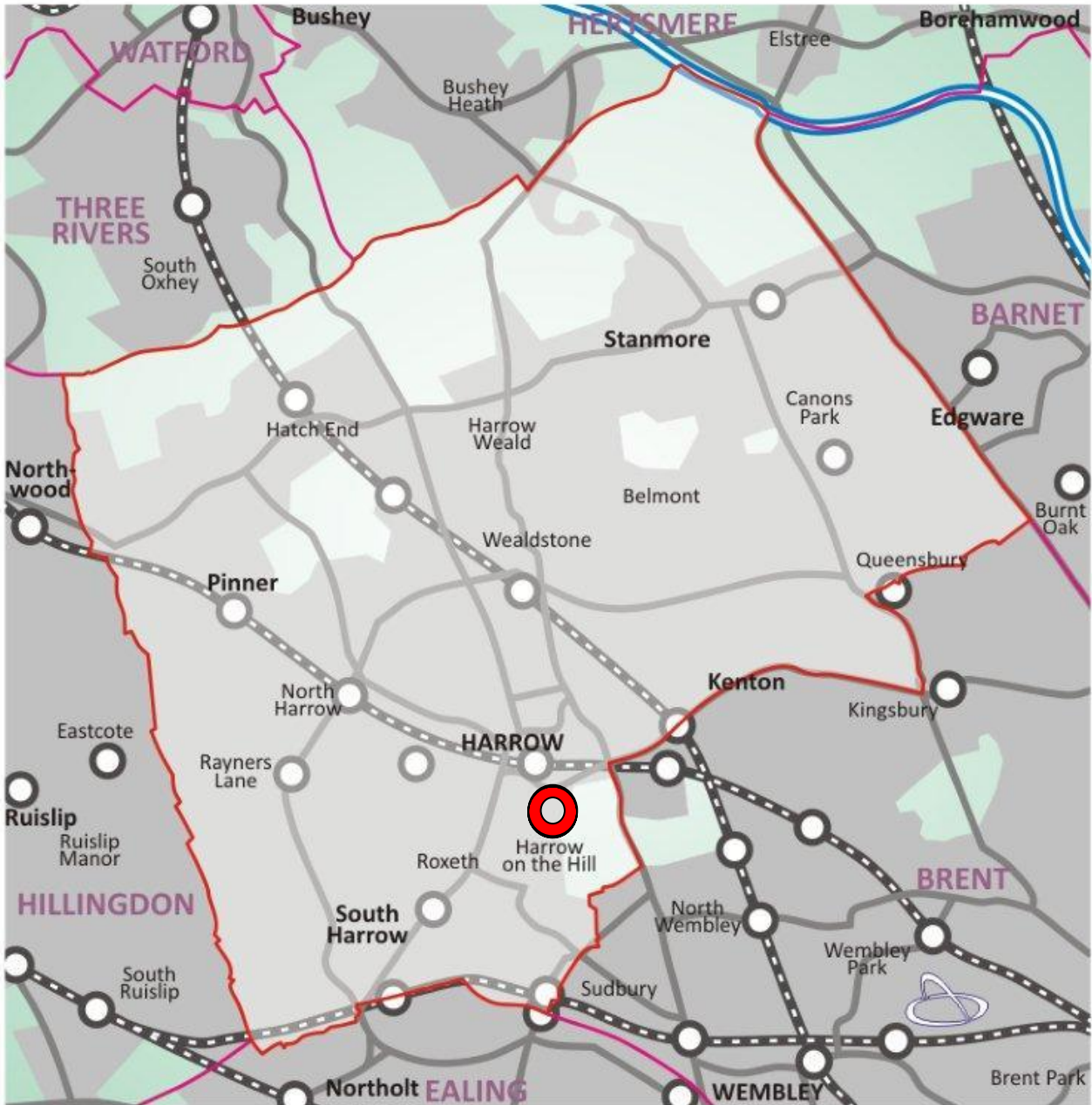


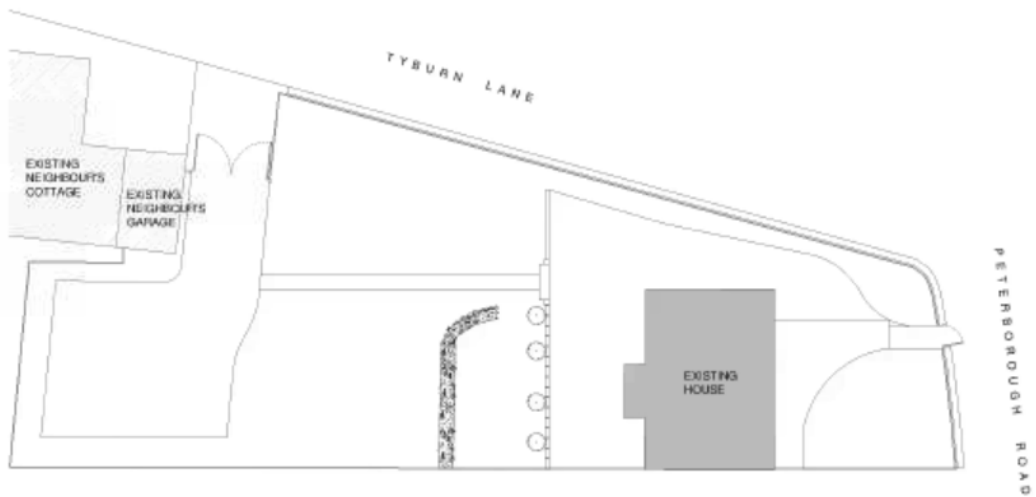
 = application site



**Chalgrove, 30 Peterborough Road Harrow HA1 3DX**

**P/2888/20**

# CHALGROVE, 30 PETERBOROUGH ROAD



# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

17<sup>th</sup> March 2021

**APPLICATION NUMBER:** P/2888/20  
**VALID DATE:** 18/09/2020  
**LOCATION:** CHALGROVE 30 PETERBOROUGH ROAD  
HARROW  
**WARD:** HARROW ON THE HILL  
**POSTCODE:** HA1 3DX  
**APPLICANT:** MR AJAY RAJAN GUPTA  
**AGENT:** ORAMA ARCHITECTS LTD  
**CASE OFFICER:** SHAMAL LONDON  
**EXPIRY DATE:** 18/12/2020  
**EXTENSION OF TIME:** 18/03/2021

### PROPOSAL

Outbuilding at rear for use as gym/study/storage; External steps and piers at rear: installation and replacement of approx. 1.60m pedestrian gate to front boundary (retrospective)

### RECOMMENDATION

The Planning Committee is asked to:

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

### REASON FOR THE RECOMMENDATION

The proposal would result in an acceptable impact on the visual amenities of the house and surrounding area and would have an acceptable impact on the residential amenities of neighbours. The proposal is considered to have an acceptable impact upon the character and appearance of the Conservation Area and the setting of the Listed Building. As such, the proposal would accord with the NPPF (2019), Policies D1, D3, D4 and HC1 of the London Plan (2021), Policy CS1.B of the Harrow Core Strategy, Policy DM1 and DM7 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

## **INFORMATION**

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	(E)21 Householder Development
Council Interest:	None
Net Additional Floorspace:	22sqm
GLA Community	
Infrastructure Levy (CIL):	£N/A
Local CIL requirement:	£N/A

## **HUMAN RIGHTS ACT**

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

## **EQUALITIES**

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

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

## **S17 CRIME & DISORDER ACT**

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

## **1.0 SITE DESCRIPTION**

- 1.1 The application site is on the north-west quadrant of the junction of Peterborough Road and Tyburn Lane.
- 1.2 The site is occupied by a red brick, Arts and Crafts style house dating to 1893.
- 1.3 The house became grade II listed on 25/07/1990.
- 1.4 The boundary treatment comprises a low brick wall of the same red brick type as the house that appears to have been constructed at the same time, topped by a stone coping.
- 1.5 This runs along the front, east boundary (facing Peterborough Road) of the site with a 1.45m gap for a front gate, and for 40.44m along the north boundary (facing Tyburn Lane).
- 1.6 Since this brick wall was constructed at the same time as the house, the boundary treatment is curtilage listed.
- 1.7 Above this brick wall (and attached to it in places), is a timber fence interspaced with concrete posts. In combination with the brick wall it currently measures between 3.1m and 2.39m in height from the pavement level on the boundary facing Peterborough Road and 3.38m and 2.82m in height from pavement level on the boundary facing Tyburn Lane.
- 1.8 The ground level to the garden within the site is considerably higher.
- 1.9 There is a solid, double timber pedestrian gate facing Peterborough Road that is 2.64m high. These timber gates and fence additions to the boundary treatment were added within the last four years and do not benefit from the required Listed Building Consent or Planning Permission.
- 1.10 Tyburn Lane is a London Distributor Road (Road Tier 2).
- 1.11 Located to the north west is detached 'Grove End Cottage.
- 1.12 Located to the south east is detach Garlet 32 Peterborough Road
- 1.13 The site is location with a critical drainage area and is located within the Harrow on the Hill Conservation Area.

## **2.0 PROPOSAL**

- 2.1 Erection of outbuilding with final third of rear garden with mono pitched roof and maximum height of 2.49 metres. The outbuilding would be used for storage, gym and study incidental to the main dwelling house. The outbuilding would be timber clad with UPVC windows.
- 2.2 Installation of new steps from the existing terrace to the lawn area. These steps would be constructed in materials to match the existing.

- 2.3 The proposal also seeks retrospective planning permission for the front gate fronting Peterborough Road. The gate is timber constructed and has a height of 1.6 metres. The timber decking which appeared on the originally submitted floor plans has been removed within this proposal to ensure an acceptable impact on character and appearance of the conservation area and setting of the Listed building.

### 3.0 **RELEVANT PLANNING HISTORY**

- 3.1 A summary of planning history is set out below:

<b>Ref no.</b>	<b>Description</b>	<b>Status &amp; date of decision</b>
<b>P/1799/04/CFU</b>	DETACHED DOUBLE GARAGE	Grant - 21-Mar-2006
<b>P/1136/04/CCO</b>	RETENTION AND COMPLETION OF PAVED AREA/STEPS AT FRONT, PAVED PATIO & WALL AT REAR, PROVISION OF REPLACEMENT BOUNDARY FENCE & TIMBER GATE	Grant - 29-Jul-2004
<b>P/1684/03/CFU</b>	SINGLE STOREY GARAGE BLOCK FOR THREE VEHICLES AND PROVISION OF BOUNDARY FENCING.	Refuse - 16-Oct-2003
<b>P/1685/03/CFU</b>	BUNGALOW WITH ACCESS AND BASEMENT PARKING AND PROVISION OF BOUNDARY FENCING AND NEW ACCESS FOR CHALGROVE	Refuse - 16-Oct-2003
<b>HAR/5121</b>	ERECT DOMESTIC GARAGE VEHICULAR ACCESS	Grant - 13-Jul-1951
<b>HAR/5121/A</b>	ERECT DOMESTIC GARAGE (AMENDED SITING)	Grant - 11-Dec-1951
<b>P/3667/10</b>	REMOVAL OF EXISTING BOUNDARY FENCE, POSTS AND FRONT GATE AND INSTALLATION OF REPLACEMENT BOUNDARY FENCE, TIMBER POSTS AND FRONT GATE TO CURTILAGE WALL; CONSTRUCTION OF TIMBER POSTS AND AND VEHICULAR GATE FRONTING TYBURN LANE	Grant - 01-Mar-2011
<b>P/0048/11</b>	LISTED BUILDING CONSENT: REMOVAL OF EXISTING BOUNDARY FENCE AND FRONT GATES AND INSTALLATION OF REPLACEMENT BOUNDARY FENCE AND GATES TO CURTILAGE LISTED WALL	Grant - 01-Mar-2011

## 4.0 CONSULTATION

- 4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 27th October 2020. Following the revisions to the scheme further consultation letters were sent and this re-consultation period expired on 23rd December 2020.
- 4.2 Six objections were received from the public consultation in total.
- 4.3 A summary of the responses received along with the Officer comments are set out below:

### Trees

There are a number of trees withing falling distance of the development.

*Officer response:* The development is sufficiently sighted from trees within the area as such the development would be acceptable.

### Parking

The development would be subsequently reducing the number of car parking available to the dwelling. This may result in an overspill in parking along the neighbouring streets and roads.

*Officer response:* There would remain sufficient hardstanding within the curtilage of the property to accommodate off street parking for residential use.

### Drainage

We are concerned drainage will be a serious problem

*Officer response:* Harrow Councils drainage officer has raised no concerns regarding drainage of the area.

### Amenity

Building is too large for its location and will result in a loss of amenities

Visual encroaching and shade even more over small garden, kitchen dining and living area. Causing loss of natural light, garden sun and amenity value. View of trees up the Hill which the Conservation Officer said must be protected would be blocked.

*Officer response:* In regard to impact of the development on residential amenity this is addressed within the body of the officer's report below.

### Character and Appearance

The proposal by way of its large footprint, inappropriate style and materials is totally out of keeping, adjacent to Chalgrove, a Conservation Area Grade II Listed home

Materials seems incompatible with character and appearance of Chalgrove a Grade II listed building in the conservation area.

*Officer response:* In regard to impact of the development on character and appearance this is addressed within the body of the officer's report. Furthermore,

the Conservation Officer raised no objections to the development subject to conditions.

Other

Details of decking to be provided.

*Officer response:* This element has since been omitted from the proposed development.

We fear the outbuilding would be used a meeting space for businesses and not domestic use.

*Officer response:* A condition has been recommended which states the use should be ancillary to the host dwelling.

If proposal is approved, we hope the height of gravel boards could be increased and fencing substantially improved

*Officer response:* This would be regarded a civil matter one of which would need to be handled between neighbours.

Ask for guarantee that no rubbish would gather on our boundary in future

*Officer response:* This would be regarded a civil matter one of which would need to be handled between neighbours.

Location plan is incorrectly drawn

*Officer response:* in regard to location plan the LPA has to make an assessment based on the details submitted. Further, the submitted location is considered to be a true reflection of the existing site.

We assume no habitable/overnight use would be allowed, no kitchen or bathroom facilities only electricity provided to the building.

*Officer response:* *The applicant has stated that the outbuilding would be used for storage, gym and study ancillary to the main dwelling. Furthermore, the floor plans do not show any primary living accommodation features such as a bathroom or kitchen. The suggested condition would ensure that the outbuilding would only be used for ancillary purposes only.*

Application form is contradicting, is the site visible or is it not visible.

*Officer response:* Sufficient information has been submitted by the applicant for the LPA to make an assessment on the impact to the conservation area and Listed Building.

Surely there is space for a gym and storey within the existing 3 floors, 5 double bedroom house.

*Officer response:* This is not material of planning consideration.

No details regarding foundations, gutters or drainage have been provided.

*Officer response:* The applicant is not obligated to submit this information in regard to structural integrity this would be a building control matter.

There was never a request to change the gate at Tyburn Lane entrance

*Officer Response:* *This falls outside of the consideration of this application and would be subject to separate investigation by the Council's Planning Enforcement Team.*



4.4 Statutory and non-statutory consultation

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

Consultee and Summary of Comments
<u>Drainage</u> No objection subject to conditions
<u>Pebwatch</u> No comments received.
<u>Harrow Hill Trust</u> No comments received.
<u>Historic England</u> No Objection
<u>CAAC</u> No objection
<u>Conservation Officer</u> Following amendments to the application the development would have acceptable impact on heritage assets and the conservation area and listed building. No objection (see below)

**5.0 POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] which sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2021 [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]. The relevant policies are referenced within the report below and a summary within Informative 1.

## 6.0 **ASSESSMENT**

6.1 The main issues are:

- Character and Appearance of the Conservation Area/ Listed Building/ Area of Special Character
- Residential Amenity
- Flood Risk and Drainage

### 6.2 **Character and Appearance of the Conservation Area/ Listed Building/ Area of Special Character**

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): D1, D3, D4, HC1
- Harrow Core Strategy (2012): CS1B, CS1.D
- Harrow Development Management Policies (2013): DM1, DM6, DM7

6.2.2 The subject dwelling is a grade II listed building, the list description of the late 19<sup>th</sup> century Arts and Crafts Chalgrove mentions many of its architectural qualities:

*'House. 1893 by A Mitchell for Adolf Hildesheim. Red brick in English bond; 1st floor of front rendered. Plain tile roof. 2 storeys with attic, 5 bays. Small-pane wooden windows with mullions and transoms. Steps up to entrance in bay 4 which has door (of small-pane glazing over 3 panels) in reveal, round archway, and bracketed, bowels, canopy. Small window to right with apron panel, and canted bay window of 1, 3, 1 lights and with dentilled eaves to left. High wooden cornice broken by tall central stair window of 2 x 3 lights and with 2 cross-windows to either side. Modillioned eaves cornice. Two segmental-arched 2-light dormers. Raised verges with coping. Corniced end stacks. Rear: canted bay window with central double door, small window to right, 3-light window to left; eaves lower than at front, rising above the 1st-floor windows of 3 and 4 lights. Interior not inspected. The Builder, 17 June 1893; The Architect, 13 September 1895'*

6.2.3 The 19<sup>th</sup> century Garlet and Heathfield are listed and are also by Arnold Mitchell. Along with Chalgrove, these buildings form a distinctive Arts and Crafts group. The CAAMS states the Arts and Crafts buildings of the Conservation Area 'are predominantly the Arnold Mitchell houses situated on the lower slopes of Grove Hill and Peterborough Road. These create an elegant and distinct group that are without doubt some of the most architecturally important buildings in the conservation area'. It indicates these form the source of key views

6.2.4. The CAAMS notes that 'These demonstrate how well-planned houses can appear highly picturesque through the use of varied materials and textures inspired by the vernacular tradition. They are symmetrical, 2-2.5 storey detached buildings, with steeply pitched roofs and often overhanging eaves. They have recessed semi-circular brick arched entranceways and varying sized gable ends facing different directions. They are constructed of red brick with red clay tiles, including first floor tile hanging. There is attractive rubbed and carved detailing, including dentil courses, well-proportioned timber windows and porch detail. Occasionally the properties have black timber and white render detailing or pebble dash in the gable ends. These shared qualities unite the properties and point to their common architect, although

importantly each house is unique. For example, they often have their own extra ornamental features. There are a small number of Arts and Crafts properties by other architects that share many of these characteristics.

- 6.2.5 The green garden setting contributes to their significance by providing an intended picturesque setting complimenting their Arts and Crafts design.

#### Stairs at rear

- 6.2.6 The changes shown to the wall in front of the terrace are acceptable during the course of the application the materials were changed to match, further a condition would be attached to ensure this is maintained to protect the character and appearance of the listed building and conservation area. It should be noted these stairs would serve as functional to the operation of occupiers of the host dwelling to navigate the change in level into the rear garden.

#### Outbuilding

- 6.2.7 The outbuilding would be located within the final quarter of the garden and approximately 1.88m from the western site boundary, 2.2m from the northern site boundary and 2.65m from the southern site boundary. It would be constructed of timber with a mono pitched roof. The height would be 2.49m maximum. Having regard to the dimensions the outbuilding, this would adhere to the recommendation of the Residential Design Guide (2010) namely paragraph 6.78. Furthermore, it should be noted the Conservation Officer raised no objections to the outbuilding, as such it is regard to have an acceptable impact to the character and appearance of the listed building and conservation area.

#### Front Gate

- 6.2.8 This element of the development seeks permission for the existing timber gate along the front elevation. While it is acknowledged this would be highly visible to the public domain the Local planning Authority (LPA) acknowledges this would not introduce unacceptable impact to the conservation area or the setting of the listed building.
- 6.2.9 In summary, subject to conditions, it is considered that the proposed development would not unacceptably harm the appearance of the locality and therefore accord with the policies listed above. Given that the proposed outbuilding would be single storey and the gate and steps would be ancillary features, the proposals are not considered to impact upon the area of special character of Harrow on the Hill.

### **6.3 Residential Amenity**

- 6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2020): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

#### Relevant Supplementary Documents

- Residential Design Guide (2010)

### Impact on Grove End Cottage

- 6.3.2 It is noted the rear outdoor amenity space afforded to this neighbouring dwelling is not as generous as some of the other neighbouring dwellings. This dwelling is positioned to the north-west of the proposed outbuilding. At a maximum height of 2.49 metres with a mono pitched roof the proposed outbuilding would not result in unacceptable undue detriment to the residential amenities of this dwelling.
- 6.3.3 Moreover, the outbuilding would be sited approximately 2.2 metres from the northern end of the shared boundary and approximately 1.68 metres from the western most part of the common boundary with Grove End Cottage. Given this set back from the boundary it would result in a noticeable height of 0.49 metres above the existing 2-metre-high boundary fence. It should also be noted that the outbuilding would not exceed the recommendation of the SPD namely paragraph 6.78 which states '*a maximum height of 2.5m should be maintained where the development would be with 2 metres of any boundary.*' Given the site circumstance laid out above and considering the development adheres to the recommendation of the SPD (2010) it is not considered that the erection of the outbuilding would unduly impinge on the residential amenities of this neighbour by way of loss of light, or visual amenities.
- 6.3.4 The installation of the pebbles to the rear has since been removed from this application as such does not form part of the assessment. In regard to the gate to the front boundary this would not result in detriment to this neighbouring property. Likewise, the proposed steps at the rear would not be visible from this neighbouring property.

### Impact on Garlet no. 32

- 6.3.5 This dwelling is served by a generous garden, as such the outbuilding would be located in excess of 20m from the rear wall of the host dwelling. As such at 2.5 metres maximum height the outbuilding would not result in unacceptable harm to Garlet (No. 32).
- 6.3.6 As aforementioned, the installation of the pebbles to the rear has since been removed from this application as such does not form part of the assessment. In regard to the gate to the front boundary and the proposed steps, these would be sufficiently set away from this neighbour and as such would not result in detriment to this neighbouring property.

## **6.4 Flood Risk and Drainage**

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2021): S113
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM9, DM10

6.4.2 Policy DM9 B of the Development Management Policies Local Plan (2013) states, "proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused."

- 6.4.3 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. The site is not located within a flood zone. As such this permission contains an informative relating to the provision of sustainable drainage systems.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposal would result in an acceptable impact on the visual amenities of the house and surrounding area and would have an acceptable impact on the residential amenities of neighbours. The proposal is considered to have an acceptable impact upon the character and appearance of the Conservation Area and the setting of the Listed Building. As such the proposal would accord with the NPPF (2019), Policies D1, D3, D4, HC1 and SI13 of the London Plan (2021), Policy CS1.B of the Harrow Core Strategy, Policy DM1 and DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

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

### **CONDITIONS:**

1. Timing

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

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

2. Approved Drawing and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents: PL-050-011 Revision C; PL-100-001 Revision D; PL-200-002 Revision A; PL-300-001 Revision C; PL-400-001 Revision A; Supporting Document: Letter addressing objections; Heritage Statement Revision A

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

3. Windows 1

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the side and rear elevation(s) of the outbuilding hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents.

4. Materials

The development hereby permitted shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the outbuilding and the material to be used for its windows which are to be constructed of timber have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained in that form.

REASON: To safeguard the appearance of the conservation area and the locality, in accordance with Policies DM1 and DM7 of the Councils Development Management Policies Local Plan 2013.

5. Material Steps

The materials of the proposed external steps shall be constructed with materials to match the existing terrace.

REASON: To safeguard the appearance of the conservation area and the locality, in accordance with Policies DM1 and DM7 of the Councils Development Management Policies Local Plan 2013.

6. The detached outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the occupiers of Chalgrove 30 Peterborough Road Harrow HA1 3DX and shall at no point be used as primary living accommodation or any other similar use.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATIVES:**

### 1. Policies

The following policies are relevant to this decision:

#### **The National Planning Policy Framework 2019**

#### **The London Plan (2021)**

D1, D3, D4, HC1, SI13

#### **The Harrow Core Strategy 2012**

CS1.B, CS1.D

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

DM1, DM6, DM7, DM10

#### **Relevant Supplementary Planning Document**

Supplementary Planning Document: Residential Design Guide (2010)

Roxborough Park and the Grove Conservation Area Appraisal and Management Strategy

Historic England Good Practice Advice in Planning Note 3: The setting of heritage assets

### 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. Party Wall Act

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

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

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website:

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

Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail:

[Ucommunities@twoten.comU4T](mailto:Ucommunities@twoten.comU4T)

4. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

5. 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.

6. Surface and foul water connections

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

7. Damage to Highway

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



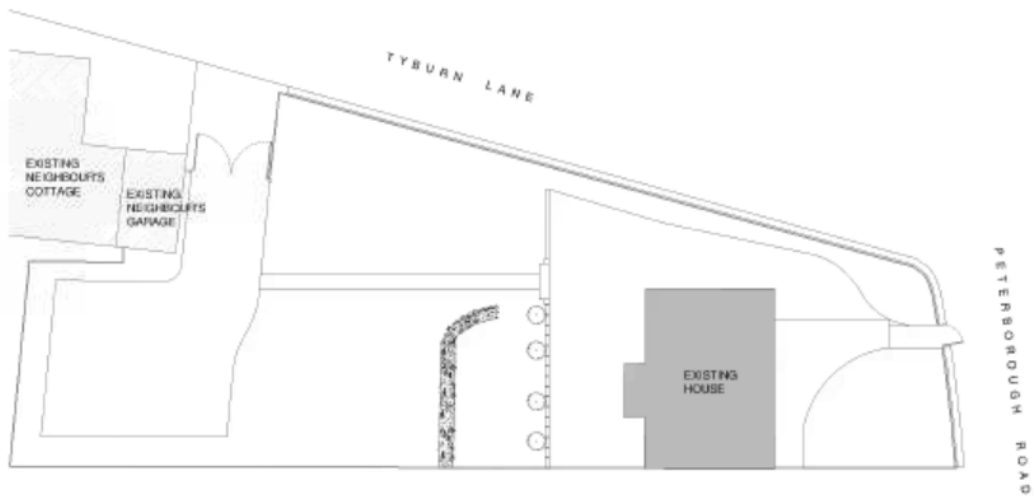
with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

8. The applicant should consult Thames Water developer services by email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) or by phone: 0800 009 3921 or on Thames Water website [www.developerservices.co.uk](http://www.developerservices.co.uk) regarding capacity of their public sewers for receiving additional discharge from the proposed development. The Thames Water confirmation letter should be submitted.

**CHECKED**

Head of Development Management	Orla Murphy 5.3.2021
Corporate Director	Paul Walker 5.3.2021

## APPENDIX 2: LOCATION PLAN



**APPENDIX 3: SITE PHOTOGRAPHS**



**Photos of the rear garden**

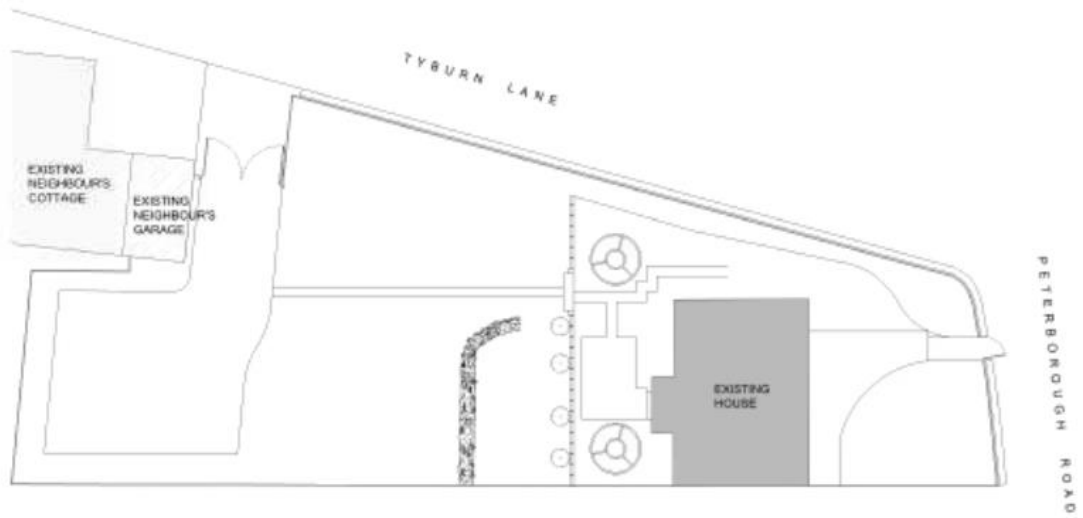


**Photo of retrospective gate to be replaced**

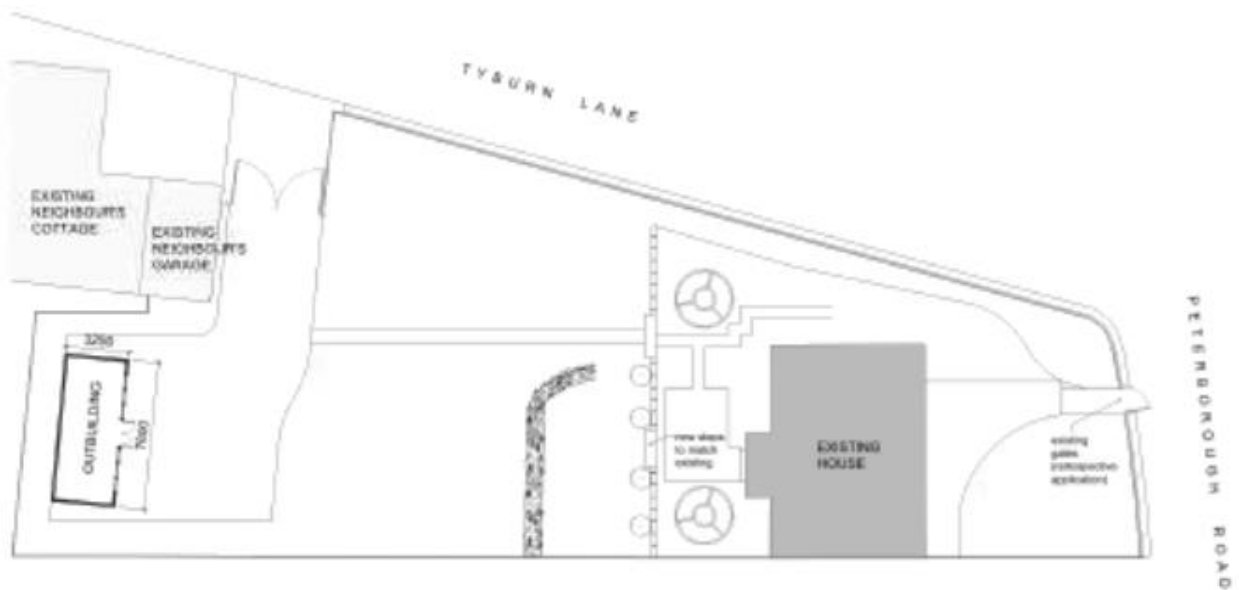


**Photo of front elevation street view**

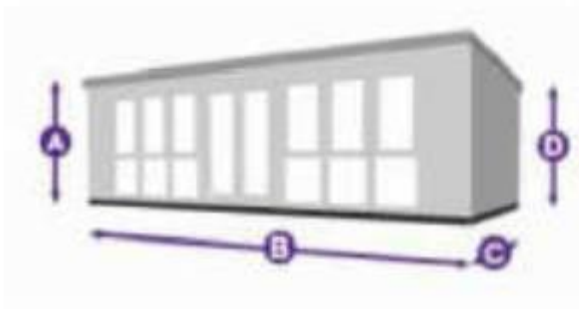
# APPENDIX 4: PLANS AND ELEVATIONS



Existing site plan

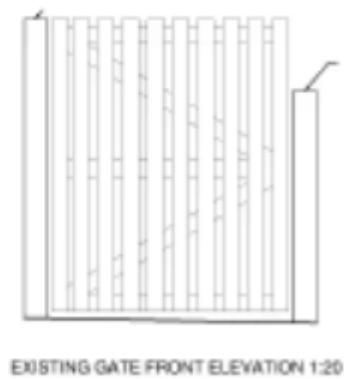
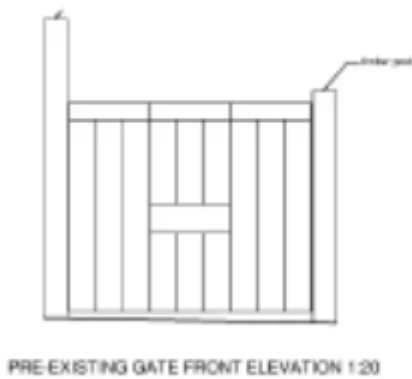
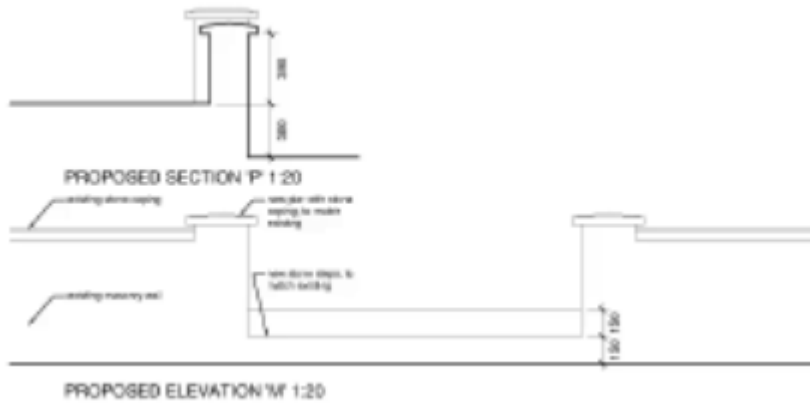


Proposed site plans

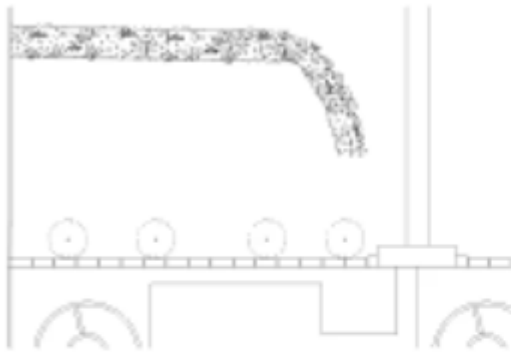


**OUTBUILDING**  
 A: RIDGE HEIGHT 2.49M  
 B: EXTERNAL WIDTH 7.60M  
 C: EXTERNAL DEPTH 3.25M  
 D: INTERNAL EAVES (REAR) 1.99M

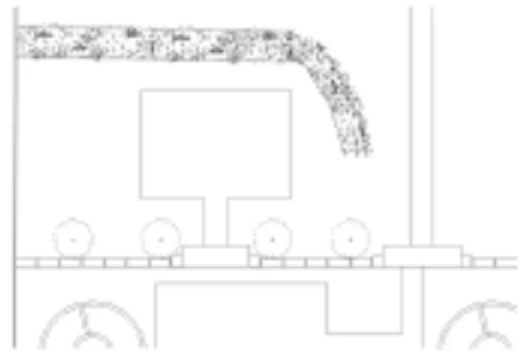
**Proposed details**



**Proposed gate and Pier Details**



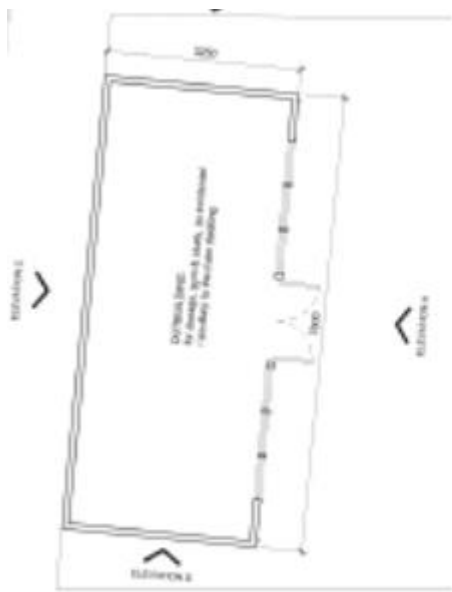
EXISTING PLAN OF WALL BEFORE TERRACE  
1:100



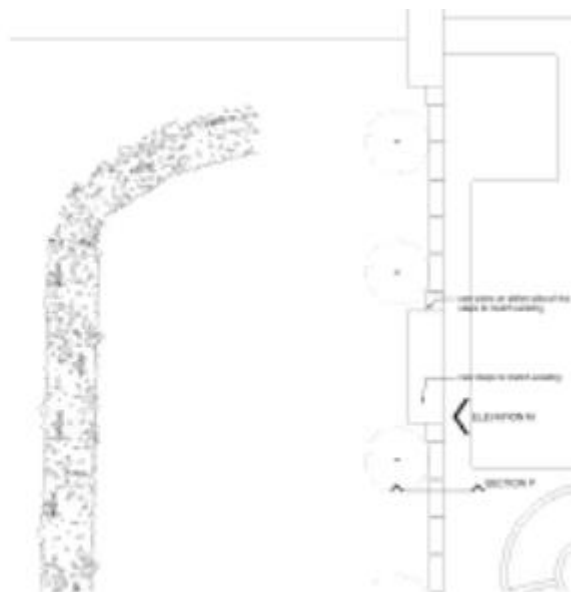
PROPOSED PLAN OF WALL BEFORE TERRACE  
1:100



**Proposed Details of Wall Before Terrace**



PLAN OF OUTBUILDING  
1:50



PLAN OF DWARF WALL  
1:50

**Proposed floor plans**

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