

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 16 MARCH 2022

<p>2/01</p>	<p>190-194 Northolt Road</p> <p><u>Addendum Item 1:</u></p> <p>On the 9th March 2022 the Council’s Landscape Officer provided comments, which are outlined below with a the planning officer’s comments where necessary:</p> <ul style="list-style-type: none"> <i>The application for 190-194 seems to cover this but there is also reference to 190 – 200 Northolt Road? Elevations are shown for the whole length. Page 15 – of the Greengage Biodiversity report shows a site plan as proposed of 196 Northolt Road – dwg L (01) 010 Rev P03 – which is not the site – 190-194 Northolt Road. Greengage reports and letters refer to 96 Northolt Road and 196 Northolt Road – this isn’t the same as the Planning application site. I note there is an application for 198-200 Northolt Road P/2431/21.</i> <p>Officer’s Comment: The application relates to No.190-194 Northolt Road. A Biodiversity Report is not required for this application as it is a minor development and not in close proximity to a Site of Important Nature Conservation. The submitted biodiversity report has not been included in the list of ‘approved documents’ in Condition 2 of the application.</p> <ul style="list-style-type: none"> <i>Minimal details and consideration given to the landscaping to the rear of the building or detail and information about the external space to the front. It is difficult to provide constructive and useful comments. Communal amenity space is severely deficient. External amenity space would be required and most important for the HMO residents. A visually attractive landscaped setting for the building, to comply with DM 22 policy Trees and Landscaping, and to provide a pleasant place for the residents to dwell and relax outside is required. What has been shown is a narrow strip of left over space adjacent to the rear of the building, noted as ‘garden’ on the drawings in the car park / bike stand and waste management area. A extremely poor outlook, adjacent to ramped access and overshadowed by the building block.</i> <p>Officer’s Comments: There is no minimal requirement for HMOs to have outdoor space and this has further been addressed in the officer’s report.</p> <p>The location is within a business uses area and is adjacent to a Town Centre, it is of a commercial nature and landscaping would not be expected in such an area.</p>
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Notwithstanding, the provision of additional landscaping is considered to be acceptable. It is noted that additional landscaping details could be provided and this will be secured additional conditions outlined below at Addendum Item 2

- *The Design and Access statement Item 7 Landscaping notes the in the rear service yard, 1 car park space, soft landscaping and evergreen planting. The drawings L (01) 102, 103, 104, and 109 show green shaded areas, indicate amenity space, but no explanation or landscape detail. The rear space is dominated by hard surfacing with minimal space allocated for a garden for the residents. The drawings show surface car parking of 4 vehicles (rather than 1 car space noted in the D & A). The rear service yard could be reduced in extent and reorganised to provide greater and more meaningful shared amenity space. Rear servicing is a constraint to achieve a meaningful garden area, however, the lack of a meaningful landscaped amenity space and the creation of a green soft landscape setting for the building remains of concern. The applicant needs to comply with DM 22 which requires a hard and soft landscape scheme and sufficient space for plants to grow and to enhance the biodiversity of the area. The residents require consideration and a reasonable and attractive outside space.*

Officer's Comments: The provision of landscaping is considered to be an improvement on the existing situation and is commensurate with the urban setting, which is a business uses area and adjacent to a Town Centre. As noted, there is no policy requirement for outdoor space provision for HMO units and as has been noted in the officer's report, given the site other attributes (excellent transport links, town centre location etc) residents may have different aspirations with regards to outdoor space than those seeking a more suburban or rural living environment. There will be trade-offs in such circumstances.

- *Street trees on Northolt Road have been illustrated on elevations -Front elevation L (01) 110 Rev PO1, however this hasn't been followed through on the drawings – Site Plan as proposed L (01) 101 shows bike stands on the frontage and no trees. Drawing L (01) 103 shows green blobs – under a canopy. Could tree planting along the street be obtained via a S106 agreement? The footway is sufficiently wide to accommodate tree planting which would help to soften the frontage and enhance the biodiversity. Tree planting could be incorporated along the frontage of 190-194 and to the south of the building in front of the shops.*

Officer's Comments: The development is not a major development and it would be unreasonable to expect street trees to be provided in this instance and there are none in front of the building at present. The development will not make use of the front forecourt/public space. Street trees have not been considered when assessing the application.

- *Little detail has been provided as to whether the flat roof on the first floor is to include PV panels or a biodiverse roof. Both would be encouraged and can be combined, with biodiverse planting under some parts of the PV panels.*

Officer's Comments: Condition 7 is attached which requires details of green/biodiverse roofs which will enable further consideration in this regard.

- *Biodiversity has minimal consideration. 'Biodiversity roof' and is not meaningful, there is no detail. The Design and Access statement notes under 5 Design, Appearance a biodiversity roof and PV panels on the new flat roof and also a note on the drawings, but again no information. The report notes a wildflower green roof, sand piles, log piles rope coils. How would the green*

roof be managed and maintained? Page 9 of the Greengage biodiversity report. Insufficient information. The biodiversity officer, Steve Whitbread, will be able to comment on the biodiversity, biodiversity net gain and urban greening factor. The Greenage report appears to refer to sites outside the red line application site.

Officer's Comments: as above.

- *Daylight study. The Daylight and sunlight report notes Item 5 conclusion, the results show assessed spaces met the BRE criteria for levels of sunlight. It is unclear how the conclusion has been reached. Looking at the compass points in relation to the building, overshadowing of the amenity space by the building block would be of concern.*

Officer's Comments: As noted, no amenity space is required for HMO units and it is anticipated that the landscaping provided will be for visual purposes only. The suggested additional conditions below will ensure that planting appropriate to a shaded environment are selected.

- *The lack of landscape consideration and information makes it difficult to provide comments. There is insufficient space allocated for a meaningful or attractive amenity space. The outlook is most unattractive, service area, car park, service ramp, retaining wall and refuse storage. This is of concern and does not comply with DM 22 Tree and Landscaping. For the above reasons the landscape and amenity space could not be supported.*

Officer's Comments: The concerns of the landscape officer are noted. Notwithstanding, the development is considered to be an improvement on the current situation, is commensurate with what has been approved on neighbouring sites and is considered to deliver a supportable scheme.

Addendum Item 2:

Insert the following landscape conditions 16 and 17:

16 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).

17 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

	<p>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.</p> <p>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).</p>
<p>2/02</p>	<p>198-200 Northolt Road</p> <p><u>Addendum Item 1:</u></p> <p>Update the 'LOCATION' of the site (on page 3 of the report to)</p> <p><i>'198-200 Northolt Road' [replacing 198A]</i></p>
<p align="center">AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS</p> <p align="center">NONE NOTIFIED</p>	