

 = application site

7 The Avenue, Rayners Lane, Pinner

P/03949/21

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th January 2022

APPLICATION NUMBER: P/3949/21
VALIDATION DATE: 01/09/2021
LOCATION: 7 THE AVENUE, RAYNERS LANE
WARD: RAYNERS LANE
POSTCODE: HA5 5BN
APPLICANT: KHAN
AGENT: HOLLISBANKS
CASE OFFICER: FERGUS FREENEY
EXTENDED EXPIRY DATE: 21/01/2022

PROPOSAL

Conversion of dwelling into two flats (1 x 2 bed and 1 x 1 bed).

The Planning Committee is asked to consider the following recommendation:

RECOMMENDATION

- 1) To agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The creation of flats on the site is appropriate in this location and would not have an adverse impact on the amenity of future occupiers or the occupiers of adjoining properties.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application is worthy of support.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest.

Statutory Return Type:	Minor Development
Council Interest:	None
Net additional Floorspace:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	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

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. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two-storey semi-detached dwellinghouse located on the western side of The Avenue.
- 1.2 The property has been extended with a single storey rear extension and a rooftop dormer. This matches the attached neighbour to the south at No.5.
- 1.3 The area is predominantly residential in character comprising of semi-detached dwellings of similar architectural styles.
- 1.4 The site has a Public Transport Accessibility Level (PTAL) of 4.
- 1.5. The site is not within a conservation area and is not a listed building. It is within a critical drainage area but is not subject to any other flood constraints.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the conversion of the existing 5 bedroom, single dwelling to two flats to provide a one bedroom (2 person) ground floor flat and a two bedroom (4 person) flat across two storeys at first and attic level. The only external alterations involve the creation of a landscape strip in front of the ground floor bedroom window and subdivision of the rear garden. No other external alterations are proposed.
- 2.2 Refuse and cycle storage are to be located to the side of the building.
- 2.3 Car parking for two cars is proposed on the frontage utilising the existing hardstanding and access arrangements.
- 2.4 The rear garden is proposed to be segregated to provide a private outdoor amenity space for each of the flats.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/0990/09	SINGLE STOREY FRONT AND SIDE TO REAR EXTENSION	Granted 05/08/2009
P/1879/12	EXTENSION OF TIME TO PLANNING PERMISSION P/0990/09 DATED 05/08/2009 FOR SINGLE STOREY FRONT AND SIDE TO REAR EXTENSION	Refused 10/09/2012 (Appeal allowed 12/12/2012)

P/1879/12	EXTENSION OF TIME TO PLANNING PERMISSION P/0990/09 DATED 05/08/2009 FOR SINGLE STOREY FRONT AND SIDE TO REAR EXTENSION	Refused 10/09/2012 (Appeal allowed 12/12/2012)
P/2380/05/DFU	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION	Granted 11/11/2005

4.0 CONSULTATION

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. A site notice was also displayed. The overall expiry date was 15/11/2021

4.2 A total of 2 responses have been received to date.

4.3 A summary of the responses received along with the Officer comments are set out below:

Objection 1: *How are these self contained flats, or is it a case where the family that lives there are separating each of their living space, only one kitchen for 2 flats. The overgrown garden how will this work. I object as it will bring the tone of the street down by starting to have contained flats, I'm sure that this is not permitted according to the house deeds. What measure are being taken for sound proofing. Has a fire safety check been conducted. We don't want council tenant to be our neighbours.*

Officer Comment:

- Both units will have a kitchen.
- The garden will be subdivided to allow each unit to have their own space, the current level of vegetation in the garden is not a planning consideration.
- The 'tone' of the street is not a planning consideration and the proposed units comply with relevant policy and legislation.
- The house deeds/contract are not a planning consideration.
- Vertical stacking between units is acceptable. Insulation between units will, if required, be a matter for building control.
- A fire safety report will be conditioned as per the requirements of Policy D12 of the London Plan.
- The tenure, whether Council or private is not a planning consideration

Objection 2: *this is a semi detached houses roads. Once we have 1bedroom 2 bedroom flat .All the house price collapse and lead to unpleasant feelings in this area.*

Officer Comment:

- The building remains a semi-detached house in appearance on the streetscene.
- House prices are not a planning consideration.

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken, together with the responses received and officer comments:

LBH Highways

No objection.

Observations

This site has a public transport accessibility level (PTAL) of 4 (good). There are bus stops within a 4 minute walk from the site. These are served by two regular, frequent services. Rayners Lane Underground station is within a 6 minute walk from the site.

There are shops nearby on Rayners Lane and Village Way East.

Access and parking

In line with London Plan 2021 maximum car parking standards, developments in this PTAL 4 location may have up to 0.75 spaces per dwelling.

The proposal includes the retention of two parking spaces. As the spaces are assumed to be one for each dwelling, the existing vehicle crossing does not appear to be sufficient to allow access without driving over the grass verge, therefore, the vehicle crossing should be extended. The applicant is advised to contact vehiclecrossings@harrow.gov.uk.

Cycle parking

In line with London Plan 2021 minimum cycle parking standards, at least 2 secure, sheltered and accessible spaces are required for each dwelling.

A cycle bay is shown at the side of the house. This should be revised to individual stores in each rear garden.

Summary

This proposal is unlikely to result in a severe or harmful impact for the surrounding highway network, therefore subject to conditions, Highways have no objection.

Suggested conditions:

- Prior to occupation of development, details of shelters, racks, dimensions and location of a minimum of 2 long stay cycle parking spaces for each residential dwelling shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be made available prior to occupation and shall be retained thereafter.

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, in accordance with policy T5 of The London Plan 2021 and policy DM 42 of the Harrow Development Management Policies. This is a PRE-OCCUPATION condition.

Drainage

No comments received

Waste Management Policy Officer

No comments received

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 2021] 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, Parking and Servicing
- Flood Risk and Drainage

6.2 Principle of Development

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- Policy CS1.A of Harrow's Core Strategy (2012)

6.2.2 Having regard to the London Plan (2021) policies H1 and H2 and the Council's policies and guidelines, it is considered that the proposal would provide an increase in smaller housing stock within the Borough thereby complying with housing growth objectives.

6.2.3 As such, the conversion of the property into two flats is considered to be acceptable in principle, in accordance with the relevant policies subject to acceptable details.

6.3 Character of the Area

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Policies (2013): DM1, DM23
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)

6.3.2 The existing forecourt is predominantly paved, with the exception of a small part of landscaping at the southern boundary and frontage. This would be retained and additional landscaping provided in front of the proposed ground floor bedroom window to provide additional defensible space.

6.3.3 The introduction of some soft landscaping would soften the frontage and positively impact the streetscene, while providing defensible space for the ground floor flat bedroom window. Therefore, this element of the proposal is acceptable subject to further details regarding the soft landscaping works which can be secured by condition.

6.3.4 The refuse bins would be located at side of the property and would therefore not be overly visible from the street, as such, would not be detrimental to the character and appearance of the dwellinghouse and nearby area.

6.3.5 In conclusion, the proposal is considered to have an acceptable impact on the character and appearance of the main house due and the street scene due to the lack of external changes and is considered to be in keeping with the residential character of the surrounding area.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3, D6,
- Harrow Development Management Policies (2013): DM1, DM26
- Harrow's Core Strategy (2012): CS1
- Mayor of London Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document Residential Design Guide (2010)
- Technical housing standards - nationally described space standard (2016);

6.4.2 *Impact of Development on Neighbouring Amenity*

6.4.3 There are no material external alterations which would impact on the amenity of neighbouring properties.

6.4.4 The conversion of the property would not significantly vary the intensity of use of the dwelling and its coming and goings. It would remain residential in character and use. The proposed occupancy level would largely remain the same as existing house which consists of 5 bedrooms.

6.4.5 The proposal is therefore considered acceptable in terms of neighbouring amenity impacts in accordance with the relevant policies.

Future Occupiers – Internal Configuration and Quality of Accommodation

6.4.6 Policy D6 of the London Plan specifies that boroughs should ensure that, amongst other things, 'housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts'. It also sets out the minimum internal space standards for new dwellings. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. Policy DM26 of the DMP specifies that "proposals will be required to comply with the London Plan minimum space standards. The National Technical Housing Standards provide additional detail.

6.4.7 The proposed development includes the following:

Flat no.	Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
Flat 1 – Ground Floor (1 bed 2 persons)	Total GIA	68.25	50
	Double bedroom	16.3	11.5
	Storage	1.5	1.5
	Total GIA	86.9	79

Flat 2 – Upper level (2 bed 4 person, 2 storey)	Double bedroom first floor	16.4	11.5
	Double bedroom attic	27.65	11.5
	Storage	2	-

- 6.4.8 The proposed dwellings would meet the above space standards in terms of GIA and all of the habitable rooms are provided with windows which allow for sufficient levels of natural light and adequate outlook. It is noted that flat 2 would not meet the minimum requirements for internal storage, however, as this flat would exceed the GIA recommendation and contains loft space, it is considered that there is potential to utilise the substantial eave space as storage. Additionally, the bedrooms are large enough to accommodate sufficient storage, with both comfortably exceeding the minimum bedroom size requirement.
- 6.4.9 With regards to vertical stacking, the layout of the proposed flats have been arranged to ensure bedrooms would not overlap living rooms/kitchen. Therefore, the vertical stacking of the proposed units is acceptable.
- 6.4.10 In regard to amenity space, the existing garden would be subdivided to provide each flat with private garden space which is considered to be of sufficient size to meet the needs of future occupiers.
- 6.4.11 London Plan seeks 2.5m floor to ceiling heights. The floor to ceiling height exceeds 2.5m on all levels, including the dormer extension. A small part of the attic level is below 2.5m, however, the majority of the bedroom at this level is within the 2.7m high floor to ceiling section and more than 11.5sqm (the minimum bedroom area) has a compliant floor to ceiling height.
- 6.4.12 The proposal would be considered acceptable in terms of the amenity of future occupiers of the flats in accordance with the relevant policies.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): T4, T5, T6
- Harrow Development Management Policies (2013): DM42, DM45
- Harrow's Core Strategy (2012): CS1

6.5.2 Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.5.3 The site lies within a Public Transport Accessibility Level (PTAL) of 4, on a scale of 1 to 6b, the latter being the best, denoting good access to public transport. The London Plan advises a maximum parking requirement of up to 0.75 spaces for 1-2 bed dwellings in PTAL 4 areas. Two car parking spaces are proposed within the front forecourt, which is as per existing arrangements, and is therefore considered acceptable.
- 6.5.4 In respect to cycle parking, Policy T.5 and table 10.2 of The London Plan (2021) requires a minimum of 2 spaces per two bed and 1 space per one bed. The proposal shows a cycle store at the side of the building. It is considered that this is not an appropriate location and it is unclear how many cycle spaces are provided for each dwelling. Nonetheless, there is sufficient space on the site, namely within the rear gardens, to accommodate appropriate covered and secure cycle parking to comply with the London Plan requirements. The Council's Highway officer has been consulted and has no objections subject further details of the cycle storage units, which has been conditioned.
- 6.5.5 In terms of servicing, the refuse storage for the flats is proposed at the side within the shared access route. Whilst this is an acceptable location, which is set back from the frontage but within sufficient proximity to the kerbside collection, and accessible for all residents, only 2 bins have been shown. The Council's Code of Practice for Waste requires that each dwelling have a minimum 2-bin system. As such, 4 bins will be required. Notwithstanding, there is sufficient space for 4-bins to be stored at the side with no undue visual or amenity impact. As such, a condition of consent requiring details of waste storage be provided prior to occupation.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- London Plan (2021): S1 12, SI 13
- Harrow Development Management Policies (2013): DM9, DM10
- Harrow's Core Strategy (2012): CS1

6.6.2 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."

6.6.3 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, although it is noted that no material external alterations are proposed.

6.7 FIRE SAFETY

6.7.1 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments 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 occupation.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development provides acceptable and policy compliant residential dwellings for future occupiers and does not unduly impact on the character of the area or the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord with Policy D6 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013).

Checked

Interim Head of DM	04/01/2021
Corporate Director	05/01/2021

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:

Site Location Plan; 7THEAVENUEBLOCKPLAN05; 7THEAVENUEcrosssec;
7THEAVENUE 01; 7THEAVENUE 02; 7THEAVENUE 03; 7THEAVENUE 04

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

3. 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 for the forecourt of the site. 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, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

4. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), 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, in compliance with policies DM 1,

DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

5. Cycle Storage

Prior to the first occupation of development, details of secure and sheltered cycle stores (including dimensions, elevations and external materials) to be located within the private garden of each unit with a minimum of 2 long stay cycle parking spaces for each residential dwelling shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be made available prior to occupation of the development and shall be retained thereafter.

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, in accordance with policy T5 of The London Plan 2021 and policy DM 42 of the Harrow Development Management Policies.

6. Boundary Treatment

The development hereby permitted shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected for the rear gardens has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed before the development is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan.

7. Permitted Development Restriction

The development hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity.

8. Secure by Design Accreditation

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 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. the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

9. Refuse Storage

Prior to occupation of the dwellings, details of the waste storage area including a minimum 2-bin system for each dwelling shall be submitted and approved by the local planning authority. 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.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

10. Fire Safety

Prior to occupation 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 is occupied.

Informatives

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2021)

The London Plan (2021):

D3, D4, D6, T5, T6

Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM2, DM10, DM26, DM27, DM42, DM45

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

Technical housing standards - nationally described space standard (2015).

Major of London Housing Supplementary Planning Guidance (2016)

2. Pre-application engagement

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

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. 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.

4. 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

5. Liability for Damage to Highway

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

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 with your plans.

7. Designing Out Crime

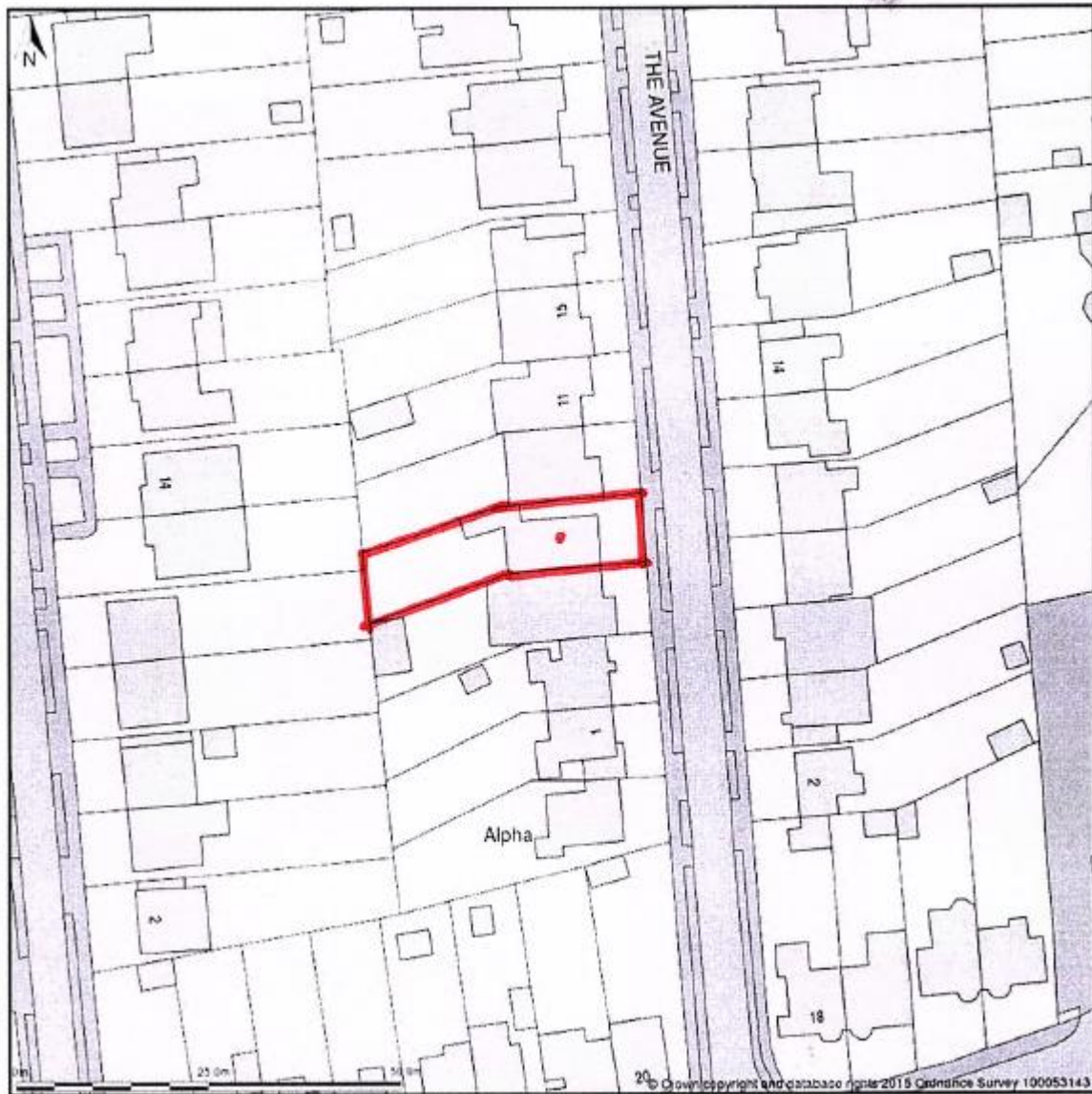
For further information regarding Secure By Design, the applicant can contact the North West London Designing Out Crime Group on the following: DOCOMailbox.NW@met.police.uk

8. **INFORM67 - Fire Safety Statement.** The submission/approval of the Fire Safety Statement does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations.

PLAN LIST

Site Location Plan; 7THEAVENUEBLOCKPLAN05; 7THEAVENUEcrosssec;
7THEAVENUE 01; 7THEAVENUE 02; 7THEAVENUE 03; 7THEAVENUE 04

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

Front elevation



Front and side elevation showing main entrance.

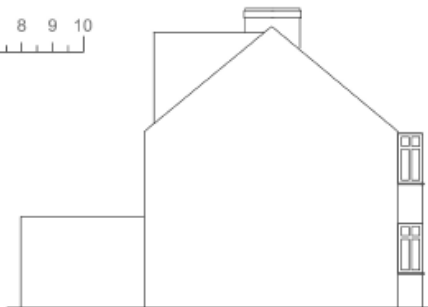


APPENDIX 4: PLANS AND ELEVATIONS

Existing Elevations



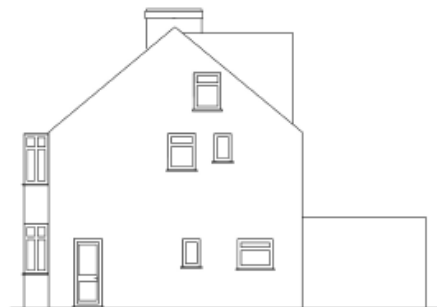
Existing Rear Elevation



Existing Side Elevation View From No.5



Existing Front Elevation



Existing Side Elevation View From No.9

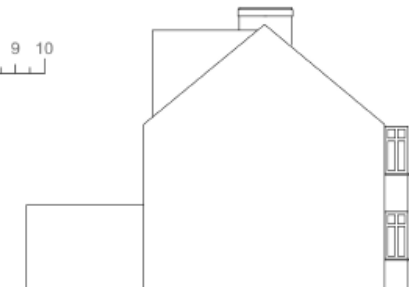
Proposed Elevations (no change)



Proposed Rear Elevation



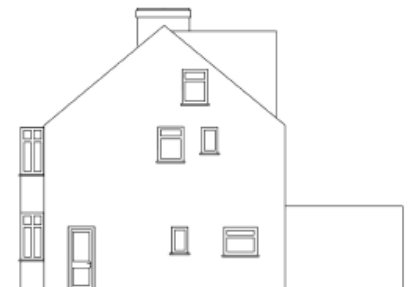
All proposed materials to match existing.



Proposed Side Elevation View From No.5



Proposed Front Elevation



Proposed Side Elevation View From No.9

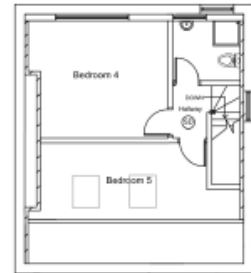
Existing Floor Plans



Existing Ground Floor Plan
Boundary



Existing First Floor Plan
Boundary

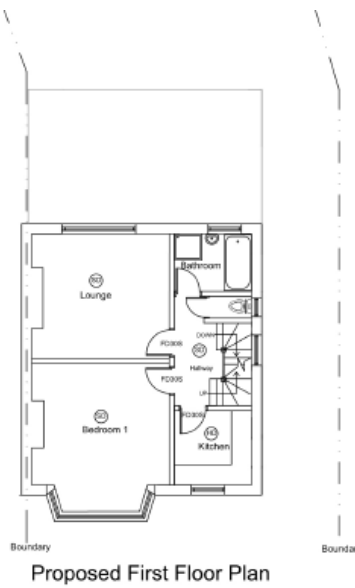


Existing Loft Floor Plan

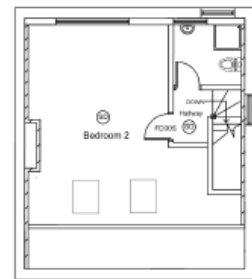
Proposed floor plans



Proposed Ground Floor Plan
Boundary

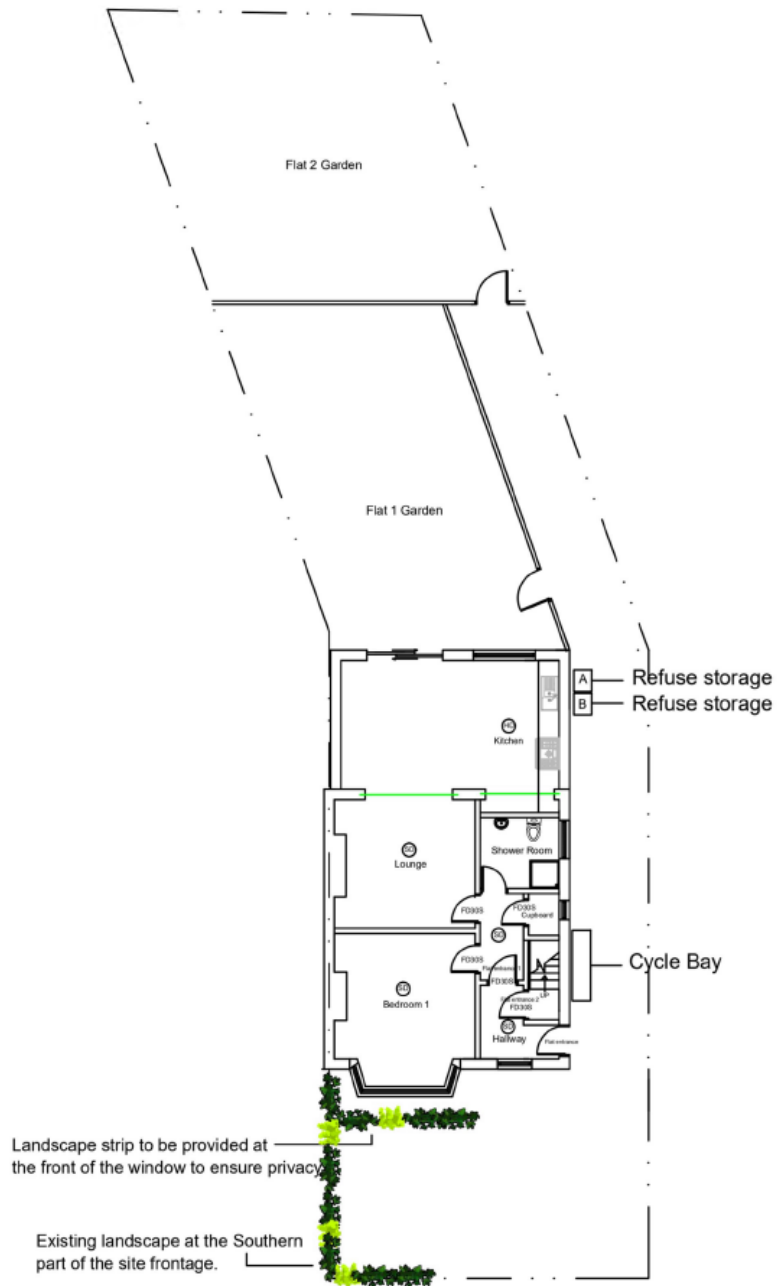


Proposed First Floor Plan
Boundary



Proposed Loft Floor Plan

Proposed Block Plan



Proposed Block Plan

This page has been left intentionally blank