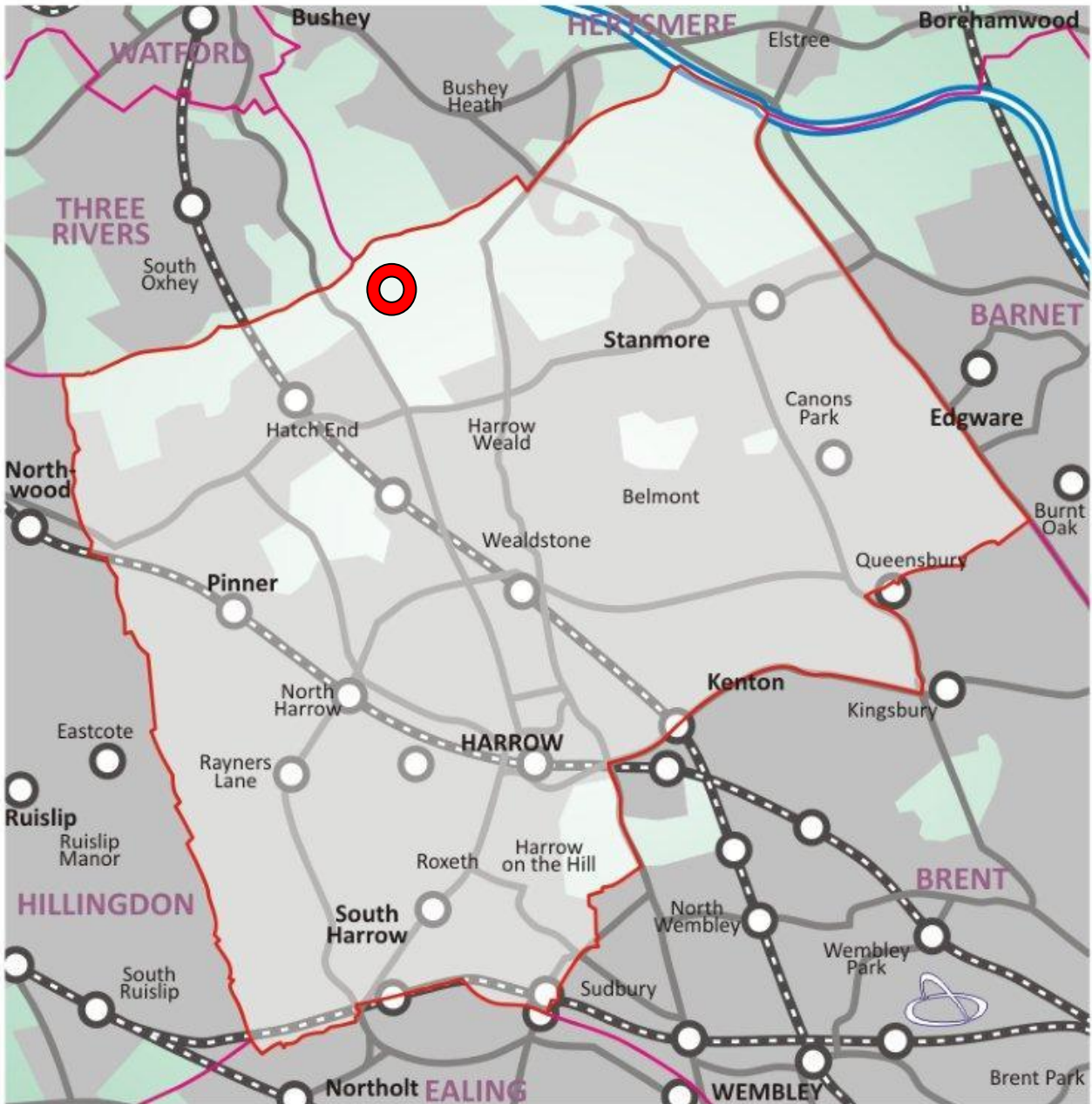
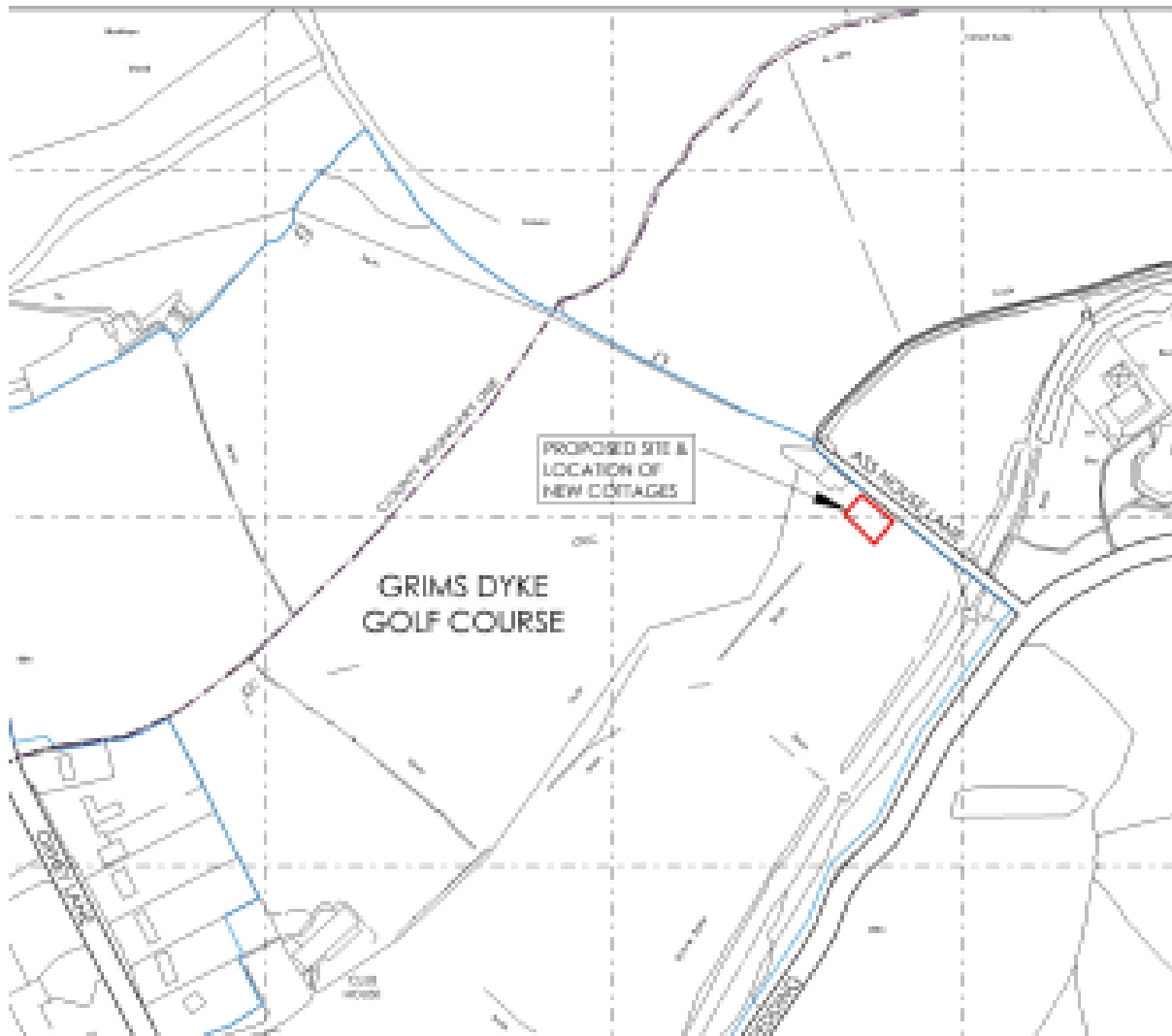


 = application site



Bankfield Cottages, Ass House Lane	P/3983/20
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BANKFIELD COTTAGES, ASS HOUSE LANE



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th January 2020

APPLICATION NUMBER: P/3983/20
VALID DATE: 26TH NOVEMBER 2020
LOCATION: BANKFIELD COTTAGES, ASS HOUSE LANE
HARROW
WARD: HARROW WEALD
POSTCODE:
APPLICANT: GRIMS DYKE GOLF CLUB
AGENT: MR MICHAEL UBAKA
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 29TH DECEMBER 2020 EXTENDED TO 31ST
JANUARY 2021

PROPOSAL

Development To Provide A Pair Of Two Storey Semi-Detached Dwellings (2 X 3 Beds); Access; Parking; Landscaping And Bin Store (Demolition Of Bankfield Cottages)

RECOMMENDATION A

The Planning Committee is asked to:

Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

Heads of Terms for the Legal Agreement

- To only implement either planning permission P/3026/05/CFU or planning permission P/3983/20.
- To notify the Council the date of the construction of the development authorised by either planning permission P/3026/05/CFU or planning permission P/3983/20 together with a statement confirming which of the two planning permissions is being implemented.
- In the event that planning permission P/3026/05/CFU is implemented not to implement or cause permit or allow the implementation of any part of planning permission P/3983/20.

- Legal fees and administration/monitoring: Payment of Harrow Council's reasonable costs in the preparation of the Legal agreement and administration costs/monitoring costs in accordance with the adopted fees and charges schedule.

RECOMMENDATION B

That if, by 20th April 2021 or such extended period as may be agreed in writing by the Interim Chief Planning Officer, the section 106 Planning Obligation is not completed, then delegate the decision to the Interim Chief Planning Officer to **REFUSE** planning permission for the following reason:

The proposed development, in the absence of a legal agreement, would enable both planning permission P/3026/05/CFU and P/3983/20 to be implemented on site which would constitute inappropriate development in the Green Belt, to the detriment of the character and appearance and openness of the Green Belt, contrary to the National Planning Policy Framework (2019), policy 7.16B of The London Plan (2016), policy G2 of the Publication London Plan (2020), Core policy CS1 F of the Harrow Core Strategy (2012) and policy DM 16 of the Harrow Development Management Policies Local Plan (2013) and no very special circumstances have been demonstrated by the applicant whereby the harm by reason of inappropriateness is outweighed by other considerations.

REASON FOR THE RECOMMENDATION

The creation of two dwellings on the site are appropriate replacement buildings in this Green Belt location and do not appear at odds with the existing 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 in accordance with Policies 7.4B and 7.6B of The London Plan (2016) and Policy DM1 of the DMP (2013).

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 ensure the change of use is suitable. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a)-1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	Minor Development (dwellings)
Council Interest:	None
Net Floorspace:	187sqm
GLA Community Infrastructure Levy (CIL) Contribution	£11220
Local CIL requirement (provisional):	£29661

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 site is located within Grims Dyke Golf Course at the north western edge of the grounds on the southern side of Ass House Lane, an un-made roadway which transcends from Old Redding.
- 1.2 There is an existing green keeper's shed on the house further north up Ass House Lane. The former cottages (now demolished) were previously located north of this shed.
- 1.3 To the south, west and east are the open grounds of the golf club; to the north are other open and wooded areas of Harrow Weald Common.
- 1.4 The Golf Course and surrounding area is within the Green Belt and Harrow Weald Ridge Area of Special Character.

2.0 PROPOSAL

- 2.1 The application proposes to re-establish planning application P/2995/15 which proposed the construction of a pair of two-storey semi-detached cottages comprising of three bedrooms each with a footprint of approximately 50m² each. The new cottages would be located to the south east of an existing green-keeper's shed on south east side of Ass House Lane.

- 2.2 The houses would be 7m high with gabled roofs with chimneys rising approximately 2m above roof ridge and front and rear dormers to create a cottage appearance.
- 2.3 Three car parking spaces for the dwellings are provided to the north west of the plot, garden areas and landscaping including private amenity space for each of the dwellings.
- 2.4 It is proposed to provided a new copse of 5 Oak trees on location of previous houses.

3 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/2995/15	DEVELOPMENT TO PROVIDE TWO X 2 STOREY DWELLINGS WITH ACCESS, PARKING, LANDSCAPING AND BIN STORAGE	Granted – 30/10/2015
P/3063/11	Extension of time to planning permission P/0838/08dfu dated 17/03/2009 for 'two two-storey semi-detached houses with parking'	Granted – 21/08/2012
P/0838/08/dfu	Two two-storey semi-detached houses with parking	Granted - 17/03/2009
P/3026/05/cfu	Renewal of permission of east/1229/00/ful: demolition and replacement of 2 two storey semi-detached houses with parking	Granted 09/06/2006
East/8/00/ful -	Demolition and replacement of two storey semi-detached houses with parking	Refused 08/09/200
Reason for Refusal: 1. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, out of keeping and amount to inappropriate development in this green belt location to the detriment of the character of the locality.		
East/1229/00/ful -	Demolition and replacement of two storey semi-detached houses with parking (revised)	Granted 09/03/2001

4 CONSULTATION

- 4.1 A total of nine properties were consulted and fifteen responses were recorded. The consultation period expired on 24th December 2020.

Summary of responses:-

- Inappropriate development in Green Belt.
- The footprint of the dwellings appears larger than the previous cottages.
- The previous location was more screened with trees.
- The dwellings are too close to Golf Course causing health and safety issues.
- The proposal would cause pressure on Ass House Lane and lead to traffic safety issues.
- The dwellings would impede the use of the golf course and cause distractions to players.

4.3 Statutory and Non Statutory Consultation

- 4.4 The following consultations have been undertaken:

Highways - This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network, subject to provision of secure, sheltered and accessible cycle parking for a minimum of two cycles per dwelling, Highways have no objection

Drainage – In line with Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used, the applicant should submit a surface water drainage strategy.

The use of non-permeable surfacing impacts upon the ability of the environment to absorb surface water, and hard surfacing of the front gardens and forecourts lead to localised surface water flooding. Hence the requirement for surface water to be contained within site and discharged to ground via the use of permeable paving or other suitable options.

The requested details can be conditioned with standard pre commencement drainage conditions/informatives

Secure By Design Officer – The development would benefit greatly from a Secured By Design input, and should be looking to achieve a Secured By Design award.

5 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
- Design, Character and Appearance of the Area
- Residential Amenity
- Traffic, Safety and Parking
- Development and Flooding
- Development and

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- London Plan (2016) 7.16
- Harrow Core Strategy (2012): CS1F
- Harrow Development Management Policies Local Plan (2013): DM1, DM16

6.2.2 Green Belt Policy allows for replacement buildings of a similar scale. The original pair of semi-detached dwellings on the site have been demolished as a part of the commencement of the development granted under planning permission P/3026/05/CFU on 09/06/2006. This permission is therefore considered to have been implemented even though the development (i.e. the construction work) is yet to commence and a period of sixteen years has passed. This interpretation is firmly established in case law. For example in Pioneer Aggregates (UK) Ltd v Secretary of State for the Environment and Peak Park Joint Planning Board, the House of Lords held that, as planning permission ensues for the benefit of the land, and for the purposes of the planning permission it cannot be abandoned. Therefore it is firmly acknowledged that the applicant could complete the construction of this development without the need for further planning permission. The replacement dwellings approved under this application were considered to be comparable in scale to the demolished dwellings and therefore having a neutral impact on the openness of the Green Belt.

6.2.3 The most recent planning permission (P/2991/15), which has now expired, allowed for two semi-detached dwellings. The current application proposes to re-establish this permission. P/2991/15 allowed for two cottages of a similar scale that was approved by P/3026/05/CFU in a revised location. This application was a renewal of planning permission P/3063/11 which itself was a renewal of East/8/00/ful. These permissions firmly establish the suitability of the scale of the replacement buildings and the three more recent applications confirm that this location for the cottages is suitable. It was accepted that the proposed cottages would not be materially larger than the original (now demolished) adjacent dwellings and the revised location is acceptable. However, when changing the location, the principle of the development was accepted subject to the applicant entering into a legal agreement to ensure that the extant 2005 permission could not be implemented in addition to the proposal under the 2015 permission as the combination of these two applications would result in a total of four new dwellings which would be harmful to the openness of the Green Belt.

6.2.4 As stated above, the current application merely proposes to re-establish the permission for the cottages in this location. Although the NPPF has been updated since the previous approval, the thrust of the Green Belt policy has not altered. There have been no other material changes in the site circumstances. Having regard to this, and the principle set by the previous approvals as well as regard to the fact that the site coverage of the proposed dwellings would be less than the previous dwellings on site, it is considered that in this case the principle of the development should be accepted.

6.2.5 Subject to a S.106 agreement for the reasons outlined above, it is considered that the proposed development would accord with the relevant policies.

6.3 Design, Character and Appearance of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 7.4, 7.6
- The Publication London Plan 2020: D1, D2, D4, G2
- Harrow Core Strategy 2012: CS1F
- Harrow Development Management Policies Local Plan (2013): DM1; DM16

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.3.2 In terms of Green Belt policy, as set out above, the proposed cottages would have a similar footprint to the original dwellings on the site and therefore are considered not to have a detrimental impact on Green Belt openness compared to the former buildings. The area proposed for development is surrounded by mature trees and vegetation. There is therefore no physical connection between the area of land proposed for development and any large built-up areas. The proposal would not therefore lead to unrestricted sprawl and the revised location of the dwellings is not considered to impact on openness.

6.3.4 The design would retain the concept of the two storey cottages and are considered to have an acceptable appearance. There are no other residential developments in close proximity to the site and therefore no architectural style to emanate. The cottages have a village like feel with the first floor being served by front and rear dormers which are positioned evenly and contained within the roofspace. The dwellings are of a modest scale and as pointed out above are of a comparable scale to the demolished dwellings. It is deemed necessary to restrict permitted development, to include the new legislation to extend upwards, to ensure that the dwellings remain of a suitable scale for this sensitive location. The scheme introduces the opportunity to implement improvements to the landscaping in the immediate area which can be achieved through the use of suitable conditions as per previous permissions.

6.3.5 There have been no material changes in the circumstances on the site, or significant changes to the character and appearance of the area that would warrant a different view on the design and appearance of the proposed development and its impact on the character and appearance of the area.

6.3.6 As such, the impact on the character and appearance of the Green Belt and Harrow Weald Ridge Area of Special Character and is considered to be acceptable and in accordance with the relevant policies.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- Technical housing standards – nationally described space standard (2015)
- The Publication London Plan 2020: D1, D2, D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Polices Local Plan (2013): DM1

6.4.2 Gross Internal Area and room sizes of the proposed dwellinghouses would meet the required standards. Minor revisions to the plans have been secured to ensure that at least one bedroom is a standard double room in line with current guidelines. The living accommodation would be afforded a good outlook from all habitable rooms and all rooms are of a generous size with adequate floor to ceiling heights and the layout is acceptable. As such, the proposal is considered acceptable in this regard and would provide acceptable living accommodation for the future occupiers.

6.4.3 The plot is split to provide private amenity for each of the dwellings and although this is to the front and the rear given that the plot is secluded this provision is considered suitable. The bin storage is provided within the proposed parking area and is considered to be adequate to serve the dwellings.

6.4.4 There are no other residential properties in close proximity to the site and therefore there is not considered to be any significant impact on the amenity of the occupiers of neighbouring dwellings.

6.4.5 Therefore, the impact on residential amenity is considered to be acceptable and in accordance with the relevant policies.

6.6 Traffic, Safety and Parking

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 6.3, 6.9, 6.13
- The Publication London Plan 2020 T4, T5, T6;
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Polices Local Plan (2013): DM1, DM42,

6.6.2 The level of parking provision of 3 spaces is considered to be acceptable, particularly having regard to the PTAL level for the site. The application has been referred to the Highways Authority who don't raise any traffic issues have raised no objection to the proposal. A condition has been added to ensure that the parking spaces are utilised for the future residents of the new properties only as was agreed on the previous approval on the site.

6.6.3 At least two secure cycle spaces should be provided for each of the dwelling. A condition has been added to secure adequate provision.

6.6.5 The proposal is considered to be in acceptable in terms of transport implications in accordance with the relevant policies.

6.7 Development and Flooding

6.7.1 The application has been referred to the Council's drainage engineer. There are no objections to the proposal subject to suitable sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage and demonstrate arrangements for the management and maintenance of the measures used and to ensure suitable permeable paving is utilised for the proposed parking and hardstanding areas. Conditions have been added to this effect.

6.8 Trees and Development

6.8.1 The relevant policy is DM 22 of the Development Management Policies Local Plan.

6.8.2 Trees line both sides of Ass House Lane. As was the case in the previous application it is proposed to plan a new copse of five oak trees in the location of the previous cottages on the site which is welcomed. A condition has been added to ensure that this tree planting is implemented. As the site circumstances have not changed since the previous application, the proposal is considered acceptable subject to the imposition of conditions pertaining to tree protection during construction.

6.8.3 The proposal is considered acceptable in accordance with the relevant policy.

6.9 Crime and Development

6.9.1 The relevant policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan.

6.9.2 It is considered that the development does not significantly adversely affect crime risk. A condition has been attached to ensure that the scheme complies with Secure By Design requirements as recommended by the Secure By Design Officer.

6.10 Conflicts with other uses

6.10.1 A number of neighbours raise concerns regarding the potential for stray balls from the golf course causing health and safety issues for the future occupiers and members of the Golf Club have written to state that they object because the siting of the dwellings would cause distractions to players. It is understood that the location was revised from the previous location of the demolished cottages because the previous siting was more susceptible to being hit by golf balls. There are no planning policies to control such a conflict of use and in the event that the

permission was to be built out this would be a civil matter between the Golf Course and the future occupiers to resolve.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would not unduly impact on the character of the Green Belt or appearance of the area or the amenities of the future residential occupiers subject to the S106 as detailed above and the attached conditions. The proposed development would therefore accord Policy CS1 of the Harrow Core Strategy 2012, Policies 7.4 and 7.6 of the London Plan (2016), Policies D1-D4 and G2 of the Publication London Plan (2020) and policies DM1 and DM 16 of the Harrow Development Management Policies Local Plan (2013).

APPENDIX 1: Conditions and Informatives

Conditions

1. Full Time

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 Plans:

The the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:
GDGC/15/LOC; GDGC/15/X1; GDGC/15/OD1 Rev A; GDGC/15/OD2 Rev A;
GDGC/15/OD3; GDGC/15/OD4; Design and Access Statement.

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

3. Materials

The development hereby permitted shall not commence beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) building
- (b) the boundary treatment
- (c) the ground surfacing

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

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

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

4. Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include:

planting plans, and schedule 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, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

5. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

6. Boundary Treatment

No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed before the buildings are occupied.

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

7. Car Parking Spaces

The proposed three car parking spaces shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards as set out under policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

8. Sewage Disposal

The buildings hereby permitted shall not be occupied until details of works for the disposal of sewage have been submitted to and approved in writing by, the local planning authority. The works shall be implemented in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning Policy Framework (2019) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

9. Surface Water Disposal

The development hereby permitted shall not be commenced until details of works for the disposal of surface water and surface water storage and attenuation works have been submitted to and approved in writing by, the local planning authority. The works shall be implemented in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning Policy Framework (2019) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

10. Permeable Paving

All hardsurfacing 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.

11. Levels

No site works or development shall 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 in writing by, the local planning authority.

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, in accordance with policies DM1 of the Councils Development Management Policies Local Plan 2013.

12. Tree Protection Plan

The development hereby permitted shall not be commenced until a Tree Protection Plan, has been submitted to, and approved in writing by, the local planning authority. The Tree Protection Plan must be implemented as approved.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

13. Tree Protection Implementation

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

14. Tree Details

The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;
- (v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

15. New copse of Oak Trees

The copse of 5 English Oak trees indicated on plan number GDGC4/OD3 shall be planted in the first planting season following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any new trees 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 DM 22 of the Harrow Development Management Policies Local Plan (2013).

16. Removal of Permitted Development 1

The development 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 safeguard the character of the area and the amenity of neighbouring residents, in accordance with policy DM1 the Councils Development Management Policies Local Plan (2013).

17. Removal of Permitted Development 2

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 to F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space
- (c) openness of the site

and to safeguard the amenity of neighbouring residents in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

18. Removal of Permitted Development 3

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 20, Class AB shall take place and the building shall remain two storeys in height only.

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 on the impact on the adjoining grade II listed heritage asset.

19. Cycle Parking

Prior to occupation of the dwellings hereby approved, details of the secure cycle parking to serve dwelling will 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 carried out in accordance with the approved details and shall thereafter be retained.

REASON: To promote sustainable development and transport choice in accordance with policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

20. 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

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
7.16 Green Belt
7.3B Designing out crime
7.4B Local character
7.6B Architecture

The Publication London Plan (2020):

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
G2 London's Green Belt

Harrow Core Strategy (2012):

Core policy CS1.B
Core policy CS1.D
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
DM16: Maintaining the Openness of the Green Belt and Metropolitan Land.
DM 24: Housing Mix
DM 26 Conversion of Houses and Other Residential Premises
DM27: Amenity space
DM29: Sheltered Housing, Care Homes and Extra Care Housing
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 SPG (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. 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 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 £11220 .

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 £29661

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/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.

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, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

10 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.

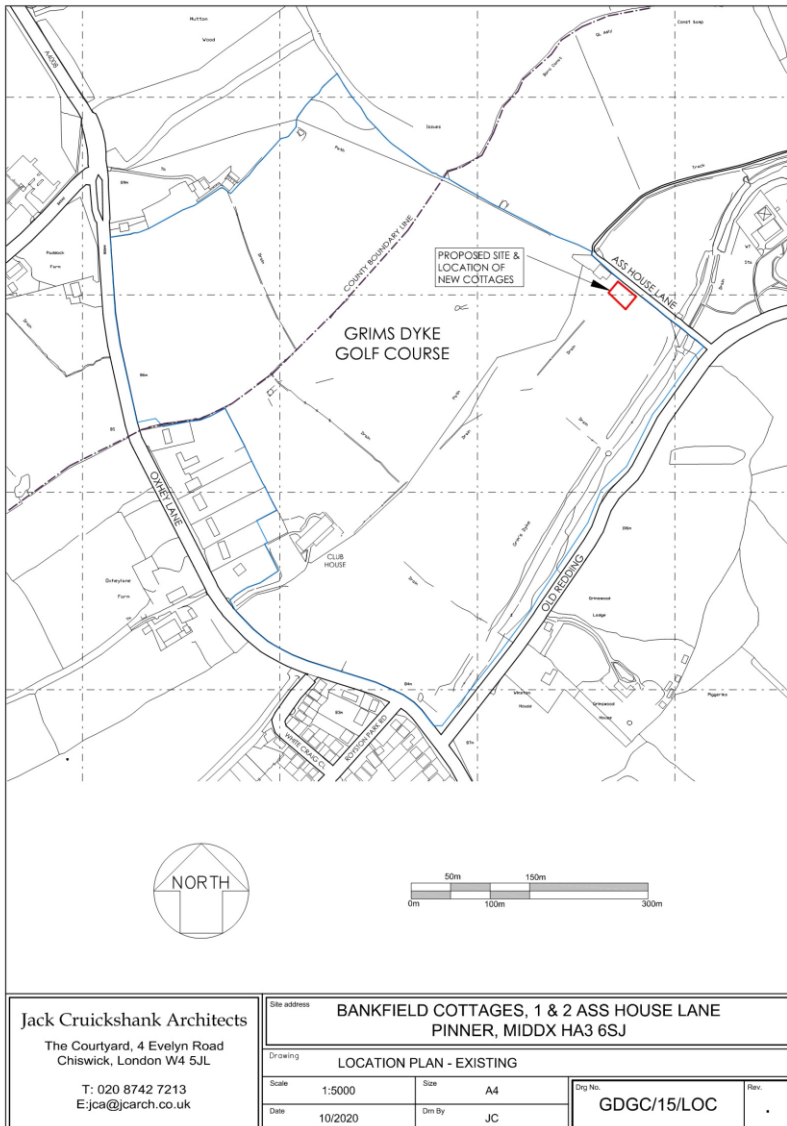
11. Designing Out Crime

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

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

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

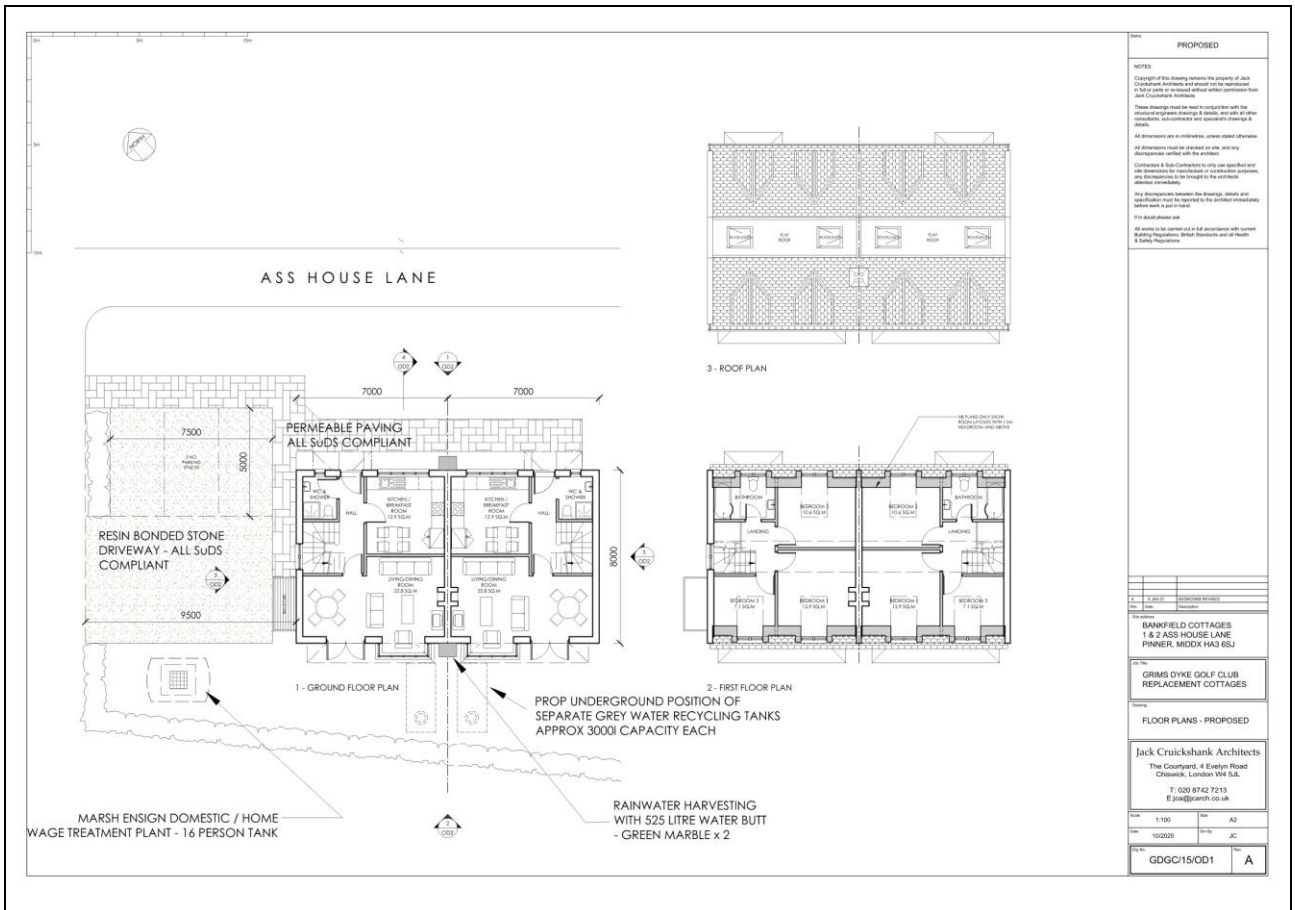




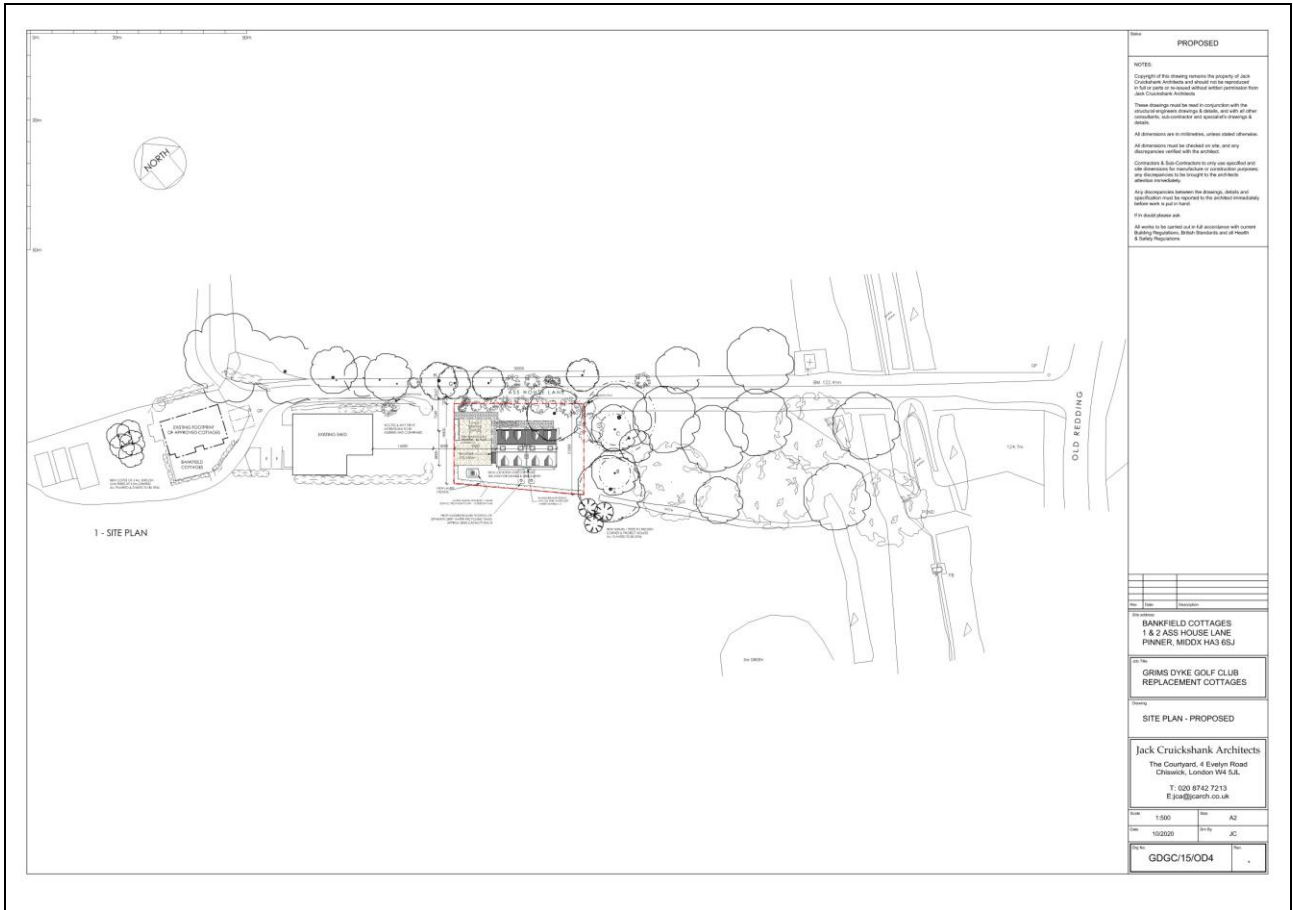
APPENDIX 4: PLANS & ELEVATIONS



Proposed Elevations



Proposed Floor Plans



Proposed Site Plan