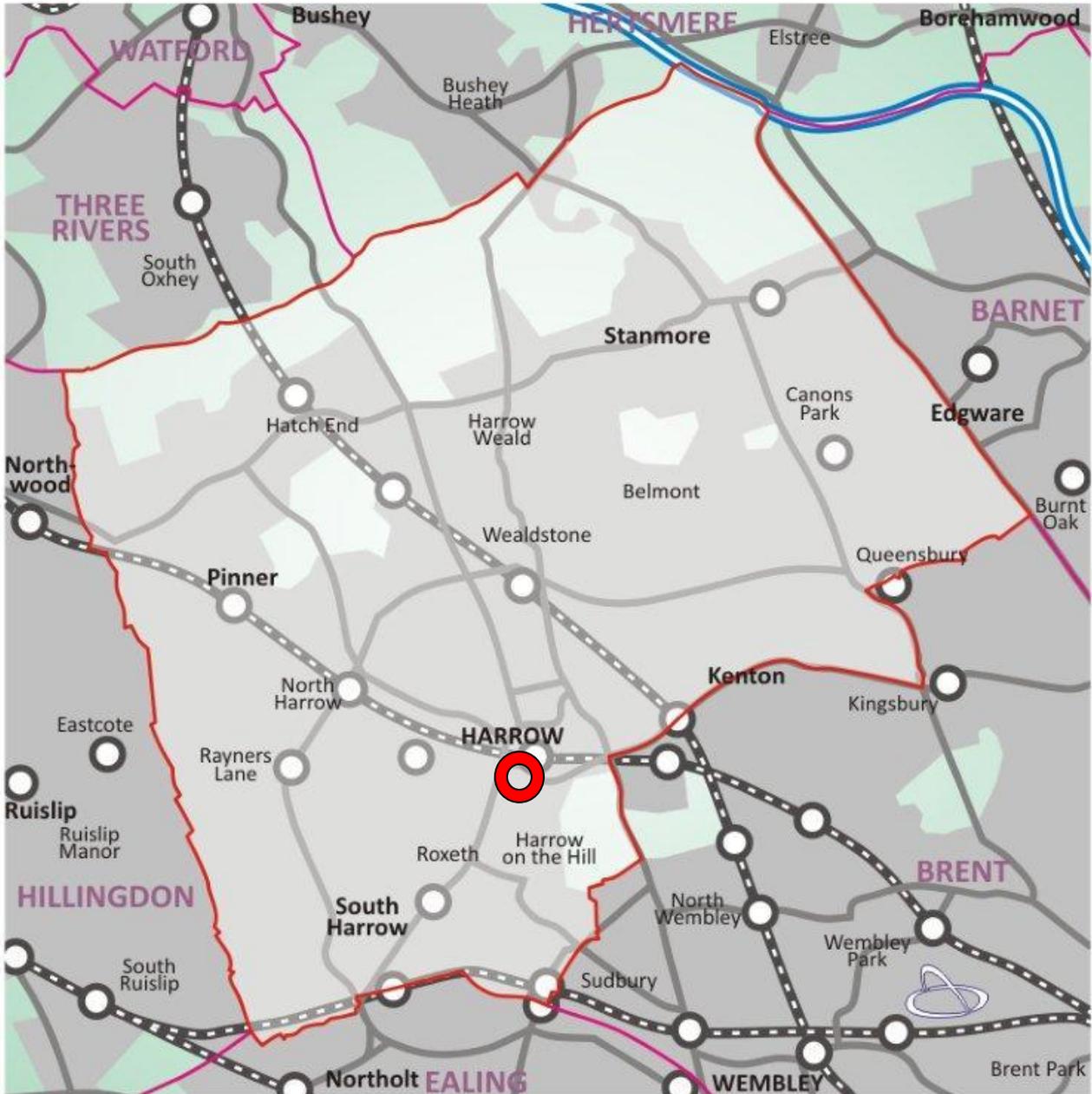


 = application site



94 & 96 Bessborough Road, Harrow, HA1 3DH

P/0151/21

94 & 96 BESSBOROUGH ROAD, HARROW



BLOCK PLAN (1:500)

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

9th JUNE 2021

APPLICATION NUMBER: P/0151/21
VALID DATE: 04/02/2021
LOCATION: 94 & 96 BESSBOROUGH ROAD
WARD: WEST HARROW
POSTCODE: HA1 34DH
APPLICANT: INICIO LIVING LIMITED
AGENT: MR JASON SEED
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 22/03/2021 (EXTENDED 7TH MAY 2021)

PROPOSAL

Redevelopment to provide two storey building with habitable roofspace comprising of nine flats (7 x 2 bed and 2 x 1 bed); landscaping; bin and cycle stores within rear outbuilding (demolition of pair of semi-detached dwelling houses)

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 RECOMMENDATIONS

The proposal would contribute towards housing stock within the Borough and the quality of accommodation for the future occupiers of the units would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring or future occupiers, whilst the design is considered to be sympathetic to the character of the local area.

INFORMATION

This application is reported to Planning Committee as the application results in the construction of more than two dwellings and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor/Other
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£27,300
Local CIL requirement:	£73,167.26 (including indexation)

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

Policy D11 of The London Plan (2021) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 This application relates to two properties located at the western side of Bessborough Road (nos 94 and 96), currently occupied by two two-storey semi-detached dwellings. The site is the end of a run of semi-detached properties. Neighbouring property to the south is a two storey office development.
- 1.2 There is a notable mixture of properties on Bessborough Road, comprising of semi-detached properties and flat developments.
- 1.3 The Locally Listed Kingsfield Arms Public House is located on the opposite site of the road to the north.
- 1.4 The properties are not located within a conservation area or within the setting of a listed building.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing semi-detached properties at no's 94 and 96 Bessborough Road and construct a two storey building which would consist of seven two bedroom flats and two one bedroom flat.
- 2.2 The proposed building would be in a mock - Victorian style with front gable roofs and would feature front and rear dormers to accommodate habitable roofspace. The maximum height of the proposed building would be 9.5m. One parking space would be provided to the front of the property and 18 cycle spaces in the rear garden within an outbuilding.
- 2.3 The dimensions of the proposed terraced development would be approximately 18.0m in width and 15.0m maximum depth. There would be a separation minimum distance of 1.2m to the common boundary with the adjoining properties.
- 2.4 The ground floor flats would have private terrace areas and the upper floors would have private balconies. Furthermore there would be a communal rear amenity space of 190sqm.

3.0 RELEVANT PLANNING HISTORY

96 Bessborough Road

Ref no.	Description	Status & date of decision
P/4458/19	Conversion of dwelling into four flats (1 x studio and 3 x 1 bed); single and two storey side to rear extension;	Granted 16/12/2019

	single storey rear extension; rear dormer to create habitable roofspace; separate amenity space; parking; landscaping; bin and cycle stores	
P/5713/17	Conversion of dwellinghouse to three flats; single and two storey side to rear extension; single storey rear extension; rear dormer to create habitable roofspace; separate amenity space; parking; landscaping and bin / cycle storage; external alterations	Granted 06/07/2018
P/5803/16	Redevelopment to provide a two storey building with habitable roofspace including rear dormers to create four terraced houses; associated parking landscaping and hardstanding.	Granted 23/03/2017
P/2074/17/PRIOR	Single storey rear extension: extending 4.5 Metres beyond the original rear wall 3 metres maximum height 3 metres high to the eaves	PNR 26/06/2017

4.0 **CONSULTATION**

- 4.1 A total of 13 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 4th March 2021. Renotification was sent on 22nd April confirming the correct address of the site, the reconsultation expired on 13th May 2021.
- 4.2 No objections were received.
- 4.3 A summary of the consultation responses received along with the Officer comments are set out in the table below:-

Consultee and Summary of Comments
<p><u>LBH Drainage</u> - No objection subject to conditions.</p> <p><u>LBH Highways</u> – This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network, therefore Highways have no objection.</p> <p><u>Landscape Officer</u> – No objection subject to conditions.</p> <p><u>Conservation Officer</u> – Given the distance from the conservation area and locally listed building and the scale of the proposal, it is considered acceptable.</p>

5.0 POLICIES

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

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

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): H1, H2, H9
- Harrow Development Management Policies (2013): DM24
- Harrow's Core Strategy (2012): CS1

6.2.2 The proposal comprises private market housing and would include 7 no. 2-bed flats and 2 1-bed flats. This mix, given the scale of the development would be acceptable. As the proposal comprises fewer than 10 units, there is no requirement for affordable housing provision. The increase in housing would

broadly comply with strategic housing policies at both London and local levels.

- 6.2.3 For the reason set out above, it is considered that the principle of this proposal meets the above policy requirements with regard to the overarching goal of housing choice and provision.

6.3 Character of the Area and Design

6.3.1 The relevant policies and guidance documents are:

- National Planning Policy Framework (2019)
- The London Plan 2021: D3, D12
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

- 6.3.2 The architectural style of the area is mixed with the surrounding area including traditional semi-detached dwellings and two/three storey flat developments. While there is some presence of render within the existing buildings, the use of brickwork is predominant.
- 6.3.3 The height of the proposed building would be approx. 9.5m which would be 1m above that of the existing properties. It is considered that the proposed height and massing of the building would not be unduly tall and would harmonise with the surrounding buildings within the streetscene.
- 6.3.4 The proposed building would be of a suitable design. The proposed design is a relatively simple appearance but would provide a robust and cohesive finish to the building subject to appropriate detailing which will be secured by condition.
- 6.3.5 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. However, these would need to be provided to include details of all external materials, which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish.
- 6.3.6 Overall, it is considered that the proposed terrace would be of a proportionate and appropriate scale for the surrounding streetscene.

Landscaping

- 6.3.7 The existing properties have a mixture of hard and soft landscaping to the front with the rear gardens made of soft landscaping with mature vegetation. The proposed redevelopment would reduce the hardstanding to the frontage and introduce more soft landscaping.
- 6.3.8 The Council's Landscape architect has not raised objections to the proposals subject to a landscaping strategy including details of the materials of the hard and soft landscaping together with planting schedules. This information would be secured by a condition.
- 6.3.9 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policy D3 of The London Plan (2021), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

Fire Safety

- 6.3.10 Part A of policy D12 requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly point and ensure robust strategies for evacuation are in place as well as confirmation of the fire fighting water supply. A condition is recommended to ensure that a fully comprehensive fire strategy is provided prior to the commencement of the development.

Secure by Design

- 6.3.11 The Designing Out Crime Officer has raised no objection. In order to ensure the development is of a satisfactory level of safety and security otherwise, a condition to achieve Secure by Design accreditation has been attached.
- 6.3.12 Therefore in respect of character and design the scheme complies with the relevant development plan policies

6.4 Residential Amenity

- 6.4.1 The relevant policies and guidance documents are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM2; DM27
- The London Plan (2021): D1, D6

Relevant Supplementary Documents

- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

Residential Amenity for Future Occupiers

6.4.2 The proposed development includes the following breakdown of residential units:

Flat	Type	Area (sq m)
1	2 bed, 3 person	61.5
2	2 bed, 3 person	61.5
3	2 bed, 3 person	62.5
4	2 bed, 3 person	61.5
5	2 bed, 3 person	61.5
6	2 bed, 3 person	62.5
7	1 bed, 2 person	54
8	2 bed, 3 person	54.5
9	1 bed, 2 person	61.5

6.4.3 The proposed flats in all instances exceed the required GIA for the occupancy levels proposed. Furthermore, the units demonstrate that a level of dedicated storage space for future occupiers which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

6.4.4 The London Plan Housing Standards (March 2016) and policy D6 in the London Plan calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed plans (sections) indicate that the proposal would achieve a floor to ceiling height of 2.35m for all the floors. The shortfall here is considered to be minimal particularly when considered against the generous floorplates proposed with good circulation areas. Furthermore, the proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers.

Daylight and Outlook

6.4.5 All units except units 2, 5 and 8 would be dual aspect. These units would have windows to all habitable rooms, therefore it is considered that the proposed flats would have an acceptable amount of daylight and outlook with windows either facing towards the highway of Bessborough Road and to the rear garden areas. As such, it is considered that the proposed accommodation would provide acceptable living conditions in this regard.

Amenity Space

- 6.4.6 Each flat would be provided with a private terrace and use of the rear communal area which is considered acceptable. The flats on the ground floor would have a defensible space at the rear to protect the amenity of the occupiers.

Residential Amenity Neighbouring Occupiers

Impact on 92 Bessborough Road

- 6.4.7 The proposed development would result in a potential increase of 15 occupants which would materially increase the use profile of the existing site circumstances. However, given the mixed character of the surrounding area and also the location of the site in this busy suburban environment, it is considered that the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts of the proposed development would be limited to the scale and siting of the proposed development.
- 6.4.8 The proposal would not interrupt the 45 degree splay taken from neighbouring property No 92 Bessborough Road. The flank walls of the proposed development would be set a minimum of 2m from the shared boundary at the rear which is considered acceptable. The proposed balconies to the rear would have privacy screens to ensure no direct overlooking of no. 94.
- 6.4.9 Overall, it is considered that the proposed development would have a satisfactory impact on the occupants of no. 92 Bessborough Road in terms of outlook, overshadowing and daylight.
- 6.4.10 In addition to the above, it is proposed to include four rear dormers. It is considered that any views from the dormer windows would not lead to undue impacts in terms of overlooking. As any views from these windows would be at oblique angles over neighbouring gardens.
- 6.4.12 No.98-100 to the south is in use as offices as such there would be no undue impacts in terms of amenities on this common boundary as result of the proposed development.

6.5 Traffic, Parking and Drainage

- 6.5.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9; DM10; DM42
- London Plan (2021): T4, T5, T6

6.5.2 This site is recorded as having a public transport accessibility (ptal) level of 2 (moderate). However, part of the plot is within level 5. Due to the close proximity to various bus routes, rail services and local conveniences, the higher PTAL is more appropriate for consideration of this proposal. The nearest bus stops are within 170m, a two minute walk. The site is approximately 750m from Harrow on the Hill Station giving access to London Underground Metropolitan Line and national rail services. This route can also be used to continue on to Harrow Bus Station and Harrow town centre where there are shopping malls, restaurants, supermarkets and leisure facilities. There are schools and open spaces nearby. Therefore it is considered that the proposed parking is acceptable.

6.5.3 The proposal includes the retention of one off-street car parking space for servicing. This is not required for a development of this size and would be better re-purposed as a disabled parking space, a condition to secure this is recommended. Census 2011 records show car ownership levels in this area at 70.1% of households having access to at least one car or van. This means that the nine flats could be expected to generate a total demand for six-parking spaces. Smaller flats usually generate a lower demand than larger dwellings therefore, we can expect the actual level of parking need to be lower than six. The good transport links and easy access to Harrow town centre mean that residents are more likely to travel by sustainable modes.

6.5.4 18 cycle spaces are provided within a store to the rear of the site which is considered sufficient and would comply with London Plan standards. However, Two visitor cycle spaces should be provided near the frontage of the development. It is considered that there is sufficient space within the frontage to accommodate visitor cycle spaced. A condition is recommended to secure this.

6.6 Waste and Servicing

6.6.1 Waste storage would be provided at the northern flank of the development. The waste collection would not differ to the existing system which exists for the properties on Bessborough Road.

6.6.2 A side from this a condition is attached to this permission which requires the bins to be stored away, except on days of rubbish collection.

6.7 Drainage

6.7.1 The site is identified as a critical drainage area of Harrow and is within a flood zone. As the proposed development would not lead to an increase in impermeable surface area, no issues would arise in this respect. The Council's Drainage officers have not objected to the application, but have suggested conditions to deal with on-site drainage and water attenuation.

6.7.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed scheme seeks to provide 9 residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance the London Plan (2021). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

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 in accordance with the following approved plans and documents: NWA-19-046-1; NWA-19-046-2 rev B; NWA-19-046-3; NWA-19-046-4; NWA-19-046-5 Rev A; NWA-19-046-6 Rev A; NWA-19-046-7; NWA-19-046-LOC_E; NWA-19-046-LOC_P Rev B; nwa_19_046_topo Rev A; 3D Images; Heritage Statement; Planning Statement; Transport Statement.

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

3 Surface Water Drainage and Attenuation (Pre-Commencement)

Notwithstanding the approved plans, prior to commencement of development, details for a scheme for works for the disposal of surface water, surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that adequate drainage facilities are provided, this condition is a PRE-COMMENCEMENT condition.

4. Foul Water Drainage Strategy (Pre-Commencement)

No development shall take place other than works of demolition until a foul water drainage strategy, has been submitted to the Local Planning Authority in writing to be agreed. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development.

5 Fire Safety (Pre-Commencement)

Prior to the commencement of the development hereby approved, a Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority, this statement shall include details of how the development will function in terms of the following:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
- 2) is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) is constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust management strategy for evacuation which is to be periodically updated and published (details of how often this management strategy is to be reviewed and published to be included), and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The development shall be operated in accordance with the approved details in perpetuity.

REASON: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the development contributes to fire safety in line with Policy D12A of the London Plan (2021). To ensure appropriate fire safety measures are approved before development commences on site, this condition is a PRE-COMMENCEMENT condition.

6 Construction Method Statement (Pre-Commencement)

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction
- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site, this condition is a PRE-COMMENCEMENT condition.

7. Levels (Pre-commencement)

Notwithstanding the details shown on the approved plans, the development hereby approved, including demolition works, shall not commence until full details of the levels of the building, forecourt, and rear garden area in relation to the existing and adjoining land and highway(s), and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

The proposed details shall therefore be implemented in accordance with the approved plans and retained as such thereafter.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties, and in the interests of the amenity of neighbouring residents, and to protect the appearance of the development, drainage, and gradient of access. This is a PRE-COMMENCEMENT condition.

8 Window Detail

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level 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. The development shall be completed in accordance with the approved details and shall thereafter be retained.

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

9 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above ground floor damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been submitted to, and approved in writing by, the local planning authority:

- a: External appearance of the building
- b: Refuse and cycle storage area
- c: Boundary treatment
- d: Ground treatment

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

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

10 Satellite Dishes

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. 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 relevant phase 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.

11 Secure by Design

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

12 Car Parking

Prior to the first occupation of the development, a revised site plan showing the retained parking space to be allocated as blue badge parking space shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: To ensure adequate provision for disabled parking is provided on site.

13 Refuse and Waste

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

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

14 Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include details of all boundary treatments on the land. Details of the boundary treatments, shall be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

15 Planting

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

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

INFORMATIVES

1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan 2021:

GG1, GG2, GG3, GG4, D1, D3, D4, D5, D7, D8, D11, D12, H1, H9, H10, S1
12, T5, T6.1

Harrow Core Strategy 2012

CS1

Development Management Policies Local Plan 2013

DM1, DM2, DM42, DM45,

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2 Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.

3 Mayoral CIL

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 £35,400

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 planning portal website where you can download the appropriate document templates.

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

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

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

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

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

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

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

4 Harrow CIL

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

Harrow's Charges are:

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

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £93,583.48

This amount includes indexation which is 323/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal website where you can download the relevant CIL Forms.

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

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

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

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

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

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

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

5 Considerate Contractor Code Of Practice

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

6 Party Wall Act:

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

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

7 Compliance With Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

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

8 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.

9 Liability For Damage To Highway

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

10 Street Numbering

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

All new developments, sub division of existing properties or changes to

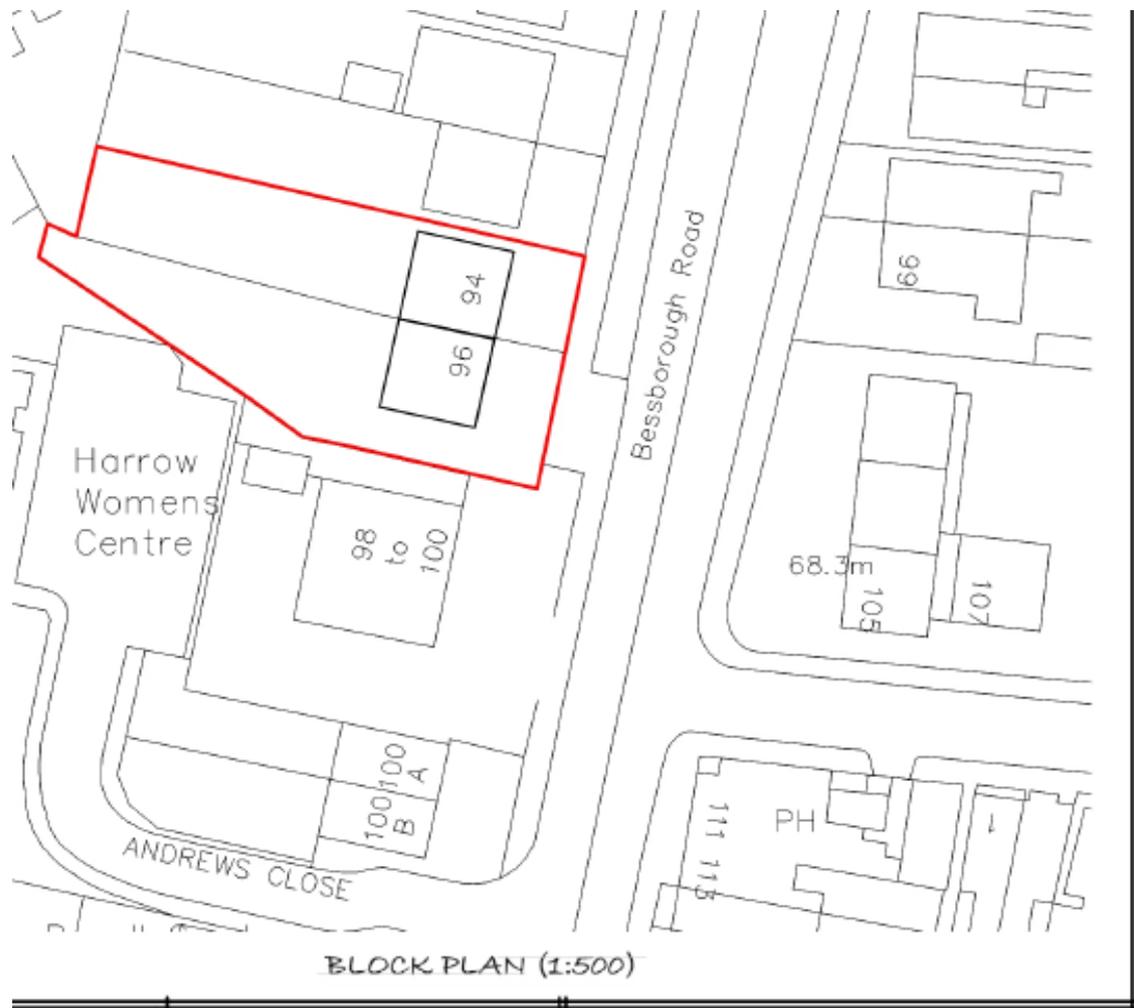
street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc. You can apply 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 25.5.21
Interim Corporate Director	Mark Billington 27.5.21

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS



