
- Harrow's Core Strategy (2012): CS1
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

6.5.2 The traffic, parking, and servicing of the overall development has previously been considered acceptable through the grant of planning permission P/5102/17 (dated 21/03/2018).

6.5.3 The proposal would result in alterations to the layout of the car parking for residents. This layout has been reviewed by the Highways Officer and has, on balance, been determined to be acceptable.

6.5.4 The original application showed the waste and recycling facilities for the residential units would be located within the building. This was later varied by a ref: P/2885/19 to provide a new external bin enclosure along the rear boundary, which was large enough to also accommodate waste from the pre-existing part of the building. This was considered an improvement to pre-existing circumstances. The external materials to be used have also previously been approved.

6.5.5 The amendments applied for here would re-locate some of the bins to the within the building again, while retaining some in the bin enclosure.

6.5.6 The Council's Waste team are satisfied with the proposed altered arrangements and access to the stores. The same number of bins has been provided, so the amount of waste storage provided with not be changed.

6.5.7 Given the above, it is considered that the proposed changes to the waste refuse storage would be satisfactory.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed scheme would represent a minor variation to the existing permission, which would not be considered to result in detrimental impacts, compared to the existing parking layout and waste storage. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the residential amenities of the neighbouring or future occupiers.
- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

Checked

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar 7.1.2021
Corporate Director	Paul Walker 7.1.2021

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

The development hereby permitted shall be begun before the expiration of three years from the date of planning permission P/5102/17 dated 20.11.2018.

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

2. Approved Drawing and Documents

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

0100P2, CAR-DAR-XX-00-DR-A-0102 REV P8, CAR-DAR-XX-00-DR-A-0103 REV P8, CAR-DAR-XX-00-DR-A-0104 REV P8, CAR-DAR-XX-00-DR-A-0105 REV P8, CAR-DAR-XX-00-DR-A-0106 REV P6, CAR-DAR-XX-00-DR-A-0130 REV P7, CAR-DAR-XX-00-DR-A-0131 REV P8, CAR-DAR-XX-00-DR-A-0132 REV P8, CAR-DAR-XX-00-DR-A-0161 REV P2; 0263P1; CAR-DAR-XX-00-DR-A—261 Rev P4; Substation Noise Assessment [Ref: LR01-20627, dated 5 October 2020]; 18118-002; 18118-003; 18118-004; CAR-DAR-XX-XX-DR-A-0231 Rev C10; Email dated 18/11/2020; 100A

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 development hereby permitted shall match those used in the existing building.

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

4. Details of windows and doors

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall be implemented as per the approved details for the windows and doors and the parapet details as approved under planning reference P/4756/19, unless otherwise approved in writing by the Local Planning Authority, and shall thereafter be retained in that form.

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

5. Construction Method Statement & Logistics Plan

The development hereby permitted shall be carried out in accordance with the Construction Method Statement & Logistics Plan details agreed within the approved permission ref: P/3656/19 dated 07/11/2019. Any amendment or variation to those approved details must first be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and highway safety.

6. Travel Plan

Prior to occupation of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details on or before the date of the commencement of the use on site and retained thereafter.

REASON: To safeguard the amenities of neighbouring residents and to ensure that highway safety is not prejudiced.

7. Cycle Storage

The approved cycle storage shall be made available prior to the first occupation of the development and shall be retained as such thereafter.

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.

8. Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

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

9. Accessibility

The development hereby permitted shall be constructed to the following specifications, and in accordance with the approved plans unless otherwise agreed in writing:

- i. Two (2) no. units to comply Part M, M4 (3) of the Building Regulations 2013 and thereafter retained in that form;
- ii. One (1) no. unit to Part M, M4 (3), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form; and
- iii. Four (4) no. flats to comply with Part M, M4 (1) of the Building Regulations 2013 and thereafter retained in that form

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

10. Communal Facilities for Television Reception

The provision of communal facilities for television reception (e.g. aerials, dishes and other such equipment) shall be implemented as per the details approved under ref: P/4084/20, and shall thereafter be retained in that form. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces.

11. Building appearance

Any, extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the building shall be installed in accordance with details to be first submitted to the Local Planning Authority to be agreed in writing.

REASON: To ensure that any plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials.

12. Secure by Design

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed, or justification shall be submitted where the accreditation requirements cannot be met. Secure by design measures shall be implemented the development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2019)

The London Plan (2016):
3.3, 3.5, 3.8, 6.3, 6.9, 6.13, 7.2, 7.3, 7.4, 7.6

Draft London Plan (Intend to Publish Version 2019):
D3, D5, D6, D11, H2, H10, T4, T5, T6.1

Harrow Core Strategy (2012):
CS1

Development Management Policies Local Plan (2013):
DM1; DM2; DM24, DM27; DM42, DM44, DM45

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. Considerate Contractor Code of Practice

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

4. Party Wall Act

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering
Also available for download from the CLG website:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: communities@twoten.com

5. Compliance with Planning Conditions

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

6. Liability for Damage to Highway

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

7. Surface and foul water connections

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

8. 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 £40,560.00

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

9. 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 £74,360.00

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:

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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

10. Street numbering

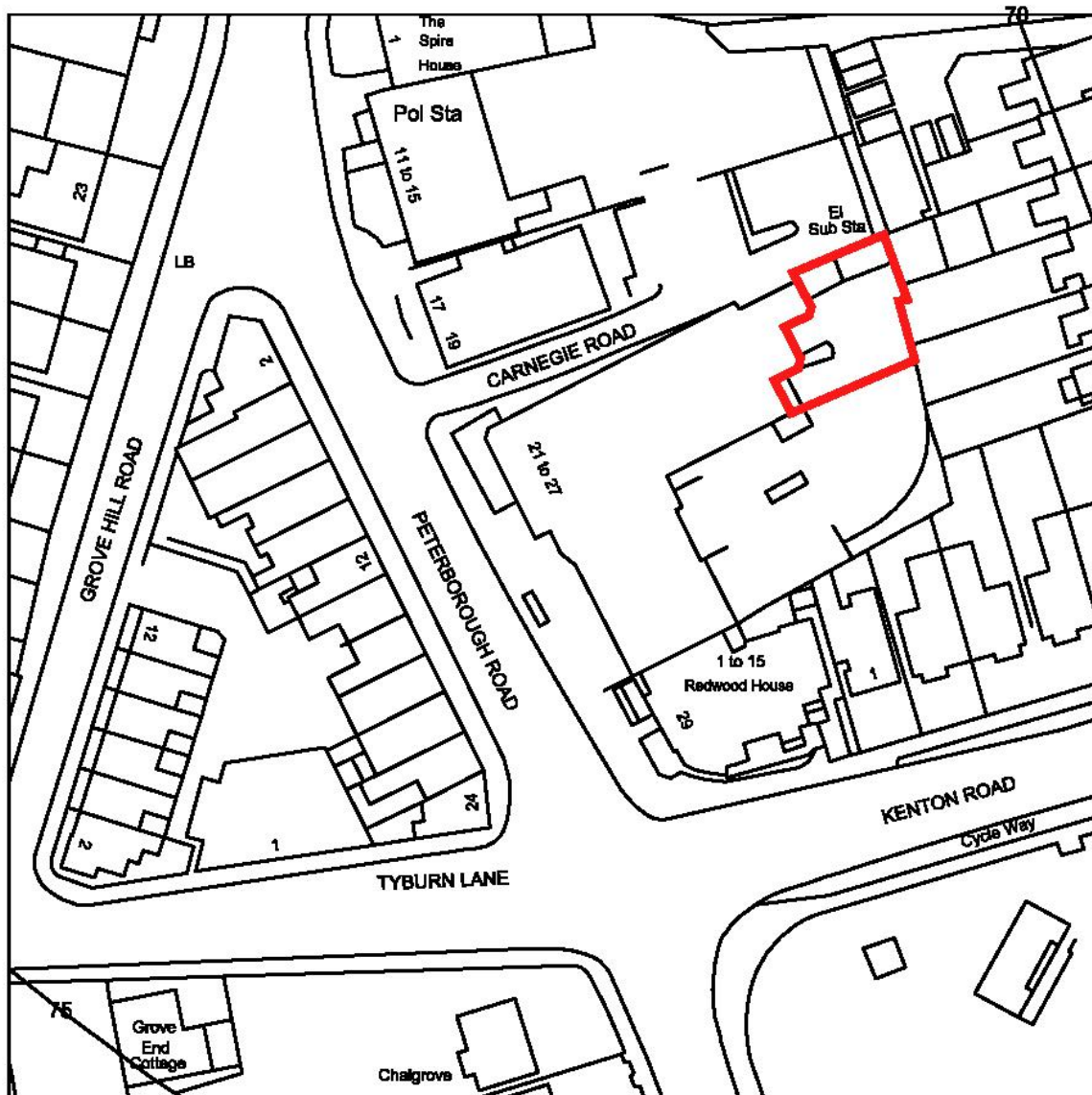
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then 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

APPENDIX 2: SITE PLAN



**SITE LOCATION PLAN
CARNEGIE HOUSE
HARROW HA1 2AJ**

APPENDIX 3: SITE PHOTOGRAPHS



Outbuilding, as currently on site







With the main building





Proposed new location for some bins / existing substation location



Pre-existing photos of substation location





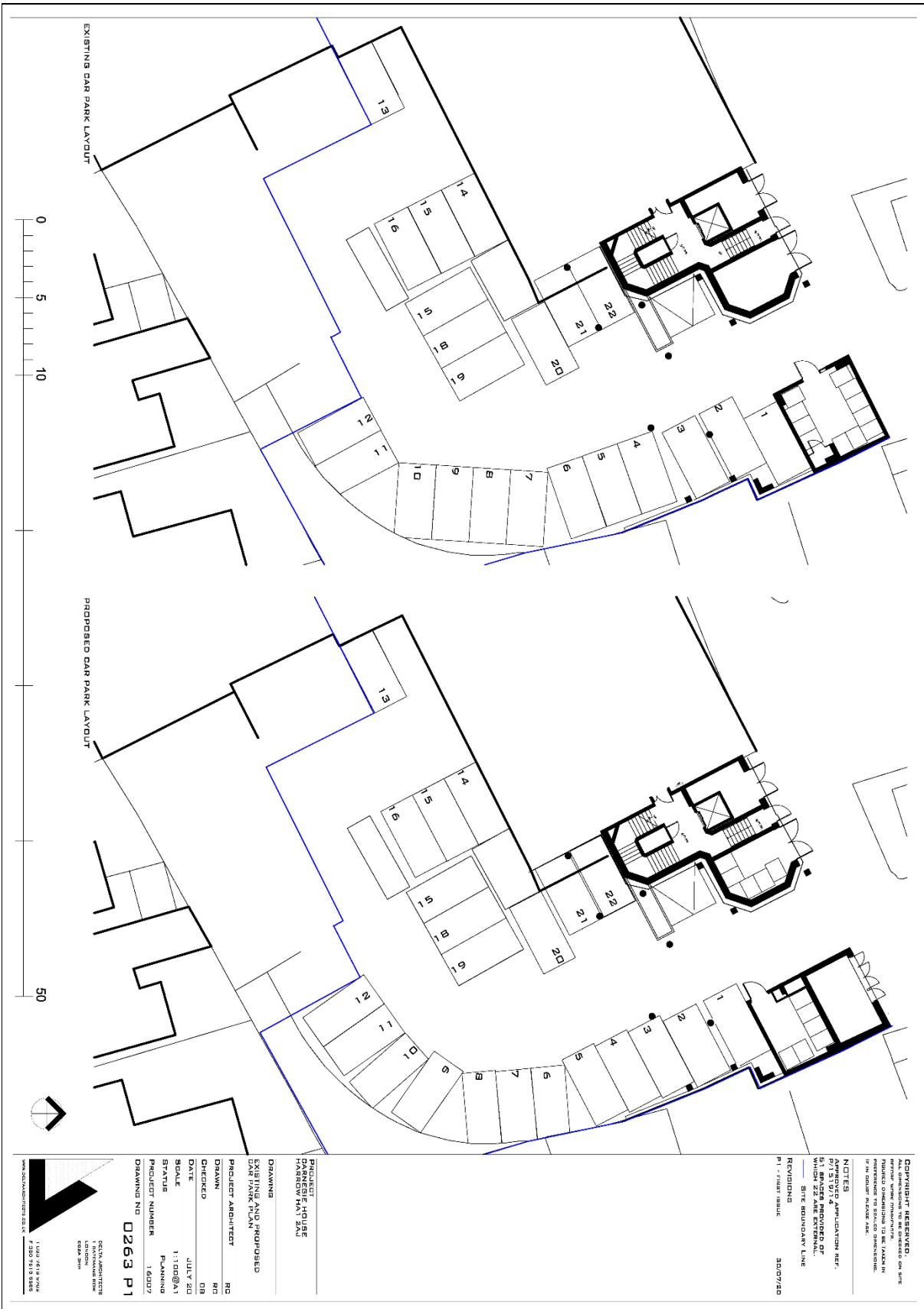
Previous waste storage area (pre-existing)



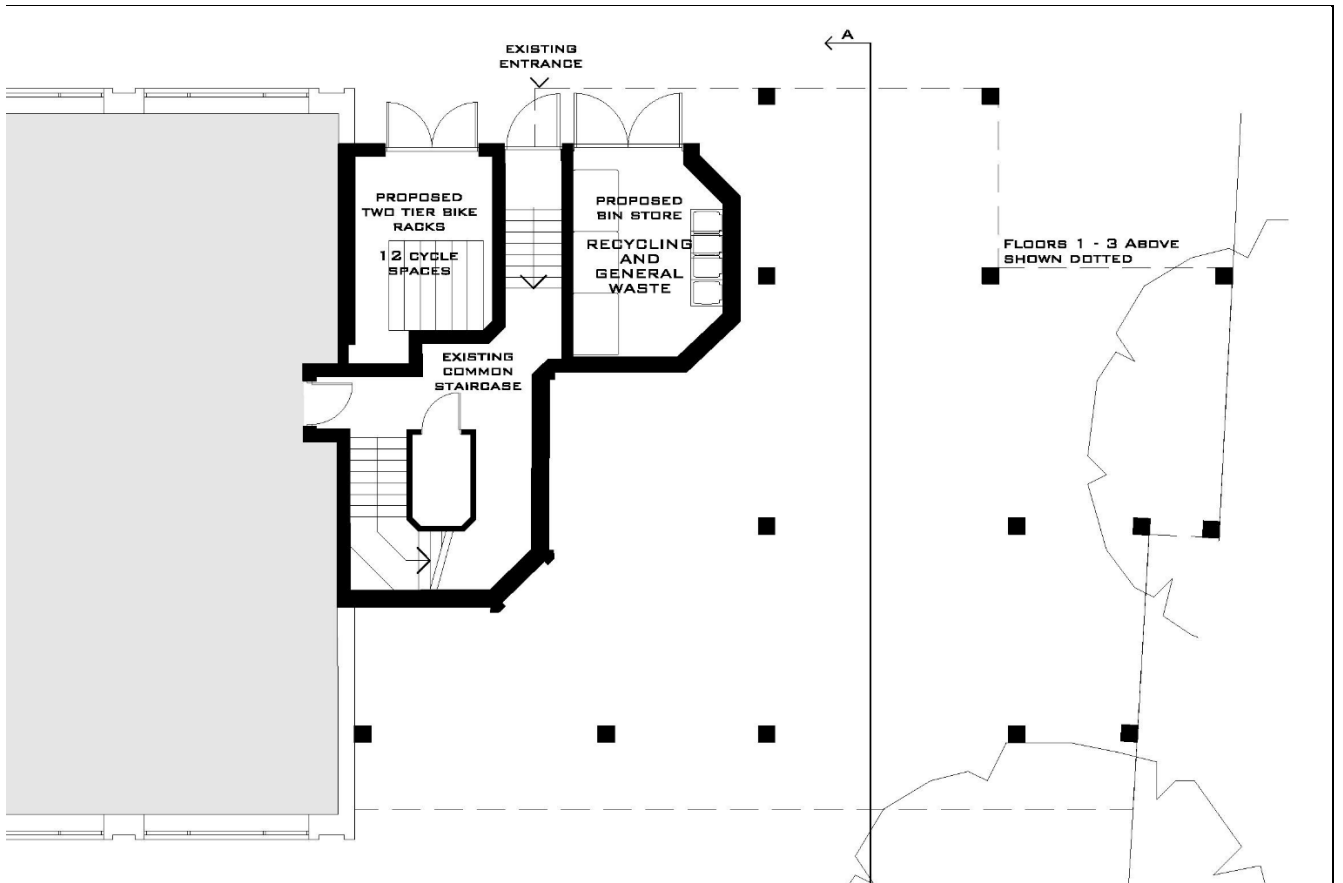


Waste on site (pre-existing)

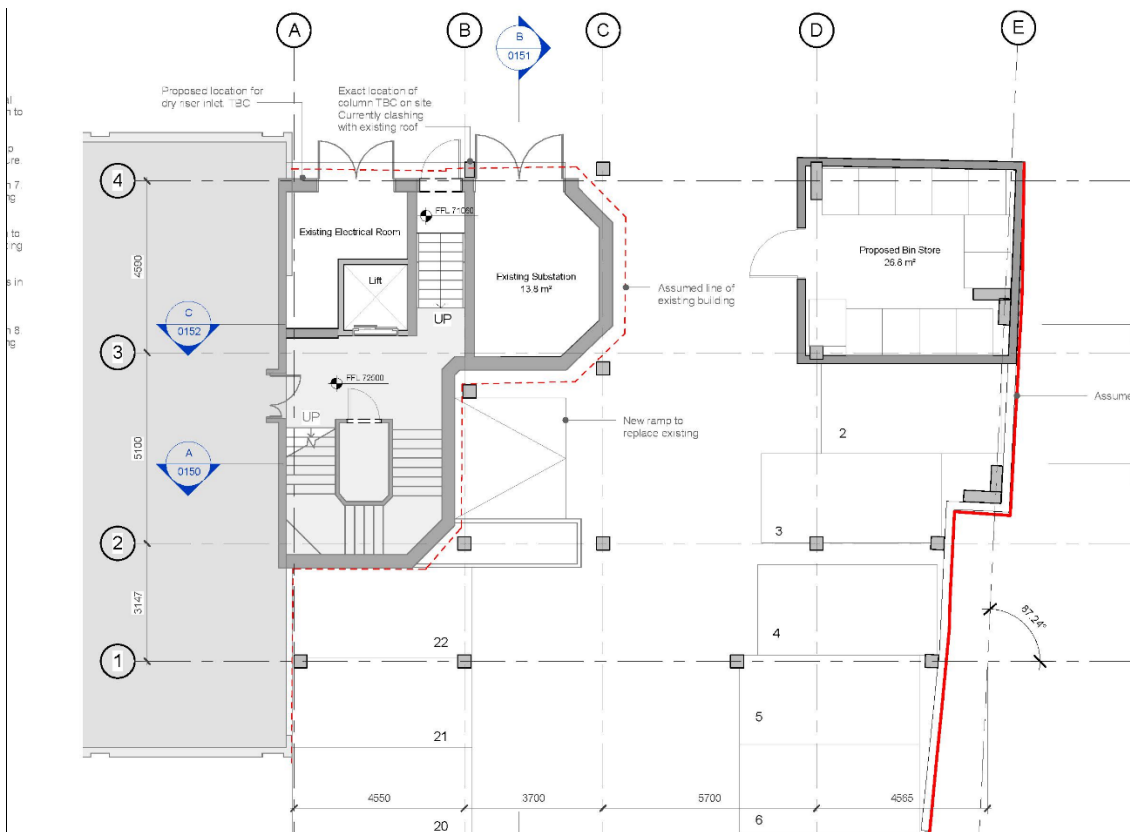
APPENDIX 4: PLANS AND ELEVATIONS



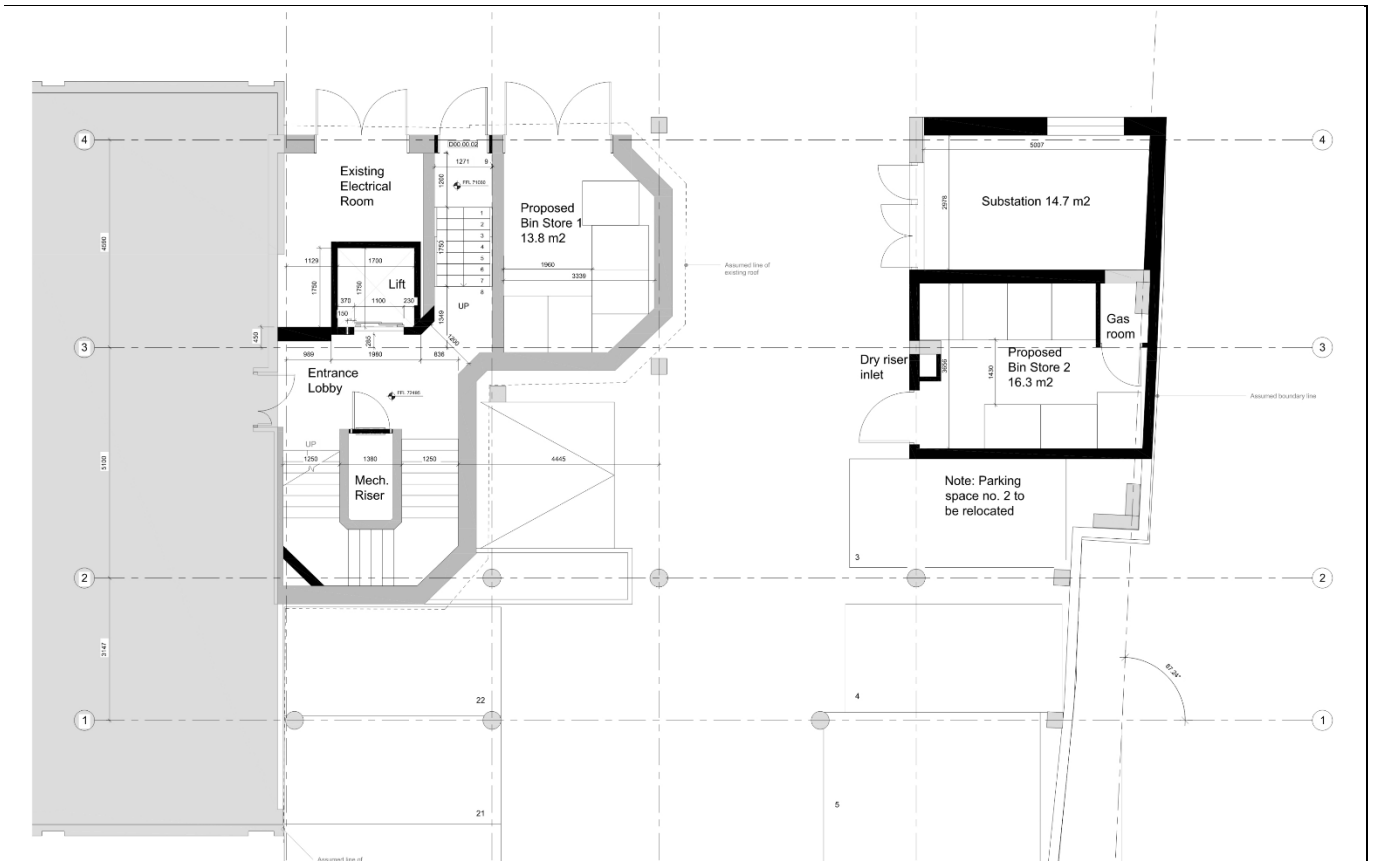
Existing & Proposed Parking Layout



Originally Approved Wate & Substation Layout



Previously Approved Wate & Substation Layout



Proposed Ground Floor Plan



Proposed Elevations

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