

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 13 April 2022

<p>2/01</p>	<p>11 Hillview Road</p> <p><u>Addendum Item 1:</u></p> <p>Update recommendation A to state:</p> <p>RECOMMENDATION A</p> <ol style="list-style-type: none"> 1. To agree the reasons for approval as set out in this report, and 2. Delegate authority to the Interim Chief Planning Officer to grant planning permission upon full resolution of all outstanding drainage matters relating to this site and subject to conditions in Appendix 1 <p>RECOMMENDATION B</p> <p>That if drainage matters are not addressed to the satisfaction of the Local Planning Authority by July 13th 2022, or as such extended period as may be agreed by the Interim Chief Planning Officer, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer on the grounds that:</p> <p>The proposed development, in the absence of an adequate flood risk assessment and associated details fails to appropriately address the potential flood risk of the development, contrary to the National Planning Policy Framework (2021), policies SI12 and SI13 of The London Plan (2021), Core Strategy (2012) policy CS1, and policies DM9 and DM10 of the Harrow Development Management Polices Local Plan.</p>
<p>2/07</p>	<p>Garages adjacent 1 Brookside Close</p> <p><u>Addendum Item 1</u></p> <p>Consultee and Summary of Comments:</p> <p>LBH Drainage</p> <p>Delete Awaited</p> <p>Insert – No objection subject to conditions</p>

Addendum Item 2

Delete Conditions at Appendix 1

Insert 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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: BCE PL 001; BCE PL 002 Rev A; BCE PL 003; BCE PL 004; BCE PL 005; BCE PL 006 Rev C; BCE PL 007 Rev B; BCE PL008 Rev A; BCE PL 009 Rev A; BCE PLPA 010 rev C; BCE PL 010.1; BCE PL 012; BCE PLPA 011 Rev B; BCE PLPA 012 Rev B; BCE PL 013 Rev B; BCE PL 014 Rev A; BCE PL 015; BCE PLPA 016 Rev A; BCE PLPA 017 Rev A; BCE PLPA 018 Rev A; 12988-WIE-BC-XX-DR-C-001 Rev P05; Landscape Strategy; Flood Risk Assessment; Arboricultural report

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

3. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Detailed Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority in accordance with the format and guidance provided by Transport for London – www.tfl.gov.uk. The Detailed Construction Logistics Plan shall provide for:

- a) Parking of vehicles of site operatives/visitors;
- b) HGV access to site – loading and unloading of plant and materials;
- c) Number of HGV's anticipated;
- d) Storage of plant and materials used in constructing the development;
- e) Programme of work and phasing;
- f) Site layout plan;
- g) Highway condition (before, during, after);
- h) Measures to control dust and dirt during construction;
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- j) Details showing the frontage/ the boundary of the site enclosed by site hording to a minimum height of 2 metres.

The development shall be carried out in accordance with the approved Detailed Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network in accordance with Local Plan Policies DM1 and DM43 and Policy D14 of the London Plan (2021) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy T7 of the London Plan (2021), this condition is a PRE-COMMENCEMENT condition.

4. Cycle Storage

The development hereby approved shall not be occupied until details of:

- a. Location of the cycle stores for 2 cycles within the rear garden, elevation and external finish details for the proposed bungalows
- b. Capacity of the cycle store providing a minimum of 2 long stay cycle parking spaces for each residential dwelling and two short stay visitor cycle parking for the proposed flats
- c. 2 long stay and 2 short stay cycle parking spaces for the community room 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.

5. Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the 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 development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, in accordance with policies DM1 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate levels before the development commences on site.

6. Fire Safety

The development herein approved shall not commence until a Fire Safety Statement has been 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; and
- 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).

7 Trees

The development hereby approved shall be carried out and completed in accordance with the approved Tree Survey and Impact Assessment (14/01/2022).

REASON: To ensure the existing trees which are to be retained are suitably protected during construction works and to ensure any existing biodiversity features are protected and enhanced in accordance with the National Planning Policy Framework (2021), policies G5, G6 and G7 of The London Plan (2021) and policies DM1, DM20, DM21 and DM22 of the Harrow Development Management Policies Local Plan (2013).

8 Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

9 Disposal of Sewage

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

10. Emergency Planning

The development hereby permitted shall not be commenced (other than works of demolition) until Emergency Planning Information have been submitted to and approved in writing by the Local Planning Authority. To ensure evacuation arrangements are adequate and safe access/egress from the site during a flood event is provided. The applicant should refer to LB Harrow SFRA, Emergency Flood Plan, NPPF as evacuation procedures should accompany development proposals and reference should be made to EA flood warning procedures for occupants and users. Details of safe access/egress arrangements and a plan indicating a safe route for the occupants and users away from the source of flooding should be submitted.

REASON

To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

11. Materials

Notwithstanding the details shown on the approved drawings, prior to commencement of the development beyond damp proof course level samples of the materials to be used in the construction of the external surfaces noted below shall be made available to view on site, and agreed in writing by, the local planning authority:

1. facing materials for the building, including brickwork, roofing material and spandrel detail;
2. windows/ doors;
3. Rainwater disposal systems
4. Privacy Screens
5. Balustrades
6. Paving and Decking
7. Green Roof
8. boundary fencing/ walls including all pedestrian/ access gates;

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

12. Solar Panels

Notwithstanding the details shown on the approved drawings, prior to commencement of the development beyond damp proof course detail of the proposed solar panels including the specification and cross section of their relation to the roof shall be submitted to and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

13. Landscaping

The development hereby approved shall not be occupied until a scheme for the hard and soft landscaping details for the ground level areas have been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. Replacement trees to include one large canopy species tree to mitigate for the loss of the Oak. The hard surfacing details shall include details of all furniture, boundary treatment, samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy D3 The London Plan (2021), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013.

14. 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, 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 accordance with Policy DM22 of The Development Management Policies Local Plan 2013.

15. Satellite Dishes

Prior to the first occupation of the community room and flat 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.

16. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding. In accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

17. Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

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, in accordance with Policy D11 of the London Plan (2021) and Section 17 of the Crime & Disorder Act 1998.

18. Accessible Units

The development hereby permitted shall be constructed to the specifications of: "Part M, M4(2), Category 2: Accessible and Adaptable Dwellings" and 10% of the dwellings are to be constructed to the specification of "Part M4(3) wheelchair user dwellings" of the Building Regulations 2013 and thereafter retained in that form.

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards in accordance with Policy D7 of The London Plan 2021, policy CS1.K of The Harrow Core Strategy 2012 and policies DM1 and DM2 of the Development Management Policies Local Plan 2013.

	<p>19. <u>PD restriction (Bungalows)</u></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 in relation to the proposed bungalows which would otherwise fall within Classes A, B and E of Part 1 of Schedule 2 of that Order and Class L of Schedule 2, Part 3 Shall be carried out without the prior written permission of the local planning authority.</p> <p>REASON: To safeguard the character of the area by managing the amount of site coverage and size of dwellings in relation to the size of the plot and availability of amenity space, and to safeguard the amenity of neighbouring occupants and maintain mixed, balanced, sustainable and inclusive communities in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies (2013), Policy CS1(B) of the Harrow Core Strategy (2012), Policy D3 of the London Plan 2021 and the Core Planning Principles of the National Planning Policy Framework 2021.</p> <p>20 <u>PD restriction (Community Use)</u></p> <p>The community use shall be only be used for the purposes specified on the application and supporting documents and for no other purpose, including any other purpose in Class F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).</p> <p>REASON: To safeguard the amenity of neighbouring residents and the character of the locality and in the interests of highway safety in accordance with policies DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013)</p> <p>21. The community space hereby permitted shall not be used outside the following times: - a: 09:00 hours to 18:00 hours, Monday to Sunday inclusive, REASON: To safeguard the amenity of neighbouring residents.</p>
<p>2/06</p>	<p>51 – 55 High Street – P/1281/21</p> <p>Amend paragraph 4.5</p> <p>From:</p> <p>No public responses were received</p> <p>To:</p> <p>The Council issued letters to neighbouring properties as part of the re-consultation on 02/02/2022. Officers have also made direct contact via email dated 07/04/2022 with the contact details provided on the submitted petition to confirm receipt of consultation letters.</p>

No public responses have been received and no response has been received to the recent contact made by the Officer.

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/01	11 Hillview Road, Harrow. HA5 4PB, P/4033/21	Councillor Susan Hall (Back Bench)
2/04	102 West End Lane, HA5 3NG, P/4887/21	Councillor Richard Almond (Back Bench)
2/05	239 Cannon Lane, Pinner, HA5 1JB, P/0988/21	Councillor Richard Almond (Back Bench)