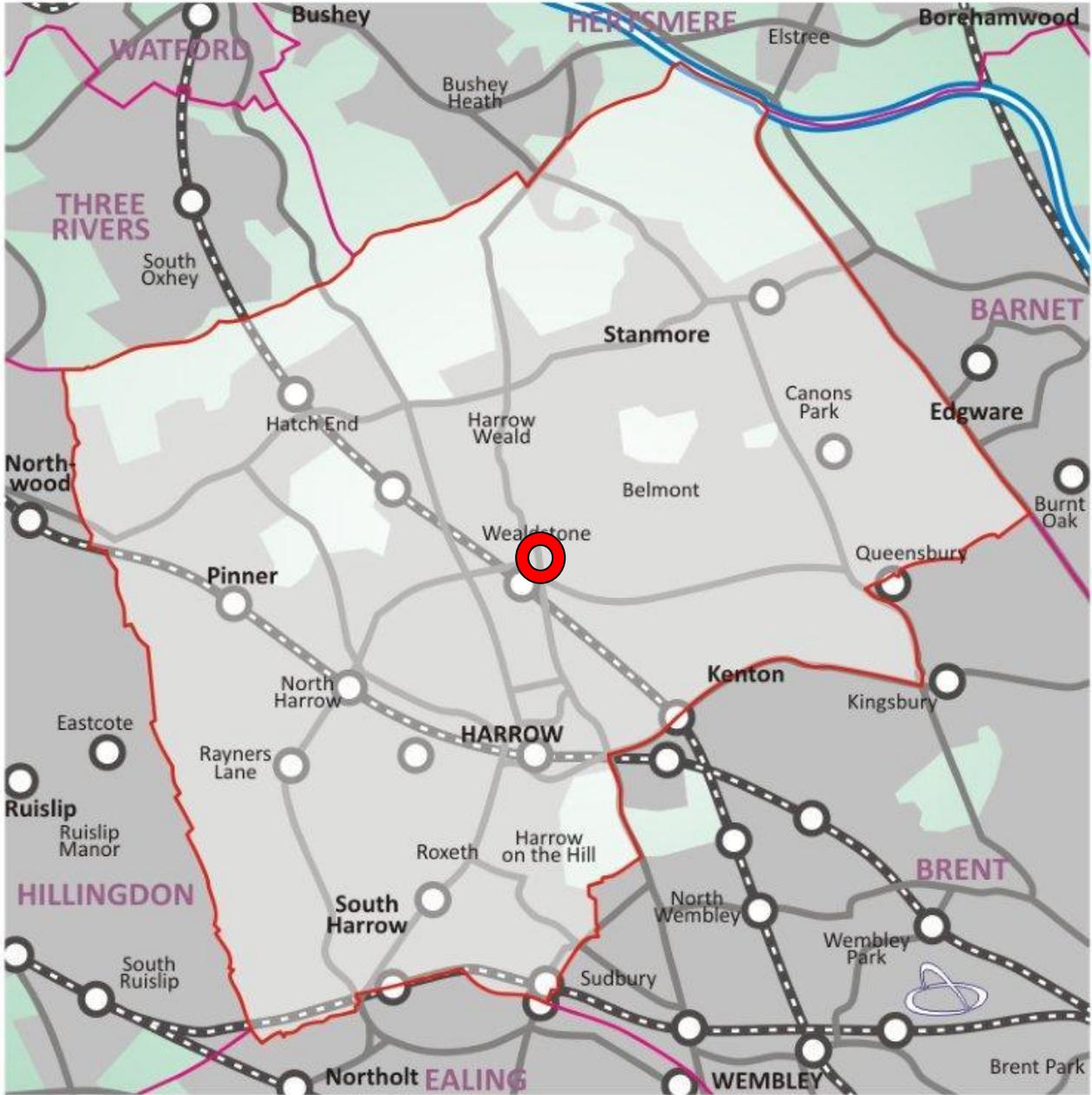
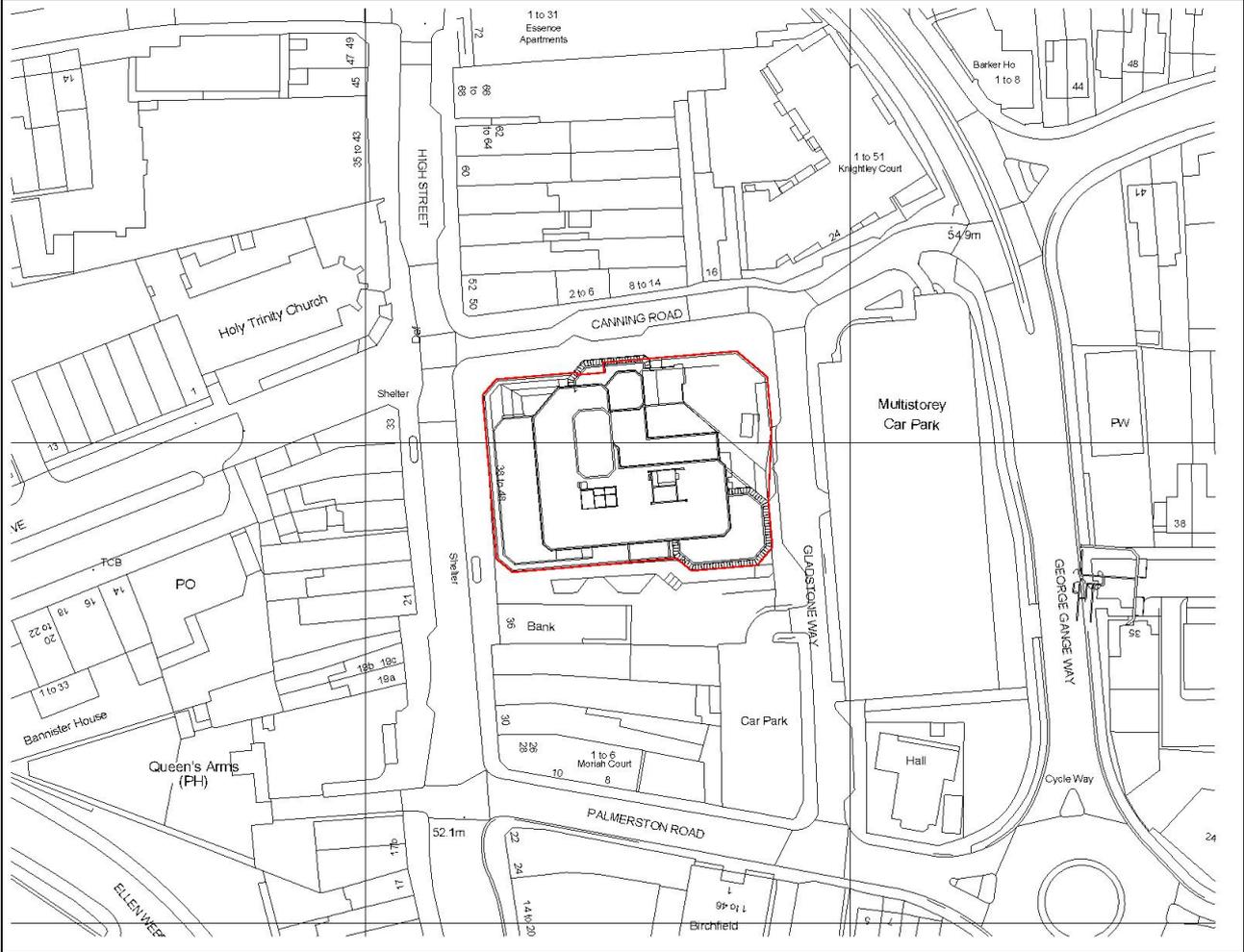


 = application site



Premier House, Canning Road, Wealdstone, HA3 7TS	P/2766/20
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PREMIER HOUSE



**LONDON BOROUGH OF HARROW
PLANNING COMMITTEE**

17th February 2021

APPLICATION NUMBER: P/2766/20
VALID DATE: 07/08/2020
LOCATION: PREMIER HOUSE, CANNING ROAD, WEALDSTONE
WARD: MARLBOROUGH
POSTCODE: HA3 7TS
APPLICANT: AKELIUS UK THIRTEEN LTD
AGENT: JMS PLANNING AND DEVELOPMENT LTD
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 31/05/2021

PROPOSAL

Change of use of the Banqueting Suite (Sui Generis) and educational floorspace (Use Class D1) in addition to extensions to provide new residential accommodation (Use Class C3) together with a flexible commercial workspace use (Use Class B1)

RECOMMENDATION A

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 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 development and issue of the planning permission, subject to amendments to the conditions, including the insertion or deletion of condition as deemed fit and appropriate to the development or the amendments to the legal agreement as required. The Section 106 Agreement Heads of Terms would cover the following matters:

Affordable Housing

- The provision of six discounted market rent units to be secured in perpetuity at 80% of open market rents
- Affordable Housing Statement
- Early and late stage viability reviews

Build to Rent

- A restrictive covenant and clawback mechanism to ensure the development of Premier House remains a Build to Rent scheme
- Build to Rent Management Plan

Transport and Highways

- The development to be 'resident permit restricted' and the developer to ensure that: (i) all marketing/advertising material makes reference to the fact that; and (ii) all sales and lettings agreements contain a covenant to the effect that; future owners, occupiers and tenants (other than those that are registered disabled) will not be entitled to apply for a residents parking permit or a visitor parking permit.

Children and Young People's Play space

- A financial contribution of £2,280 to fund off-site provision (including enhancements to existing provision where appropriate) of play space and equipment

Carbon Offset

- A financial contribution prior to commencement of the development for the shortfall in on-site carbon reductions required to achieve net zero carbon in line with the GLA rates (to be determined based on a revised energy strategy that reflects a more detailed assessment). Verification of post-completion or final on-site emissions will inform any further offset contribution that may be required.

Decentralised Energy Network

- Sufficient space and a safeguarded route to allow connection to any future district decentralised energy network

Design Review and Design Code

- An undertaking by the developer to the existing architect (or one of equivalent standard) until the development is completed; or, the submission of a Design Code for approval by the Council that details the quality of the external materials of the finished development and other design parameters

Employment and Training

- A financial contribution to be paid by the developer to fund local employment and training programmes and the submission of a Training and Recruitment Plan
- The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.
- Submission of an Employment Management Plan

Legal costs, administration and monitoring

- A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further contribution (to be agreed) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 31 May 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 Divisional Director of Planning to REFUSE planning permission for the appropriate reason.

The proposed development, in the absence of a Legal Agreement to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2019), Policies 3.6, 3.11, 5.2, 6.3, 6.13 and 8.2 of the London Plan (2016), Policies D4, H11, S4, SI2, T4, T6, T6.1 and DF1 of the Publication London Plan (2020), Policy CS1 of the Harrow Core Strategy (2012) and Policies DM12, DM28, DM42, DM43, DM50, of the Harrow Development Management Policies Local Plan (2013) and the Harrow Planning Obligations SPD (2013)

REASON FOR THE RECOMMENDATIONS

Premier House is located within Wealdstone district centre and the Harrow and Wealdstone Opportunity Area. The provision of housing and commercial uses on the site is consistent with the Development Plan's spatial strategy for growth to meet development needs on previously developed land, and to do so in sustainable locations, without resorting to development on greenfield and garden land.

The proposal would deliver 39 dedicated build to rent units, six of which would be offered at discount market rent. The proposed commercial uses would support the role and function of the district centre and align with the emerging development context. The

proposal would therefore strengthen the district centre including the High Streets' vibrancy and vitality and improve the environment and identity of Wealdstone as a location for business and living.

The proposed development has been conceived through a detailed design-led approach and has undergone robust design scrutiny. Through the proposed extensive refurbishment of Premier House, the proposal would provide a more attractive and high quality external finish to the building that would improve the legibility and visual appearance of the district centre. While the increased height of the development in the context of the prevailing development height in the vicinity would result in a change in the townscape character, various experts in the design field have considered the scheme and have not raised any fundamental objections to the massing or design. Officers are mindful of this expert advice and consider that the proposed building would respond to the challenging constraints of the site and optimise the capacity of the site for development

A range of potential environmental effects have been appraised. The proposal would incorporate measures that would help adapt with and manage the impacts of climate change, the environment and biodiversity. Where parts of the proposal would require further mitigation and enhancements, including those needed to secure optimal living conditions for future occupiers and to safeguard the environment during construction and upon occupation, these would be secured through a range of recommended s106 obligations and conditions of planning permission.

The proposal would deliver a scheme that would assist towards the regeneration of Wealdstone district centre. It is considered that the proposal will provide a high quality development and much needed physical renewal of the site. It is envisaged that the proposal would improve perceptions of the district centre and will therefore assist to improve economic performance and quality of life in this locality, helping Wealdstone to achieve its full potential.

To conclude, Officers consider that, subject to s106 obligations and planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to the completion of a satisfactory section 106 Planning Obligation, Officers recommend that the application is approved

INFORMATION

This application is reported to Planning Committee as it is a Major Development and therefore, falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Largescale Major Dwelling Development
Council Interest:	n/a
Net Additional Floorspace:	2,550m ²
GLA	Community
Infrastructure Levy (CIL):	£223,200 (provisional)
Local CIL requirement:	£537,428 (provisional)

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 application, the Council has regard to its equality's 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, policy D11 of the Publication London Plan (2020) 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.

Planning Application Fact Sheet

The Site	
Address	Premier House, Canning Road, Wealdstone, HA3 7TS
Applicant	Akelius UK Thirteen Ltd
Ward	Wealdstone
Local Plan allocation	n/a
Conservation Area	n/a
Listed Building	n/a
Setting of Listed Building	No. 36 High Street
Building of Local Interest	Holy Trinity Church
Tree Preservation Order	n/a
Protected View	Protected View Setting Corridor Roxborough Road Footbridge
Other	Located within a Critical Drainage Area and the frontage of the site is located within fluvial and surface water flood zones 2 and 3.

Housing		
Dwelling Mix		3 x 1bed 1 person units 21 x 1 bed, 2 person units 9 x 2 bed, 3 person units 3 x 2 bed, 4 person units 3 x 3 bed, 5 person units
	% Affordable Housing	15% (6) units at 80% market rents

Transportation		
PTAL		6a
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	4 disabled
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	155
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station is approximately 80 metres.
	Bus Routes	140, 182, 186, 258, 340, H9, H10, H14
Parking Controls	Controlled Parking Zone?	Yes Double yellow lines along Canning Road and the length of the High Street
	CPZ Hours	Mon to Friday 10am to 11 am and 2pm to 3pm.
	Other on-street controls	n/a
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Refuse and Recycling bins located internally on the first floor. Collection from the roadside, further details on the servicing/waste collection strategy are subject to condition.

1.0 SITE DESCRIPTION

- 1.1. The application site relates to a five-storey building on the east side of the High Street, Wealdstone. The ground floor is occupied by two retail shops, a library and a café. The first floor is occupied by Premier Banqueting (London). The upper floors are currently vacant but were previously in office and educational uses. The site benefits from extant prior approval to convert the second, third and fourth floors to self-contained residential units. Access to the upper floors of the building is via a ground floor entrance on Canning Road; There is a vehicular access into the site and a loading/service area at the rear from Gladstone Way
- 1.2. To the immediate south of the application site is a three-storey building which contains a retail use on the ground floor and residential above. The building is Grade II listed. Located to the east of the application site on the opposite side of Gladstone Way is Peel House Car Park. Planning permission has been previously granted under application reference P/5737/17 for a part four/part six storey new civic building for the London Borough of Harrow.
- 1.3. To the immediate north of the application site are two and three storey mixed use buildings containing commercial on the ground floor and residential on the upper floors, separated by Canning Road. Further along Canning Road to the north east is Knightley Court, a five/six storey residential building. Located to the west of the site on the opposite side of Wealdstone High Street are three storey buildings containing commercial units on the ground floor and residential above. The locally listed Trinity Church lies adjacent to these units.
- 1.4. The application site is located within the Wealdstone district centre. The ground floor fronting the High Street is designated as a Primary Shopping Frontage. The application site is also within the Harrow and Wealdstone Opportunity Area.
- 1.5. The eastern part of the application site is located within Environment Agency Flood Zones 2 and 3 and Surface Water Flood Zone 3a. The application site is also within the Protected Views Setting Corridor of the Roxborough Road Footbridge view towards the Harrow Weald Ridge
- 1.6. The application site has a public transport accessibility level (PTAL) of 6a and is therefore considered to have an excellent level of access to public transport.

2.0 PROPOSAL

- 2.1 Full planning permission is sought for the construction of three new floors to create fifth, sixth and seventh floors and part first-floor infill extension, together with change of use of the Banqueting Suite (sui generis) at first floor and former educational floorspace at second and third floors (Use Class D1) to provide 39 new residential units (Use Class C3). The proposal would also provide a new flexible workspace use (Use class B1) on the first floor.

- 2.2 The proposed residential units would comprise of the following mix:
- 3 x 1bed 1 person units
 - 21 x 1 bed, 2 person units
 - 9 x 2 bed, 3 person units
 - 3 x 2 bed, 4 person units
 - 3 x 3 bed, 5 person units
- 2.3 The proposed residential development would be 'car-free' but would provide four blue-badge parking bays. The proposal would also provide 155 cycle parking spaces for the future residential and commercial occupiers/users. The proposed cycle and refuse storage would be located integrally within the first floor.
- 2.4 The residential units would be accessed via the existing ground floor entrance on Canning Road and Gladstone Way, the latter which would provide step-free access into the site. The proposed flexible commercial use on the first floor would also be accessed from the entrance fronting Gladstone Way.
- 2.5 External alterations including new windows, recladding of the building and new shopfronts are also proposed.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
LBH/10829/4:	Closure of Peel Road, Demolition of Existing Buildings, Erection of 2 and 5 Storey building Comprising Supermarket and Two Shops on Ground Floor, Storage on First Floor with Offices Over; Construction of New Service Road Between Canning Road and Palmerston Road; Erection of 4 Storey Car Park with Pedestrian Bridge	Granted 11/12/1979
P/0303/08	Retail (Class A1) to Function Room (Sui Generis) Involving First Floor Rear extension to Provide a Bar, Bar Storage and Office	Granted 19/03/2008
P/1950/08D	Change of Use of First Floor of Building from Library (Class D1) to Function Room (Sui Generis). Single Storey First Floor Extension on Front (west) Roof terrace & North Side (Canning Road Elevation) to Provide Additional 300m ² Floorspace for Use as Part of Function Room	Granted 26/01/2009
P/4275/17/Prior	Conversion of Offices (Class B1a) to 98 Self-Contained Flats (Class C3) (Prior Approval Of Transport & Highways Impacts Of The Development, And Of Contamination Risks And Flooding Risks On The Site, And Impacts Of Noise From Commercial Premises On The Intended Occupiers) (Resident Permit Restricted)	Granted 09/03/2018
P/3123/17	Change of use of existing class d1 use on part of second and third floors to 22 single occupancy collective living units with shared cooking facilities on each floor (sul generis); provision of refuse/recycling facilities and cycle parking	Withdrawn

P/5219/19/prior	Change of use offices (class b1a) to 55 self-contained flats (class c3) (prior approval of transport & highways impacts of the development and of contamination risks and flooding risks on the site)	Granted 03/02/2020
P/5235/19	Replacement windows; installation of new windows to north elevation; external alterations	Granted 26/03/2020
P/3102/20/prior	Change of use offices (class b1a) to 73 self-contained flats (class c3) on second third and fourth floors (prior approval of transport & highways impacts of the development and of contamination risks and flooding risks on the site)	Granted 15/01/2021
P/3533/20	Replacement windows; installation of new windows to north elevation; external alterations	Granted 22/12/2020

4.0 CONSULTATION

- 4.1 A total of 1,341 consultation letters were sent to neighbouring properties regarding this application. The letters were sent on 26th October 2020 and residents were provided with a minimum 28 day period of consultation in which to provide a response.
- 4.2 Two site notices were placed adjacent to the application site on 21st January 2021. The application was also advertised in the local press on 7th January 2021. The application was advertised as a major development and for setting of a listed building.

- 4.3 A total of three neighbour representations have been received. A summary of the responses received are set out below. All material planning/relevant matters have been addressed within report. Other matters raised are not material planning considerations/not relevant to the proposed development.

Summary of Comments on original consultation

Character and Design

Visual impact of the building should be carefully assessed;

Residential Amenity

Studio flats are small;

Highways and Transport

Overspill parking on surrounding roads; public electric car charging points should be installed;

Energy and Ventilation

ventilation strategy should be clarified; air tightness seems excessive; methodology used in energy statement is not clear; applicant should explore reducing the design temperatures of the LTHW system to reduce loss to the distribution system

Miscellaneous

Too many flats without appropriate infrastructure in place; lack of quality shops on the high street; crime rate still high;

Response to consultation comments by the applicant:

In relation to air tightness, there is no obligation under Part L to test conversion/refurbishments; the EB7 report confirms SAP2012 assessment methodology; The energy strategy noted the use of natural ventilation for the flats. Natural ventilation includes Intermittent fans to wet rooms – kitchens & bathrooms – so there is no need to specifically mention them in the energy statement; the room sizes in all the proposed units meet national space standards. In respect to the height of the building, the acceptability of this has been agreed with the Design Review Panel and officers. It is also our understanding that the development of the adjoining Peel Car park site is likely to be higher than this development.

4.4 Statutory and Non-Statutory Consultation

4.5 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

Consultee and Summary of Comments

LBH Planning Policy

The policy officer comments are discussed in section 6.3 of the report below.

Highways Officer

Requirement for 7 disabled bays but only needs 2 from the outset.

Further information is required on cycle storage provision which can be conditioned.

Provided residents are restricted from obtaining car parking no objections

Urban Design Officer

- The development is an appropriate scale for its townscape setting
- All elevations should be re-surfaced with brick to avoid a poor-quality transition between existing and new building elements
- The public realm materiality is high quality
- Inset balcony use is welcome.

The Urban Design Officer comments are addressed in section 6.4 below.

Drainage Officer

No objections to the proposed development, subject conditions.

Landscape Officer

No objection subject to conditions

Conservation Officer

No objection

Vehicles Crossing Officer

No objection

Economic Development Officer

If the development is approved, will be seeking obligations for Construction Training and Local Supplier targets

Secure by Design Officer

No Comment

MOD Safeguarding Department

No objection subject to a conditional requirement being included in any planning permission granted; obligating the applicant to submit a bird management plan to ensure the long term management of the site to be approved by Harrow Council (in conjunction with the MoD) to take into account the appropriate aerodrome safeguarding requirements.

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 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.

5.5 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 agreed that the plan can now be published. The Mayor of London is now in a position to publish it which will take a number of weeks, thereby superseding the London Plan (2016) and giving it full weight as part of the Council’s development plan.

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

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Housing Output
- Townscape, Character, and Design Quality
- Heritage Assets
- Residential Amenity and Accessibility
- Transport and Parking
- Landscape and Ecology
- Climate Change and the Environment
- Planning Obligations and Infrastructure

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 2.13, 2.15,
- The Publication London Plan (2020): GG2, SD1, SD6, H1
- Harrow Core Strategy (2012): CS1A, CS1H, CS1L, CS2
- Development Management Policies (2013): DM40, DM47

6.2.2 The London Plan sets out to meet London's growth with the boundaries of Greater London. To address a gap between projected housing requirements, including a backlog of need and identified capacity, the London Plan expresses housing targets as minima. Harrow's minimum housing target is 802 homes per annum over the period 2020-2030 as set out in the Publication London Plan (2020).

6.2.3 Harrow's spatial strategy for the plan period 2009-2026 is set-out in the Core Strategy (2012) and is predicated on a new, pro-active approach to growth management and place-making. The strategy focuses on the opportunity area, Harrow and Wealdstone, to deliver growth through higher-density residential and mixed-use development, it being a location with high levels of public transport accessibility and where there is capacity to accommodate and benefit from major change. Pursuant to the spatial strategy, the Core Strategy incorporates an objective to create 3,000 jobs within the opportunity area and a policy commitment to deliver a minimum of 2,800 new homes on sites to be identified and allocated in an area action plan.

6.2.4 Within the context of planned growth across London, the proposal therefore accords with Harrow's vision for the development of the Borough as a whole and offers a significant opportunity for the increased urban renewal and regeneration of Wealdstone. The proposal for the provision of housing on the site is therefore consistent with the Strategy's broader objective to meet development needs on previously developed land, and to do so in sustainable locations, without resorting to development on greenfield and garden land.

Town Centre, Employment and Community Uses

- 6.2.5 Policy SD6 of the Publication London Plan (2020) seeks to enhance the vitality and viability of London's town centres by encouraging a diverse range of uses, including main town centre uses, night-time economy, civic, community, social and residential uses. Policy CSL of the Harrow Core Strategy (2012) promotes Harrow's town centres as the focus for community life, providing residents with convenient access to a range shops, services, cultural and leisure facilities, as well as local employment opportunities and areas of good public transport. Policy AAP3 of the Harrow and Wealdstone Area Action plan requires development within all three Wealdstone sub areas to strengthen the district centre including the High Streets vibrancy and vitality, and to improve the environment and identity of Wealdstone as a location for business and industrial activity, and for family living.
- 6.2.6 The application seeks to change the use of the educational floorspace on the second and third floors to residential use. Policy DM47 of the Harrow Development Management Policies seeks to safeguard against the loss of existing community, sport and education facilities. As noted in the planning history subsection, The Planning Committee have previously resolved to grant the change of use of the education floorspace to residential floorspace, subject to the completion of a S106 (application reference P/3123/17). Although that application was subsequently withdrawn because the S106 agreement was not signed, the principle of the change from an educational use to a residential use was evidenced and considered acceptable. There have been no material site or policy changes that would warrant a different view on the principle of the conversion of the educational floorspace to residential floorspace which was considered under application P/3123/17. Officers therefore consider that the loss of the educational floorspace would be considered acceptable in this instance.
- 6.2.7 The proposal also seeks to change the use of the Banqueting Suite on the first floor to residential and a flexible office uses. Officers consider that the community use value of the Banqueting Suite would be limited, given that it is a private business. Furthermore, while the Banqueting Suite does provide a facility for people to meet and socialise, it does not serve a function that is fundamental to the community's health and well-being, or provides access to goods or services critical to meeting everyday needs, thereby falling with the uses defined within the glossary of the Development Management Policies Local Plan (2013). On this basis, officers consider that the loss of the Banqueting Suite would be acceptable in this instance and would not conflict with the relevant policies that seek to safeguard community facilities.
- 6.2.8 The proposed new flexible commercial workspace on the first floor would support the vitality and viability of the Wealdstone Town Centre and would therefore accord with the strategic objectives of the Development Plan in this regard. For these reasons, Officers consider that the principle of development would be acceptable, subject to other material considerations detailed within the report.

6.3 Housing Output

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.3, 3.4, 3.8, 3.10, 3.11, 3.13,
- The Publication London Plan (2020): GG4, H1, H4, H5, H6, H10, H11
- Harrow Core Strategy (2012): CS1I, CS1J, CS2
- Harrow Development Management Policies (2013): DM24
- Harrow and Wealdstone Area Action Plan (2013): AAP5, AAP13
- Mayor of London Affordable Housing and Viability Supplementary Planning Guidance (2017)
- Mayor of London Housing Supplementary Planning Guidance (2016)

Housing Supply and Density

6.3.2 London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the subsection above. The proposal would have the following housing mix:

Type	Number
1 bedroom (studio)	3 (7.6%)
1 bed, 2 persons	21 (54%)
2 bed, 3 persons	9 (23%)
2 bed, 4 persons	3 (7.6%)
3 bed, 5 persons	3 (7.6%)

6.3.3 The proposal's contribution to housing supply, through the provision of 39 additional residential units ensures that this previously developed site makes an appropriate contribution to the borough's housing need over the plan period to 2026 and towards fulfilling the Core Strategy's target for the Harrow and Wealdstone Opportunity Area.

6.3.4 Policy 3.4 of the London Plan (2016) seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. When applying the density matrix within the London Plan, the proposal would fall within the matrix range for urban setting sites with PTALs of 4 to 6. Furthermore, the proposal has been conceived through a design-led approach as advocated under Policy D3 of the Publication London Plan (2020) and has evolved in response to design scrutiny following a Design Review Panel and discussion with Council Officers.

6.3.5 In summary, Officers consider that the proposed quantum of housing and dwelling mix would respond to the location of the site and the character of the area and would effectively optimise development within this accessible, previously developed site.

Build to Rent and Affordable Housing

- 6.3.6 The proposal would come forward as a Build to Rent Scheme. Policy H11 of the Publication London Plan (2020) recognises that Build to Rent developments can make a positive contribution to increasing housing supply and are beneficial in a number of ways, as detailed in the supporting text (sub-paragraph 4.11.1) to that policy. In accordance with Policy H11 of the Publication London Plan (2020), a planning obligation would secure the covenant, clawback mechanism and management/operational requirements of the Build to Rent scheme as set out under Part B of the respective policy.
- 6.3.7 Affordable Housing is detailed in the National Planning Policy Framework (2019) as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions within the following: affordable housing for rent, starter homes, discounted market sales housing or other affordable routes to home ownership (including shared ownership).
- 6.3.8 The proposed development triggers an affordable housing requirement as it constitutes a major residential development. Policy H4 of The Publication London Plan (2020) sets out a strategic target for 50% of all new homes delivered across London to be genuinely affordable. Having regard to Harrow's local circumstances, Policy CS1(J) of the Core Strategy sets a Borough-wide target for 40% of all homes delivered over the plan period (to 2026) to be affordable, and calls for the maximum reasonable amount to be provided on development sites. In terms of dwelling mix, London Plan Policies make reference to the priority that should be accorded to the provision of affordable housing. Policy H11 of the Publication London Plan (2020) details that where a development meets the criteria set out in Part B of that policy, the affordable housing offer can be solely Discounted Market Rent at a genuinely affordable rent.
- 6.3.9 The Council recognises that it may not be viable to provide affordable housing targets within a scheme under all circumstances. Where this cannot be provided on site, a robust viability assessment must be provided to demonstrate that the proposed scheme cannot viably provide this requirement. An Affordable Housing Viability Statement prepared by BNP Paribas Real Estate has been submitted with the application and concludes that the development is unable to viably provide any affordable housing.
- 6.3.10 The submitted Financial Viability Assessment was the subject of independent appraisal by consultant Bailey Venning Associates on behalf of the Council. The independent review concluded that the proposed development would not be capable of viably accommodating affordable housing. Notwithstanding this, the applicant has made an 'ex-gratia' offer for 6 of the units to be provided as discount market rent at 80% of market rent, representing 15% of the units proposed.

6.3.11 On this basis, the development offers above what is considered to be the maximum reasonable amount of Affordable Housing deliverable as advised by the LPA's Financial Viability Consultant. Notwithstanding this, an early and late stage review clause would be secured through planning obligations and is supported by the Mayor where schemes provide a lower than policy threshold quantum of affordable housing. This would enable the financial viability of the development to be re-appraised at appropriate points during the course of the development to capture any additional discounted market rent units to be provided on-site, in the first instance, otherwise as a cash in-lieu sum for off-site provision. Subject to appropriate clauses to secure this within a S106 agreement to be attached to this permission, it is concluded that the proposal would comply with the relevant policies regarding affordable housing provision

6.4 Townscape, Character, and Design Quality

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.1, 7.3, 7.4, 7.5, 7.6
- The Publication London Plan (2020): D1, D3, D4, D8
- Harrow Core Strategy (2012): CS1B, CS1E
- Harrow Development Management Policies (2013): DM1, DM2
- Harrow and Wealdstone Area Action Plan (2013); AAP3, AAP4, AAP5, AAP6,
- Residential Design Guide Supplementary Planning Document (2010)

Site Context, Massing and Design

6.4.2 Premier House, by virtue of its existing massing and location, serves as prominent feature within the Wealdstone district centre. The proposal would serve to further reinforce its legibility and the additional massing would appropriately relate to the emerging development context of the district centre. In addition, the proposal would significantly improve the façade and appearance of Premier House, thereby positively enhancing the townscape character within the locality.

6.4.3 Paragraph 129 of the NPPF (2019) details that Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels. Policy D4 of the Publication London Plan (2020) supports the use of the design review process to ensure design scrutiny

6.4.4 Two Design Review Panels (DRP's) were convened prior to the submission of the planning application. The purpose of these DRP's was to enable a panel of experts to consider the scheme and to provide officers with their opinion on the design quality of the proposed development. The design of the proposed development has evolved from that conceived during the early stages of the planning process, taking on board recommendations by the DRP and Council Officers. The proposed design has addressed the key considerations raised in the design review comments by;

- Reduction in the height of the proposal
- Projecting balconies were replaced with inset balconies
- Internal layouts revised to allow access to upper floors from the second entrance; improved layout of units
- Revised cycle and refuse storage strategy

6.4.5 The proposal has been conceived through a design-led approach which was subject to design scrutiny as advocated by Policies GG2, D3 and D4 of the Publication London Plan (2020). A key objective of the Local Plan is to ensure that all developments are of a high standard of design and layout. Various experts in the design field have considered the scheme and have expressed their comfort with the massing and design of the proposal. Officers are mindful of this expert advice and consider that the proposal would optimise the site capacity through the design-led approach.

Architectural Quality and Appearance

6.4.6 Premier House is already visible from a number of viewpoints within the locality, and the proposed additional massing would make the building even more prominent within the surrounding area. The applicant has paid attention to the surrounding built and material context in the elevational character and architectural detailing of the proposal.

6.4.7 The proposal seeks to provide a material palette that allows the building to integrate and relate with the surrounding character of the locality. The vertical and horizontal articulation of the building has been developed, including new window and balcony detailing. The proposed inset balconies, recessed windows and the use of complimentary brick tones would serve to reinforce the vertical emphasis and break up the mass.

6.4.8 Every indication is that the design and finish of the development would be carried out to a high standard. The final choice of materials and the details described are critical to achieving the high-quality finish that has been promised, ensuring that the development exploits this opportunity to reinforce and enhance the positive attributes of the local built environment. It is therefore considered that the materials and other detailed aspects of the design, as set out in the Applicant's Design & Access Statement, should be controlled by conditions of planning permission to ensure the development maintains its attractiveness over the lifetime of the development.

Taller Buildings

- 6.4.9 The Core Strategy defines tall buildings as any building at or over 30 metres and this definition is reproduced at the glossary of the AAP. The AAP makes a further distinction as to 'taller' buildings, these being defined as buildings that are two or three storeys higher than the surrounding building heights. As detailed within the relevant subsections of this report, the proposal would conform to the design requirements for 'taller' buildings as set out under Policy AAP6 and is therefore considered to comply with the relevant policies in this regard.

Townscape and Views

- 6.4.10 Townscape refers to the landscape within the builtup area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces. A Townscape and Visual Impact Assessment (TVIA) has been incorporated within the submitted Design and Access Statement.
- 6.4.11 The TVIA considers five different viewpoints, utilising accurate wirelines and block-rendered visuals to inform the townscape and visual appraisal. The appraisal notes that that new upper storeys will increase the presence of the building on the skyline from certain viewpoints. However, the strong horizontal lines of the building would be greatly reduced by the new façade treatment while the set-back of the additional floors proposed would ensure that the building does not appear overbearing in the context of close range views from the High Street. In long-range views from the High Street, Canning Road and Gladstone Way, the additional height would be mitigated through the new external treatment which would soften the façade and provide a more attractive external finish to the building.
- 6.4.12 The proposed development would not be within a landmark viewing corridor, but does fall within the Wider Setting Consultation Area for the Protected View Setting Corridor of Roxborough Road Footbridge – View of Harrow Weald Ridge. The Roxborough Road Bridge viewing location provides a protected view within an urban setting. It comprises the segregated pedestrian bridge over the Metropolitan and Chiltern railway lines to the south-east of the Trident Point development. It provides a view towards St. Mary's Church and Harrow-on-the-Hill, and a view towards Harrow Weald Ridge. It is the unique opportunity to view both of these significant features of Harrow that deems this view as valuable.
- 6.4.13 The proposal would result in additional massing on the site within the backdrop of the view towards Harrow Weald Ridge from the Roxborough Road Footbridge. The Local Plan acknowledges in Schedule 3 that the foreground of this view towards Harrow Weald Ridge is occupied by a number of distracting urban elements. In the context of the nearby pitched roofs, the proposed building would not be readily visible from this viewpoint. The impact of the development on the protected view is therefore considered to be negligible and the policy objectives for the view would not be compromised. In view of the above, officers consider that the proposal would not be detrimental to townscape character.

Lifetime Neighbourhoods and Secure by Design

- 6.4.14 Occupiers of the proposed flats would benefit from close proximity to the shops and services available within the district centre. The proposed flexible commercial use would secure an anchor non-residential use that would encourage linked trips between the site and the district centre. In doing so, the proposal would help to sustain the district centre and, in particular, would help to enhance the vibrancy of the areas adjacent to the application site.
- 6.4.15 Details of the measures proposed for crime prevention have been provided within the submitted Design and Access Statement. Subject to a condition to ensure the proposed development achieves Secure by Design accreditation, the proposal is considered to be acceptable in this regard.

6.5 Heritage Assets

- 6.5.1 The relevant policies are:
- National Planning Policy Framework (2019)
 - The London Plan (2016): 7.8
 - The Publication London Plan (2020): HC1
 - Harrow Core Strategy (2012): CS1D
 - Harrow Development Management Policies (2013): DM7
 - Harrow and Wealdstone Area Action Plan (2013): AAP4
- 6.5.2 The application site is sited to the north of No. 36 High Street and to the south-east of the Holy Trinity Church, which are Grade II and locally listed buildings respectively. Although not within the immediate setting of the application, there are five further statutory Grade II listed buildings/structures in Wealdstone. The application is accompanied by a Heritage Statement which concludes that the two locally listed buildings have sufficient personality so as to remain attractive contributors to the street scene irrespective of the proposed changes and that the two statutory listed buildings in Wealdstone Town Centre are sufficiently distant from the site so to not be affected by the development proposals. The application was referred to the Council's Conservation Officer who has raised no objection to the proposal. The proposal would therefore comply with the relevant policies in this regard.

6.6 Residential Quality, Amenity and Accessibility

- 6.6.1 The relevant policies are:
- National Planning Policy Framework (2019)
 - The London Plan (2016): 3.5, 3.6, 3.8, 7.2, 7.6, 7.15
 - The Publication London Plan (2020): D5, D6, D7, D14, S4
 - Harrow Core Strategy (2012): CS1K
 - Harrow Development Management Policies (2013): DM1, DM27, DM28
 - Harrow and Wealdstone Area Action Plan (2013): AAP4, AAP11, AAP13
 - Mayor of London Housing Supplementary Planning Guidance (2016)
 - Mayor of London Achieving An Inclusive Environment Supplementary Planning Guidance (2014)

Residential Quality of Future Development

Entrances and Shared Circulation

- 6.6.2 The Mayor's Housing SPG calls for entrances to be visible from the public realm and clearly defined. The application proposes two entrances to access the proposed residential units, one located along Canning Road, and the other access from the rear of the building facing Gladstone Way. The entrance lobbies to the proposed residential flats would be generously proportioned. While it is acknowledged that the residential corridors would be long, most of the floors would provide natural light and ventilation to the communal corridors.

Internal Space Standards

- 6.6.3 The minimum space standards are set out at Table 3.3 of the London Plan (2016) and are reproduced within the Mayor's Housing SPG. The annotations within the proposed floorplans suggest that all 39 proposed flats within this application would meet or exceed the London Plan minimum space standards. The development would also achieve the minimum floor to ceiling height of 2.5 metres as required by the Housing SPG. The submitted drawings show that the proposed layouts would make reasonable provision for the accommodation of furniture and flexibility in the arrangement of bedroom furniture.

Daylight, Sunlight and Aspect

- 6.6.4 The Mayor's Housing SPG seeks to avoid single aspect dwellings where; the dwelling is north facing (defined as being within 45 degrees of north); the dwelling would be exposed to harmful levels of external noise; or the dwelling would contain three or more bedrooms. The definition of a dual aspect dwelling is one with openable windows on two external walls, which may be opposite (i.e. front & back) or around a corner (i.e. front and side) and the SPG calls for developments to maximise the provision of dual aspect dwellings.
- 6.6.5 The layout of the proposed development has sought to maximise the number of dual-aspect units. Where single-aspect units have been proposed, these are predominantly 1 bed, 2 person units and are south or east facing.
- 6.6.6 A Daylight and Sunlight report produced by Delva Patman Redler has been submitted with the application. The report details that 15 of the 23 rooms proposed on the first and second floors would satisfy the BRE guidelines for Average Daylight Factor (ADF). Six of the transgressions occur at first-floor level to the living areas of the respective units which are recessed beyond the main building line to accommodate the required private amenity space. The report identifies that the overhang inhibits the access of daylight to the rooms, but the rooms would nonetheless comfortably comply with the alternative No Skyline Assessment. The two transgressions on the second floor would be as a result of the siting of the units at the corner of the scheme which are located under a recesses. Again, the degree of impact would be marginally short of the recommended values and these rooms would also comply with the No Skyline Assessment.

- 6.6.7 In relation to No Skyline (NSL), 21 out of 23 rooms would satisfy the BRE guidelines. While the 2 rooms that experience transgressions would be to bedrooms on the second floor, they would still achieve daylight to over 60% of their area which is considered reasonable for an urban location and for the use as a bedroom, which tend to have a lower expectation for daylight.
- 6.6.8 Turning to the quality of sunlight for the proposed flats, the submitted report assesses all living room windows for Annual Probable Sunlight Hours (APSH). The results show that 7 rooms would fall below the guidelines. Out of these, 3 units would be north facing and so would receive little or no sunlight, while 4 rooms are single aspect facing west, but are recessed beyond the main building line. Nevertheless, the report concludes that the daylight and sunlight provision would be considered acceptable for an urban location. The daylight and sunlight impacts to the units proposed on the first and second floors would serve as the baseline impact, with daylight and sunlight levels improving higher up the building as rooms have a better aspect over the top of neighbouring properties. It is therefore anticipated that the proposed units on the upper floors would comfortably comply with the BRE guidance. Officers consider that overall, the daylight and sunlight provision to the new units is considered good for a development that seeks to refurbish the existing building and, in the context, to make efficient use of land within an Opportunity area.

Privacy

- 6.6.9 Given the density of the proposed development and consistent with the need to make effective use of this highly accessible and Town Centre site, it is considered that the siting and proposed relationships between the flats would secure an acceptable standard of privacy for future occupiers.

Noise and Vibration

- 6.6.10 A Noise Impact Assessment produced by KP Associates has been submitted with the application. The Assessment concludes that the internal noise levels for all residential environments of the development would be acceptable, subject to a robust glazing specification. Subject to conditions, the proposal would therefore be acceptable in this regard.

Private and Communal Amenity Space

- 6.6.11 For private amenity space, the Mayor's Housing SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant. This is also reflected in Policy D6 of the Publication London Plan (2020). All of the proposed residential units would be served by a balcony and would meet or exceed the minimum private amenity space requirements set out above. The proposal would therefore comply with the relevant policies in this regard.

Children's Play space

- 6.6.12 The relevant policies require an on-site provision of facilities where a development would result in a net increase in child yield. Applying the GLA Population Yield Calculator, the proposed development is expected to yield a total of 6 under 16's. The Council's Planning Obligations SPD, informed by Harrow's PPG 17 Study, sets a quantitative standard of 4 square metres play space per child. Based on the indicative child yield from the development, this would equate to a minimum requirement of 24m² of play space. No designated child play space is proposed within the development.
- 6.6.13 Although the policies direct play facilities to be provided on-site, off-site provision, including the creation of new facilities or improvements to existing provision, secured by an appropriate financial contribution, may be acceptable where it can be demonstrated that it addresses the needs of the development whilst continuing to meet the needs of existing residents. Given that the proposed play space could not be appropriately provided within the site, a contribution to off-site provision for the resulting shortfall will be secured through a planning obligation.

Accessibility

- 6.6.14 To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, the London Plan required at least 10% of dwellings to meet Building Regulation requirement M4(3) 'Wheelchair use All other dwellings (i.e. the remaining 90%) would need to meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings'.
- 6.6.15 The submitted Design and Access Statement confirms that 4 of the proposed units would be in accordance with M4(3) 'Wheelchair user dwellings'. Subject to a condition requiring the internal layout of the buildings and its entrances to meet the respective standards, officers consider that the proposed development would be acceptable in this regard.

Residential Amenities of adjoining occupiers

- 6.6.16 The application site is located within an urban setting and as expected, the adjacent properties feature a mix of commercial and residential uses. The nearest residential properties are as follows:
- 36 High Street: mixed use building located adjacent to the south of the application site. The first, second and loft feature a total of five residential flats with windows serving habitable rooms orientated towards the application site
 - 2 and 8 Canning Road: two-storey mixed use building with residential flats on the first floor located to the north of the application site
 - Knightley Court: Part 4/5 storey residential apartment block located to the north-east of the application site

- 50-52 High Street: three storey building with commercial use on the ground floor and residential uses on the upper floor. Located to the north-west of the application site at the junction between High Street and Canning Road
- Nos. 19-33 High Street: three storey mixed use terraced block with commercial uses on the ground floor and residential uses on the upper floors. Located to the west of the application site

Visual Impact, Outlook and Privacy

- 6.6.17 The proposal, by reason of the additional storeys, would be visible to occupiers of premises over a wide area. It is acknowledged that the adjacent residential uses identified are predominantly single aspect units that are orientated towards the application site and therefore the increased massing would have an effect on the outlook currently experienced by those neighbouring occupiers. However, being able to see a building is not of itself indicative of visual harm. Given the separation distances between most of the adjacent residential uses and the proposed development, the urban location, siting within an Opportunity Area, and balanced against the need to make efficient use of the site in accordance with the other overarching requirements of the development plan, officers consider that the proposal would have an acceptable impact on the residential amenities of the adjoining occupiers. Where the visual impact would be more pronounced, such as to the flats within no. 36 High Street, officers consider that the resulting impact would be outweighed by other material considerations in favour of the proposal.
- 6.6.18 In terms of privacy and overlooking impacts, the proposal would introduce balconies to provide private amenity space for the future occupiers. It is acknowledged that the proposed balconies on the south facing elevation would be sited in close proximity to the adjacent residential units within no. 36 High Street. However, the degree of overlooking and perceived loss of privacy would be partly mitigated through the provision of balustrade for the second floor units while the balconies on the fifth, sixth and seventh floors would be inset and set further east within the elevation. For these reasons, officers consider that the proposal would not harmfully impact upon the privacy amenities of the adjoining occupiers and would maintain a degree of impact that is commensurate with the increased density of development expected within the District Centre and Opportunity Area.

Daylight and Sunlight Impacts

- 6.6.19 A Daylight and Sunlight report produced by Delva Patman Redler has been submitted with the application. The assessment uses widely recognised methodology to assess the proposal's impact upon neighbouring property against British Research Establishment (BRE) guidelines. The report considers the two BRE Guideline methodologies for daylight assessment of neighbouring properties; the Vertical Sky Component (VSC) and the No Skyline (NSL). For the sunlight assessment, the report uses the Annual Probable Sunlight Hours (APSH) methodology. In accordance with BRE guidelines, only the main rooms (living rooms, dining rooms and kitchens) in neighbouring properties have been considered. Staircases, hallways, bathrooms and toilets have not been considered

- 6.6.20 The Daylight and Sunlight report notes that 74 out of the 77 rooms would satisfy the guidelines for VSC. The three VSC transgressions occur to the first and second floor rooms within 36 High Street which is located immediately south of the application site. However, it is acknowledged that these rooms are largely single aspect and orientated towards the application site, thereby benefit from light and outlook from the layout of the existing development on the application site. Even so, the report notes that when categorising the magnitude of the effect, the rooms are only considered to experience a limited impact with reductions being no more than 29% loss from the existing.
- 6.6.21 In relation to NSL, 72 of the 77 rooms would satisfy the BRE guidelines. The five NSL transgressions occur to the first and second floor rooms within 29 & 31 High Street and 8-14 Canning Road. All of the windows assessed would satisfy the BRE guidelines for Annual Probable Sunlight Hours.
- 6.6.22 While officers acknowledge that a limited number of properties would see some reductions in daylight and sunlight to habitable rooms, these impacts are regrettable, but accepted in the context of the site intensification within a district centre location and Opportunity Area, where intensification is encouraged by the Development Plan. Taking into account the extent and degree of daylight and sunlight losses that would occur, and the need to balance the efficient use of the site, it is concluded that the proposal would maintain an appropriately high standard of amenity for neighbouring residential occupiers.

Proposed use

- 6.6.23 The proposal would bring about a change in activity at the application site, introducing a residential led use with a secondary commercial use on the site. Consequently, the closest existing neighbouring occupiers may experience some changes to the noise/amenity impacts that are currently experienced. However, the consequential impacts would be wholly appropriate within the Wealdstone district centre and conditions are proposed to control noise and the hours of operation for the commercial use to ensure that consequential nuisances arising from can be appropriately controlled.

6.7 Transport and Parking

- 6.7.1 The relevant policies are:
- National Planning Policy Framework (2019)
 - The London Plan (2016): 6.1, 6.3, 6.9, 6.10, 6.11, 6.13
 - The Publication London Plan (2020): T1, T2, T3, T4, T5, T6, T6.1, T7
 - Harrow Core Strategy (2012): CS1R
 - Harrow Development Management Policies (2013): DM42, DM43, DM44, DM45
 - Harrow and Wealdstone Area Action Plan (2013): AAP19

- 6.7.2 The application site is located approximately 200m to the north of Harrow and Wealdstone Station and is located at the heart of the Wealdstone district centre. The site therefore benefits from a Public Transport Accessibility Rating (PTAL) of 6a, indicating excellent access to public transport connections. The application site is located within Controlled Parking Zone (CPZ) CA which operates Monday to Friday 10am-11am and 2pm-3pm.
- 6.7.3 The proposal would provide four blue-badge parking spaces within the site and a total of 155 cycle parking spaces. Servicing would be undertaken from the on-street loading bays on the adjoining roads while refuse vehicles would be able to reverse into the site. The application is accompanied by a Transport Assessment which concludes that the residual transport impacts of the proposal are likely to be negligible.
- 6.7.4 The application was referred to the Council's Highways Officer who has raised no objection to the proposal, subject to further information on cycle storage provision and restricting future occupiers from obtaining a car parking permit, which can be secured through a condition and planning obligation respectively. On this basis, the proposal would accord with the relevant policies in this regard.

6.8 Landscape and Ecology

- 6.8.1 The relevant policies are:
- National Planning Policy Framework (2019)
 - The London Plan (2016): 5.11, 7.19, 7.21
 - The Publication London Plan (2020): G6, G7, G8
 - Harrow Core Strategy (2012): CS1
 - Harrow Development Management Policies (2013): DM20, DM21, DM22
 - Harrow and Wealdstone Area Action Plan (2013): AAP12

Landscaping

- 6.8.2 The submitted Design and Access Statement sets out an indicative hard and soft landscape strategy for the forecourt area serving the residential and commercial entrance along Gladstone Way. Given the limited scope for landscape improvements within the site and public realm, the Council's Landscape Architect has raised no objection to the proposal, subject to conditions.

Biodiversity

- 6.8.3 The submitted plans show that a green roof is proposed over the first-floor flat roof located within the south-western part of the building. The provision of a green roof would support the enhancement of biodiversity within the Heart of Harrow and would therefore accord with the relevant policies in this regard. Subject to details to be secured by condition, it is considered that the proposal would accord with the relevant policies in this regard.

6.9 Climate Change and the Environment

6.9.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.12, 5.13, 5.15, 5.18, 5.21, 7.14, 7.15
- The Publication London Plan (2020): GG6, D14, SI1, SI2, SI3, SI4, SI5, SI12, SI13
- Harrow Core Strategy (2012): CS1T, CS1U, CS1W, CS1X
- Harrow Development Management Policies (2013): DM9, DM10, DM12, DM13, DM14, DM15
- Harrow and Wealdstone Area Action Plan (2013): AAP9, AAP10,

Flood Risk and Sustainable Drainage

6.9.2 The eastern part of the application site is located within Environment Agency Flood Zones 2 and 3 and Surface Water Flood Zone 3a. The National Planning Policy Framework states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere

6.9.3 In accordance with the requirements of the NPPF and the relevant policies, a Sequential Test has been submitted with the application. The Sequential Test identifies seven allocated sites within the Opportunity Area that have a similar site area or capacity to the application site. A review of the sites confirm that they have either been developed, are the subject of current planning applications or are not available for a similar type of development in the immediate future. On this basis, it is therefore concluded that there are no reasonable available sites of a comparable size or capacity with lower probability of flooding where it would be appropriate to accommodate the proposed development. In this regard, officers are satisfied that the sequential test is passed.

6.9.4 In relation to the Exception Test required by Paragraph 160 of the NPPF, a site-specific flood risk assessment has been submitted with the application. As detailed elsewhere within this report, the proposed development would provide a wide range of planning benefits that outweigh the flood risk and contribute to the physical and social regeneration of Wealdstone. Furthermore, the proposed development would be safe for its lifetime taking account of the vulnerability of the future occupiers/uses, without increasing flood risk elsewhere.

6.9.5 The application has been reviewed by the Council's Drainage Team who have expressed their satisfaction with the submitted Flood Risk Assessment and have raised no objection to the proposal, subject to conditions. The proposal would therefore comply with the relevant policies in this regard.

Carbon Dioxide Emissions Reductions and Decentralised Energy

- 6.9.6 The overarching target for development in the Publication London Plan (2020) is for major developments to be net 'zero-carbon'. A minimum on-site reduction of at least 35 percent beyond Building Regulations is required for major developments. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfalls should be provided through a cash in lieu contribution to the Council to undertake carbon emissions reductions elsewhere in the borough.
- 6.9.7 An Energy and Sustainability Statement produced by EB7 has been submitted with the application. The Energy Statement details a range of methods, relative to the London Plan energy hierarchy, that would achieve an overall on-site carbon reductions of 48.6%, which is in excess of the Minimum 35% required in the London Plan.
- 6.9.8 With regard to using less energy ('be lean'), the Energy Statement attributes CO₂ savings of almost 22% from passive energy efficiency measures that would reduce energy demand on the site. The energy demand minimisation would be through effective building form and orientation, good envelope design, proficient use of services, efficient ventilation systems, high performance lighting and efficient communal heating and hot water systems.
- 6.9.9 For the 'be clean' (supplying energy more efficiently) measures, the Energy Statement details that there is the potential to connect to a future district heating network planned in the area. The Energy Strategy specifically notes that a communal/centralised boiler system would be used and the submitted drawings show identified plant space and appropriate connections to a future area wide decentralised energy network. A planning obligation will be secured through the S106 agreement to require that an agreed route for infrastructure be safeguarded to ensure that it would be technically feasible to extend the proposed site wide heat network to enable a connection to any future district energy network.
- 6.9.10 The remaining CO₂ savings would come from the 'be green' (renewable energy) stage of the energy hierarchy. This would be achieved through the provision of high efficiency heat pumps and roof mounted photovoltaic panels. As the development would not be able to achieve the 'zero carbon' requirement on site, the remaining 51.4% of carbon would be offset at the current GLA rate of £1,800 per tonne (£60 per tonne / year x 30 years), equating to a contribution of circa £48,906.00 (note: once the Publication version of the London Plan is finally published, a higher rate will apply). Subject to appropriate conditions and the necessary planning obligations, the proposal is considered to be acceptable in this regard.

Air Quality

- 6.9.11 The whole of the borough has been designated as an Air Quality Management Area (AQMA), due to exceedances of the annual mean objective levels for nitrogen oxide (NO₂) and particulates (PM₁₀). An Air Quality Assessment (AQA) has been submitted with the application. The AQA concludes that the operational air quality impacts on the development are judged to be insignificant and the proposed development would be air quality neutral with regard to buildings and transport emissions. With regards to the air quality implications of the development during the construction phase, it is considered that the submission for an Air Quality and Dust Management Plan be in place during construction, which can be secured as a condition of planning permission. Subject to appropriate conditions, it is considered that the proposal would be acceptable in this regard.

Sustainable Design and Construction

- 6.9.12 As detailed in the preceding sub-section, the proposal would achieve the target for CO₂ emissions reductions through on-site methods in conjunction with a carbon off-set contribution. The development would also seek to minimise water consumption with the residential units designed to achieve the consumption target of 105 litres maximum daily allowable usage per person.
- 6.9.13 The submitted Energy and Sustainability Statement details that where practical, the most environmentally friendly construction techniques would be deployed. Furthermore, construction materials would be sourced from suppliers capable of demonstrating a culture of responsible sourcing and the principle contractor would be required to produce a site waster management plan and sustainable procurement plan, including an audition to identify materials to reuse on-site or salvage appropriate materials to enable their reuse or recycling off-site.
- 6.9.14 Subject to conditions, officers consider that the proposed development would accord with the relevant policies in this regard.

Waste and Refuse

- 6.9.15 A Waste Management Strategy produced by Waterman Infrastructure & Environment has been submitted with the application. The strategy details that development would provide 14 x 1,280 litre mixed recyclable bins, 14 x 1,100 residual waste bins and one clinical waste bin. For the residential units on floors 2 to 7, the residual and mixed recyclable waste would be collected through a chute system, which would provide future residents with a more efficient and hygienic way of collecting waste. Each floor would be served by two sets of chutes which would ensure that the residential occupiers have convenient access for waste disposal. The Waste Management Strategy further notes that the facilities management team would manage the refuse storage arrangements and movement of the bins to the collection point within the courtyard on refuse collection days. Subject to conditions, officers consider that the proposal would be acceptable in this regard.

6.10 Planning Obligations and Infrastructure

6.10.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 8.2
- The Publication London Plan (2020): D2, DF11
- Harrow Core Strategy (2012): CS1Z
- Harrow Development Management Policies (2013): DM50
- Planning Obligations and Affordable Housing Supplementary Planning Document (2013)

Affordable Housing

6.10.2 A Planning obligation seeks to secure the provision of six discounted market rent units to be secured in perpetuity at 80% of open market rents. An Affordable Housing Statement (including plan) will need to be submitted and will detail the location and size of the affordable units, detail on market rents to determine the discount and how this would be reviewed to ensure the units are retained at discount market rents in perpetuity. Furthermore, an early and late viability review clause is included and would enable the financial viability of the development to be re-appraised at appropriate points during the course of the development to capture any additional affordable homes to be provided on-site or as a cash in-lieu sum for off-site provision.

Build to Rent Management

6.10.3 As the proposal would come forward as a Build to Rent scheme, a management agreement, covenant, clawback mechanism would be secured through a planning obligation to ensure the scheme remains as a Built to Rent scheme in accordance with the requirements of Policy H11 of the Publication London Plan (2020).

Transport and Highways

6.10.4 A planning obligation would also be included to ensure the development would be 'resident permit restricted' and that all marketing/advertising material makes reference to the fact that future owners, occupiers and tenants (other than those registered disabled) will not be entitled to apply for a resident parking permits or a visitor parking permit. All sales and lettings agreements would also contain a covenant to the effect

6.10.5 A draft Travel plan was submitted with the application. In order to deliver the car free aspirations, a revised Residential and Workplace Travel Plan is to be submitted to the Council prior to the first occupation of the building. A Travel Plan Bond (to be agreed with the Council) will be required to secure the implementation of all measures specified in the revised Travel Plan.

Children and Young People's Play Space

- 6.10.6 The proposed development would not provide any designated Children's Play Space. Officers consider that a financial contribution to fund off-site provision of play space and equipment for the shortfall would be acceptable in this instance.

Carbon Dioxide Emissions and Decentralised Energy

- 6.10.7 A financial contribution prior to commencement of the development for the shortfall in on-site carbon reductions required to achieve net zero carbon in line with the GLA rates. The amount of carbon required to be off-set to achieve the 'zero carbon' requirements on the site at the current GLA rate of £1,800 per tonne (£60 per tonne / year x 30 years) equates to a contribution of circa £48,906 (note: once the Publication version of the London Plan is finally published, a higher rate will apply).
- 6.10.8 A planning obligation is sought to require that an agreed route for infrastructure be safeguarded to ensure that it would be technically feasible to enable a connection to any future district-wide decentralised energy network in close proximity. The applicant will be required to use reasonable and commercially sensible endeavours to connect to this district wide network when it becomes available.

Design Review and Design Code

- 6.10.9 An undertaking by the developer to the existing architect (or one of equivalent standard) until the development is completed; or, the submission of a Design Code for approval by the Council that details the quality of the external materials of the finished development and other design parameters

Employment and Training

- 6.10.10 In accordance with the Council's Planning Obligations SPD, the Council's Economic Development team have requested that the developer provide a Training and Recruitment Plan and use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development. Furthermore, a financial contribution is required to fund monitoring and implementation of the plan. Such provisions are considered necessary to optimise the local economic benefits of the construction phase of the development. It is therefore recommended that appropriate provisions be made as part of a Planning Obligation.
- 6.10.11 A further obligation requires the submission of an Employment Management Plan. This would detail how the employment space will be managed, costs and review of how the space is being utilised.

Legal costs, administration and monitoring

- 6.10.12 A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further (to be agreed) to be paid to reimburse the Council's administrative

7.0 PLANNING BALANCE AND REASONS FOR APPROVAL

- 7.1 The statutory position is that planning applications have to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policies have been set out within the report above.
- 7.2 The proposed development would make efficient use of an underutilised site within an Opportunity Area, district centre and which is well-connected by public transport. The proposal would intensify the use of the land to provide new homes and workspace. The proposal would therefore accord with the spatial strategy for growth as set out in the development plan.
- 7.3 The delivery of 39 new homes would contribute to the Government's policy objective of boosting significantly the supply of homes. The proposed build to rent development would be operated by the applicant and would positively contribute to the housing supply. While it has been demonstrated through a robust independent review that the proposal would not be viable with affordable housing, the applicant has nonetheless committed to offer 6 units as discount market rent at 80% of market rent. The proposed commercial uses would support the role and function of the town centre and align with the emerging development context. The proposal would therefore strengthen the district centre including the High Streets vibrancy and vitality, and to improve the environment and identity of Wealdstone as a location for business and living.
- 7.4 The proposed development has been conceived through a detailed design-led approach and has undergone robust design scrutiny. Through the proposed extensive refurbishment of Premier House, the proposal would provide a more attractive and high-quality external finish to the building that would improve the legibility and visual appearance of the district centre. In the context of the site intensification within an urban location and designated Opportunity Area, officers consider that the proposal would maintain an appropriately high standard of residential amenity for neighbouring and future occupiers.
- 7.5 Subject to appropriate conditions and planning obligations, the proposal would enhance biodiversity, appropriately address surface water flood risk, improve drainage measures, minimise carbon dioxide emissions and contribute towards sustainable patterns of travel.

7.6 For all these reasons, the material considerations and benefits in favour of the proposal would outweigh any identified harm. In accordance with the NPPF, including its presumption in favour of sustainable development, officers recommend that the planning application should be approved, and planning permission granted, subject to the section 106 Planning Obligations and schedule of conditions.

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 Plans and Documents

Save where varied by other planning conditions comprising this planning permission or unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the following approved plans to show the construction of three new floors to create fifth, sixth and seventh floors together with change of use of Banqueting Suite (Sui generis) at first floor and D1 floorspace at second and third floors to provide 39 residential units (Use Class C3); change of use of part of the first floor to flexible commercial use (Use Classes B1, A1 and A3); External Alterations including new windows and recladding; new bin store; residents and visitors cycle parking; Hard and Soft Landscaping and Boundary Treatment; First Floor Infill Extension; Associated Works

Plan numbers:

E0-010, E1-100 Rev P2, E1-101 Rev P2, E1-102 Rev P2, E1-103 Rev P2, E1-104 Rev P2, E1-105 Rev P2, E3-100 Rev A, E3-101 Rev A, E3-102 Rev PA, E3-103 Rev A, P1-100 Rev P5, P1-101 Rev P6, P1-102 Rev P5, P1-103 Rev P5, Rev P1-104 Rev P5, P1-105 Rev P5, P1-106 Rev P3, P1-107 Rev P3, P2-100 Rev P4, P2-101 Rev P3, P3-100 Rev P5, P3-101 Rev P4, P3-102 Rev P4, P3-103 Rev P4, P1-108 Rev P3,

Supporting Documents:

Energy and Sustainability Statement (30th July 2020), Flood Risk Assessment & SuDS Strategy Report (31 July 2020), Air Quality Assessment (04 August 2020), Daylight and Sunlight Report (July 2020), Heritage Statement (August 2020), Planning Statement (August 2020), Transport Statement (August 2020), Draft Residential Travel Plan (August 2020), Pedestrian and Wind Environment Statement (July 2020), Waste Management Strategy (August 2020), Noise Impact Assessment, Design and Access Statement, Affordable Housing Viability Statement (August 2020), Addendum to Planning Statement (12 January 2021), Flood Sequential Test Report (December 2020), Internal Daylight Addendum (05/01/2021)

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

3. Constriction Logistics Plan

No development shall take place until a construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

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

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

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers

4. Construction Environmental Management Plan

No site works or development shall take place until a construction environmental management plan (CEPM) has been submitted to and agreed in writing by the Local Planning Authority. The CEMP shall detail the measures to reduce the environmental impacts during the construction phase and set out the arrangements for the handling of excavation, and construction waste arising from the development. The development shall be carried out in accordance with the approved plan

REASON: To ensure measures are in place to reduce environmental impacts during construction and ensure that waste management on the site is addressed from construction stage

5. Surface and Foul Water Disposal

No development shall take place, until works for the disposal of surface and foul water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

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

6. Surface Water Attenuation

No development shall take place, until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

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

7. Biodiversity Enhancements

The development hereby approved shall not commence until full details of the Biodiversity Enhancements have been submitted to and approved in writing by the local planning authority. The applicant shall be required to provide full details of:

- provision of biodiverse, blue-green roofs of varied topography, equipped with a mix of shelter elements to suit a broad spectrum of invertebrate groups; full build-up details and proposed plant species
- number, type and placement of wildlife shelters for bat and bird (including e.g. house sparrow, tits, robins, swift, starling, kestrel) species and a range of invertebrate species wildlife to be incorporated within the fabric of the buildings and other structures, including solid and green walls
- the first five years of management following establishment and subsequent plan updates
- arrangements for management plan implementation, oversight, update and monitoring

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

REASON: To enhance green infrastructure and to provide gain for biodiversity

8. Landscaping Details

Notwithstanding the details that have been submitted, the development hereby approved shall not commence until a scheme for detailed hard and soft landscaping of the development has been submitted to and approved in writing by the Local Planning Authority. To include:

details of the planting, hard surfacing materials, and including the external seating, street furniture, pergolas, trellis, climbing plant supports, tree pits including all underground cellular systems, drainage, growing medium, tree planting and support, rain gardens, SUDs measures. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities and an implementation programme. Planting which may provide benefits in terms of improving air quality are encouraged.

The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm

9. Materials

Notwithstanding the details shown on the approved drawings, the development hereby approved shall not commence until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) facing materials for the building, including brickwork bond details;
- b) windows/ doors;
- c) balcony and balustrade detail details

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

10. Materials 2

The development hereby approved shall not commence until a x 1:1 sample mock-up of a window opening, surrounding brickwork and proposed brick detail to be used in the external faces of the buildings have been erected on site (or at such other location(s) as may be agreed in writing by the local planning authority) and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details, samples and drawings so agreed and shall be retained as such thereafter.

REASON: To ensure a high quality and satisfactory form of development

11. Window and Door Reveals

Notwithstanding the details shown on the approved drawings, the construction of the buildings hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. In the event that the depth of the reveals is not shown to be sufficient, a modification showing deeper reveals shall be submitted to the LPA for approval in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure a high quality finish to the external elevations of the building

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 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

13. Delivery and Servicing Plan

The development hereby approved shall not be first occupied until a Delivery and Servicing Plan has first been submitted to and agreed in writing by the Local Planning Authority. The revised Delivery and Servicing Plan shall include full details of the onsite Refuse Management Strategy. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter. All deliveries and servicing associated with the development shall be carried out only in accordance with the approved details.

REASON: To ensure that the transport network impact of deliveries associated with the development are managed

14. Communal facilities for television reception

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (e.g. aerials, dishes and other such equipment) shall be submitted to the Local Planning Authority in writing to be agreed. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter. 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

15. Lighting Strategy

Prior to installation of lighting, details of the lighting of all public realm and all exterior communal areas (including buildings) within the site, has first been submitted to and agreed in writing by the Local Planning Authority. The details shall include details of the intensity of light emissions (including the surface area to be illuminated), light spillage, specification and detailed drawings of the proposed lighting columns and fittings and any measures for mitigating the effects of light pollution. The units shall not be occupied until the lighting has been provided on site in accordance with the approved plans and the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles and achieves a high standard of residential quality

16. Landscape Management and Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and landscape maintenance schedules for all landscape areas, has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape Management Plan and Landscape Maintenance Plan shall be carried out in a timely manner as approved and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity

17. Cycle Storage

The development hereby approved shall not be occupied until details of cycle storage on the site have been submitted to the Local Planning Authority in writing for approval. The cycle storage thus approved shall be carried out and implemented in full on site and shall be retained for the duration of the uses on the site.

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

18. Bird Management Plan

The development hereby permitted shall not be occupied until a bird management plan has been submitted to, and agreed in writing by the Local Planning Authority in conjunction with the Ministry of Defence. The Bird Management Plan will detail the long term management of the site to prevent successful breeding by hazardous large gulls. The agreed bird management plan shall be implemented in accordance with the approved details and managed as such in perpetuity.

REASON: To ensure the development provides the appropriate aerodrome safeguarding requirements by the Ministry of Defence

19. Non-residential opening hours

Unless otherwise agreed in writing by the local planning authority, the flexible commercial workspace hereby approved shall only be open between: 7:00am and 22:00pm on Mondays to Saturdays and between the hours of 10:00am and 18:00pm on Sundays and Bank Holidays.

REASON: To ensure that the operation of the first floor commercial use is compatible with the adjoining residential amenity

20. Non-residential Delivery Hours

Deliveries to any non-residential uses within the development shall take place only between the hours of 08:00 and 19:00 on Mondays to Fridays and between the hours of 09:00 and 17:00 on Saturdays. There shall be no deliveries on Sundays and Bank Holidays

REASON: To ensure that the noise impact of deliveries associated with non-residential uses within the development is minimised and that the development achieves a high standard of amenity for future and the neighbouring occupiers

21. Accessible and Wheelchair Dwellings

Flat numbers A209M, A509M, A609M and A709M as shown on the approved plans shall be 'Wheelchair Accessible', equating to a minimum of 10% of the overall proposed units. All other residential units in this development, as detailed in the submitted and approved drawings, shall be built to Building Regulation Standard M4(2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards.

REASON: To ensure provision of 'Wheelchair and Accessible and adaptable' housing

22. Refuse Storage

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing plans.

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

23. Communications

Notwithstanding the provisions of Part 16 (Communications) to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and replacing that Order with or without modification, no development that would otherwise be permitted by that part of the Order (or the equivalent provisions of any replacement Order) shall be carried out without planning permission having first been obtained from the local planning authority.

REASON: To ensure that the development preserves the highest standards of architecture and materials.

24. Noise Levels

Unless otherwise agreed in writing by the Local Planning Authority, the individual and cumulative rating level of noise emitted from plant and/or machinery at the development hereby approved shall be at least 10dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial areas.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings

25. Appearance of Buildings

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building hereby approved.

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

26. Landscape Implementation

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme that has been submitted to the Local Planning Authority in writing to be agreed. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the residential parts of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow

27. Use Class B1

The first floor commercial flexible workspace shall only be used for the purposes specified and for no other purpose, including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the amenity of neighbouring residents and the character of the locality and in the interests of highway safety, and allow a reconsideration of the impacts of any change of use at the time.

28. Window glass

The window glass of the retail / commercial / community uses hereby approved shall not be painted or otherwise obscured without the prior written permission from the Local Planning Authority.

REASON: To ensure that active shopfronts are maintained in the interests providing high quality and attractive appearance commensurate with the designation as a primary shopping frontage

Informatives

1. Planning Policies

The following policies are relevant to this decision:

The London Plan (2016): 2.3, 2.13, 3.1 3.3, 3.5 3.4, 3.5, 3.6, 3.8, 3.10, 3.11, 3.13, 4.2, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.11, 5.12, 5.13, 5.15, 5.18, 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8, 7.14, 7.15, 7.19, 7.21, 8.2

The Publication London Plan (2020): GG2, GG4, SD1, SD6, D1, D2, D3, D4, D5, D6, D7, D8, D9, D14, H1, H4, H5, H10, H11, E2, HC1, G6, G7, G8, SI1, SI2, SI3, SI4, SI5, SI12, SI13, T1, T2, T3, T4, T5, T6, T6.1, T7, DF11

Harrow Core Strategy (2012): CS1A, CS1B, CS1D, CS1E, CS1H, CS1I, CS1J, CS1K, CS1R, CS1U, CS1W, CS1X, CS1Z, CS8I

Development Management Policies DPD (2013): DM1, DM2, DM3, DM4, DM7, DM9, DM10, DM12, DM13, DM14, DM15, DM21, DM22, DM24, DM27, DM28, DM36, DM40, DM42, DM43, DM44, DM45, DM50

Harrow and Wealdstone Area Action Plan (2013): AAP3, AAP4, AAP5, AAP6, AAP9, AAP10, AAP13, AAP15, AAP17, AAP19, AAP20

Supplementary Planning Document: Residential Design Guide (2010)

Planning Obligations and Affordable Housing Supplementary Planning Document (2013)

Mayor of London's Housing Supplementary Planning Guidance (2016)

Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (2017)

2. 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.

3. The Party Wall etc. Act 1996

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: Ucommunities@twoten.comU4T

4. Mayoral Community Infrastructure Levy (provisional)

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 £223,200. This amount includes indexation which is 323/323. 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 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

6 Harrow Community Infrastructure Levy (provisional)

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 is £537,428

This amount includes indexation which is 320/224. 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:

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

7 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 39-46 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice

8. Thames Water

The applicant is advised to contact Thames Water regarding confirmation of capacity within their system to receive the proposed discharge from the new development

9. Sustainable Urban Drainage

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 (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information

10. Compliance with conditions

Compliance with Planning Conditions Requiring Submission and Approval of Details Before Development Commences

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

11. Highways Interference

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.

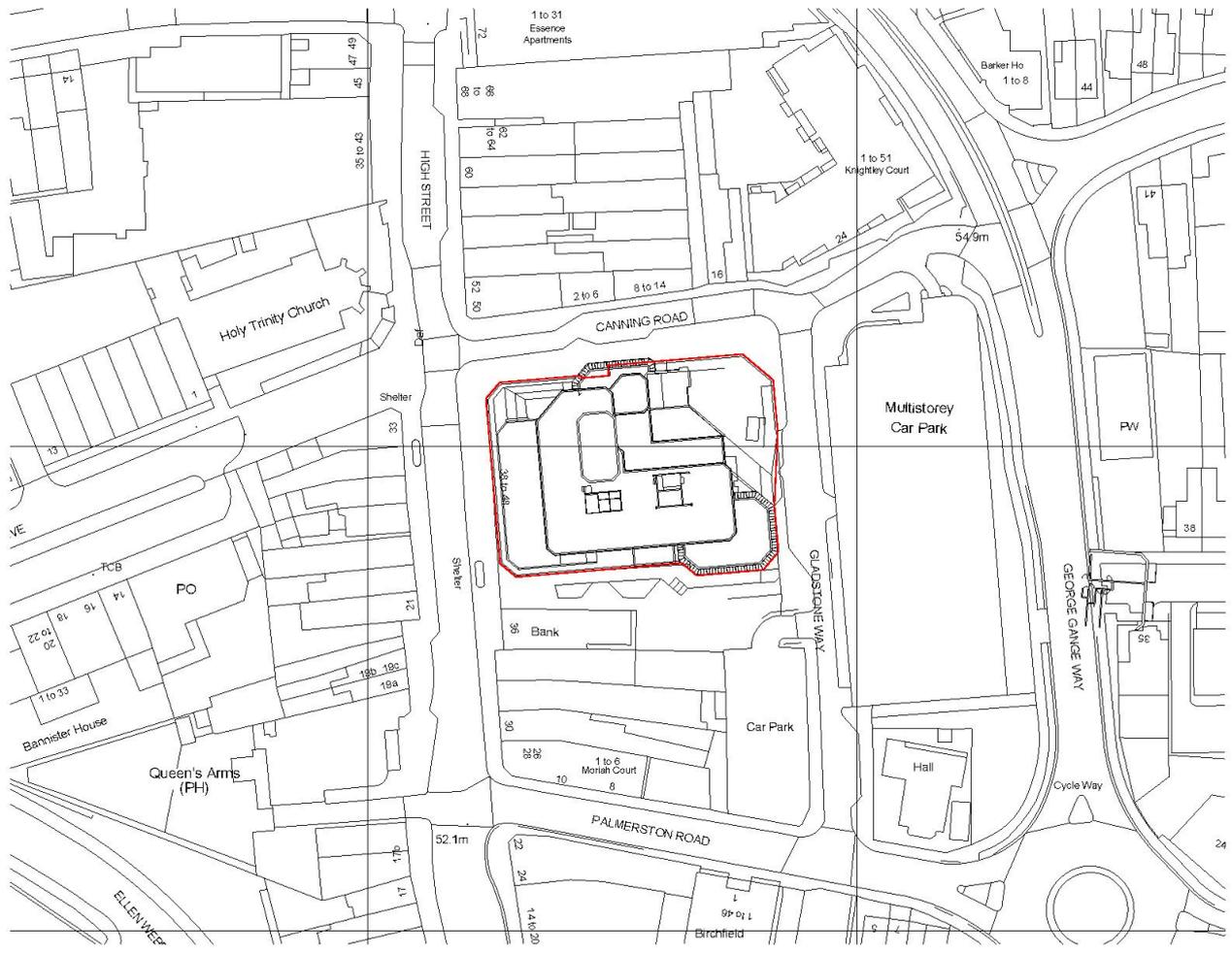
12. Naming and Numbering

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

CHECKED

Head of Development Management	Orla Murphy 5.2.2021
Corporate Director	Paul Walker 5.2.2021

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS





APPENDIX 4: PLANS AND ELEVATIONS





NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the centre of the work unless otherwise stated.
4. All dimensions are to the finished surface unless otherwise stated.
5. All dimensions are to the finished surface unless otherwise stated.

KEY

- WALL
- WINDOW
- DOOR
- STAIR
- BALCONY
- TERRACE
- ROOF
- FLOOR
- CEILING
- LIGHTING
- FURNITURE
- EQUIPMENT
- PLANT
- RECEPTION
- OFFICE
- STUDY
- GYM
- LIBRARY
- MEETING ROOM
- WAITING AREA
- FLEXIBLE USE AREA
- COMMUNAL RESIDENTIAL
- CO-WORKING CAFE
- CAFE/ SERVING AREA
- BICYCLE STORAGE
- BIN STORE



ColladoCollins Architects

Akelus Premier House, Wealdstone Fifth Floor Plan

PLANNING 14063 P1-105 PS



NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the centre of the work unless otherwise stated.
4. All dimensions are to the finished surface unless otherwise stated.
5. All dimensions are to the finished surface unless otherwise stated.

KEY

- WALL
- WINDOW
- DOOR
- STAIR
- BALCONY
- TERRACE
- ROOF
- FLOOR
- CEILING
- LIGHTING
- FURNITURE
- EQUIPMENT
- PLANT
- RECEPTION
- OFFICE
- STUDY
- GYM
- LIBRARY
- MEETING ROOM
- WAITING AREA
- FLEXIBLE USE AREA
- COMMUNAL RESIDENTIAL
- CO-WORKING CAFE
- CAFE/ SERVING AREA
- BICYCLE STORAGE
- BIN STORE



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Akelus Premier House, Wealdstone Proposed West Elevations

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