

HARROW COUNCIL

ADDENDUM


PLANNING COMMITTEE

DATE : 20th July 2022

<p>1/01</p>	<p>Replace Drawing reference: L(02)010 <u>Rev 4</u> with L(02)010 <u>Rev 5</u> within Condition 2 of the approved plans and documents list.</p> <p>Since the Planning Officers Report was published the Highways Authority have reviewed the updated and basement plan and issued the following comments:</p> <p><i>This does address most of the concerns however, the level of disabled parking is still below the full 10%. I accept that the London Plan only requires 3% from the outset but there really is no opportunity to provide on-street if on-site demand exceeds the amount implemented. The further problem is that although this development is very close to Harrow on the Hill Station, this side of the station still doesn't have step free access, this is a significant barrier for some disabled people and it also restricts them from getting to the town centre using the most direct route which would be through the station – this may mean that those affected are more likely to drive.</i></p> <p><i>Policy T 6.1 G 2) requires that additional spaces are identified for a further 7% of dwellings (from the base 3%) as part of the parking design and management plan. The current level falls short by 6 spaces for the two proposals. As there is insufficient space on-site, it would mean looking at converting the existing permit holder only spaces along Lowlands Road. Residents of the proposed development would still need to meet the Council's criteria for provision of a disabled bay, furthermore, there is a legal process to follow which includes public consultation therefore we can never guarantee that on-street spaces could be provided. The route to get to these spaces means crossing Lowlands Road which would be over 100m away.</i></p> <p><i>The proposal to build on the car park cannot be supported for the above reasons.</i></p> <p>The basement floor plan has now been amended and the layout has been optimised to accommodate a further 6 car parking spaces for blue badge holders allowing for a level of 10% across both uses as per the Highway Authority comments. The Highways Officer has confirmed the following:</p> <p><i>Yes, the revised basement layout provides the full disabled parking requirement for both development proposals, therefore subject to the conditions/obligations previously mentioned, Highways have no objection.</i></p>
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Item 1	<p>Amendment of Condition two with updated drawings:</p> <p>The set of drawings have been updated in accordance with plans received on 29th June 2022. These updates had not been incorporated within the Planning Officers report to Committee as they were received after it had been written.</p> <p>On review of the changes as set out below, the LPA do not consider that these would materially alter the scheme and it has therefore been accepted. The updated condition would read as follows:</p> <p>This permission shall have the effect of varying condition 2 on planning permission P/3594/20 (dated 04/05/2021): Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained, and completed in accordance with the following approved drawings and documents:</p> <p>Approved Plans and Documents: 0438-P-I-0000 Rev 006; 0438-P-I-0010 Rev 009; 0438-P-I-0011 Rev 008; 0438-P-I-0100 Rev 005; 0438-P-I-0101 Rev 005; 0438-P-I-0200 Rev 005; 847_100 Rev 03; 847_101 Rev 02; 847_201 Rev 03; 847_202 Rev 03; 847_203 Rev 03; 847_204 Rev 02; 0438-P-I-1001 Rev 06; 0438-P-I-1000 Rev 10; 0438-P-I-1002 Rev 07; 0438-P-I-1010 Rev 06; 0438-P-I-1011 Rev 00; 0438-P-I-1100 Rev 10; Outline Heritage Statement [3rd July 2020]; 0438 – Harrows Arts Centre Updated Views [March 2021]; Impact of the setting of Elliot Hall [11th March 2021]; Heritage Issues letter [15th April 2021]; Design and Access Statement [0438_HAC_D&A_rev00, 23th September 2020]; Design and Access Statement – Landscape Chapter [September 2020]; HAC Wayfinding ‘Starting Point’; Untitled document of Structural drawings and SUDs [dated 20.05.20]; Flood Risk Assessment [J4054-C-RP-0010]; J4054-C-GA-0121 Rev 02; J4054-C-SE-0235 Rev 01; Ground Investigation Report [STS5025, May 2020]; Arboricultural Survey, Impact Assessment and Method Statement [AEO777/001 Rev 001, May 2020]; Seeding Schedule and Wildflower Turf Schedule; Preliminary Ecological Appraisal [UCDA101/001 Rev 001, May 2020]; Preliminary Roost Assessment [UCDA101/004 Report no. 1, Rev 002, September 2020]; Further Bat Surveys [UCDA101/005 Rev 001, September 2020]; Ecological Mitigation and Management Plan [UCDA101/004, report no. 2, Rev 002, July 2020]</p> <p>Revised Plans and documents: DOC-02 Rev 02; DOC-003 Rev 00; 0438_P_1002 Rev 09; 0438_P_1001 Rev 09; 0438_P_1100 Rev 12; 0438 P I 1102 Rev 11; 0438_P_1000 Rev 12; 0438_P_1102 Rev 012; 0438_P_1200 Rev 14; 0438_P_1011 Rev 05; J4054-C-GA-0121 Rev 08; List of variation_descriptions_Rev02_2022.06.06</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>
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<p>Item 2</p>	<p>Further changes to application (P/3594/20):</p> <p>1) Removal of solar panels and air source heat pump;</p> <p><i>Officers response: This is regrettable, however Policy S1 2 in the London Plan does not require development of this scale i.e. not defined as a major development, to provide renewable energy measures, although they are welcomed by the LPA. Notwithstanding this, the building would still be 100% electric, which means it can be powered by 100% renewable energy, not fossil fuels. The revised scheme would therefore still be meet the requirements of Building Regulation Part L, which ensures it is still of a high standard which would incorporate some energy saving measures. This would be verified at Building Control stage.</i></p> <p>2) Omission of external staircase</p> <p><i>Officer response: The LPA do not consider the omission of this element to materially affect the character and appearance or functionality of the scheme. The applicant has stated that Building Control Officers are satisfied that this would not be required as an additional means of escape. However, this will be verified at Building Control stage. As this would not materially alter the design of the development this change is considered to be acceptable.</i></p>
<p>Item 3</p>	<p>Paragraphs 6.82-6.8.4 would need to be omitted and replaced with the following:</p> <p>6.8.2 The previously approved scheme had incorporated both solar panels and an Air Source heat pump within an enclosure along the southern wall of the proposed building under the external staircase. However, these have been omitted from the current scheme. The LPA note that this is regrettable, however the removal of these renewable energy sources would not result in failure to comply with any local or national policies given that the scale and nature of the building.</p> <p>6.8.3 Notwithstanding the above, the building would be 100% electric, which means it could be powered by 100% renewable energy. The revised scheme would therefore still be meet the requirements of Building Regulation Part L, which ensures it would still be of a high standard which would incorporate some energy saving measures. This would be verified at Building Control stage.</p> <p>6.8.4 Given the scope and scale of the proposal, in this case, the above alterations are considered satisfactory and proportionate to the development.</p>
<p>Item 4</p>	<p>Rewording of paragraph 6.3.5</p> <p>Other external alterations include the removal of the external spiral staircase. This does not alter materially alter the design such that it would have an adverse impact on the overall design aesthetic or the wider setting, and they are considered reasonable and acceptable.</p>
<p>Item 5</p>	<p>Removal of condition 14</p>

	Item 6	<p>Appendix 2 of Planning Committee Report, the following drawings have been updated. This is summarised below:</p> <ul style="list-style-type: none"> • Proposed Site Plan is replaced by plan: 0438_P_1011 Proposed Site plan_Rev 05 • Proposed Ground Floor Plan replaced by plan: 0438_P_1000 Ground floor plan_Rev 12 • Proposed Roof Plan replaced by plan: 0438_P_1002 Roof plan_Rev 09
	Item 7	<p>Appendix 2: The proposed cladding photos are replaced with the following to show the proposed Cembrit B5 cladding.</p> 
2/02		<p>109 Green Lane – P/1323/22</p> <p>Item 1</p> <p>An additional condition and informative has been added</p> <p><u>Time limit condition</u></p> <p>The proposed boundary treatment hereby granted permission shall be carried out and completed in full accordance with the approved plans within two months of the date of this permission. REASON: To represent a reasonable period of time to regularise the existing unauthorised development.</p> <p>Informative Failure to comply with condition 2 may result in enforcement action.</p>

Item 2

Reason for appearing at committee

This application has been called to planning committee by a nominated member in the public interest due to planning related matters namely concerns raised by a neighbouring property regarding the negative impact the existing development is having on their residential amenities.

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/06	Shivshakti, 11 Thornton Grove, Pinner, HA5 4HG (P/1688/22)	Carol Walzer (Objector) Applicant (To Be Advised)