

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 29<sup>th</sup> September 2021**

2/01	<b>Perwell Court – P/1388/21</b>
	<b>Para 6.5.1</b> Table: Flat 2 – Minimum GIA is 50sqm.
	<b>Para 6.5.3</b> With regards to vertical stacking the applicant has confirmed that sound insulation between all units would be addressed through Building Regulations.
	<b>Condition 2</b> Include the following plan number within condition 2 – plan list: PCT-A-PL 312 P01
	<p><b>Conditions</b> Include the Following Conditions:</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority. REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space and to safeguard the amenity of neighbouring residents.</p> <p>The proposed garages shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose. REASON: To ensure that adequate parking provision is available for use by the occupants of the site, in accordance with policies DM1 and DM42 of the Harrow Development Management Policies Local Plan (2013).</p> <p>The refuse store as shown on drawing number PCT-A-PL-211 Rev:P01 shall be provided prior to the first occupation of the dwellings</p>

hereby granted and shall be thereafter retained. The refuse stores shall have direct and level access from the public highway and shall have a keypad code access installed on the external door (a keyless door), unless the prior written approval of the Local Planning Authority is first obtained.  
 REASON: To ensure satisfactory refuse stores are provided, which are accessible to refuse collectors, in accordance with policies DM1 and DM45 of the Harrow Development Management Policies Local Plan (2013).

**2/03** **AMEND** Table at Paragraph 6.8.2:

Flat nos.	Room	Proposed Floor Area (m <sup>2</sup> )	Minimum Floor Area Required (m <sup>2</sup> )
1,2,3,4 (1 bed 2 person)	Total GIA	51	50
	Bedroom 1 (Double)	12.5	11.5
5 (1 bed 2 person)	<b>Total GIA</b>	<b>53</b>	<b>50</b>
	<b>Bedroom 1 (Double)</b>	<b>12.5</b>	<b>11.5</b>
6 (2 bed 3 person)	Total GIA	<b>63</b>	61
	Bedroom 1 (Double)	12.2	11.5
	Bedroom 2 (single)	7.8	7.5

**AMEND** condition 2

Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence **(other than demolition works)** until samples of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been made available to view on site, and approved in writing by, the local planning authority:

- a: facing materials for the building, including down pipes;
- b: windows / doors; and
- c: balustrade details.

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.

## AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/03	31-37 Roslyn Crescent, Harrow HA1 2SA (P/2216/21/PRIOR)	Rebecca Jones (Objector) Mark Sleigh (Agent)
2/05	168 Welbeck Road, South Harrow HA2 0RX (P/2550/21)	Sivasubramaniam Kunaseelan (Objector) Paul Kruzycki (Agent)
2/07	15 Formby Avenue, Stanmore, HA7 2LA (P/2777/21)	Dipika Patel (Objector) Applicant/Agent (To be Advised)
3/01	John Lyon School Middle Road, Harrow HA2 0HN (P/2092/21)	Councillor Dan Anderson (Back Bench)