

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE: 7<sup>th</sup> September 2022**

<p><b>1/01</b></p>	<p><b>32-36 St Anns Road – P/3742/19</b></p> <p><b>Heads of Terms:</b></p> <p>The heads of terms set out under Recommendation A are Draft Heads of Terms, rather than finalised ones.</p> <p><b>Recommendation A should therefore read (changes italicised):</b></p> <p><b>RECOMMENDATION A</b></p> <ol style="list-style-type: none"> <li>1) Agree the reasons for approval as set out in this report, and</li> <li>2) Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the <i>negotiation of the draft Heads of Terms set out below, and the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The draft Section 106 Agreement Heads of Terms would cover the following matters:</i></li> </ol> <p><u>Travel Plan</u></p> <ol style="list-style-type: none"> <li>i) A revised travel plan shall be submitted to the Council prior to the first occupation of the building), to be implemented as approved unless otherwise agreed in writing.</li> <li>ii) A travel plan bond of £10,000 will be required to secure the implementation of all measures specified in the revised Travel Plan. In addition, a £5,000 monitoring fee is required to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring, and management of the travel plan for the site.</li> <li>iii) Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.</li> </ol>
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Employment and Training

- iv) The developer to submit to the Council for approval, prior to commencement of the development, a Training and Recruitment Plan. The developer to implement the agreed Plan. The training and Employment plan will include:
  - a. employment initiatives opportunities relating to the construction of the Development and details of sector delivery.
  - b. the provision of appropriate training with the objectives of ensuring effective transition into work and sustainable job outcomes.
  - c. the timings and arrangements for implementation of such initiatives and
  - d. suitable mechanisms for the monitoring of the effectiveness of such initiatives
- v) A financial contribution towards the management and delivery of the construction training programme based on the construction value of the development. This is usually calculated using the formula: £2,500 per £1,000,000 build cost.
- vi) The developer to use all reasonable endeavours to secure the use of local suppliers and apprentices during the construction of the development.

Sustainability

- vii) A revised Energy & Sustainability Statement to be submitted to the Local Planning Authority and agreed in writing prior to the commencement of the development.
- viii) A provision of carbon reduction on-site and payment of any off-set if zero carbon reduction is not achieved on-site, as determined by the final carbon reduction achieved on site as per Condition 13 of this permission; and based on the agreed Energy & Sustainability Statement.

Legal Costs and Monitoring Fees

- ix) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
- x) Payment of section 106 monitoring fee upon completion of S106 agreement (amount TBC)

**Condition 14 states:**

14. PD Restrictions

The approved development (Use Class E(g)) shall only be used for the purposes as set out in the application and for no other purposes.

	<p>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 in accordance with policy D3 of the London Plan (2021) and policy DM1 of the Harrow Development Management Polices Local Plan (2013).</p> <p><b>This condition can be amended as follows, if considered necessary (changes italicised):</b></p> <p>14. <u>PD Restrictions</u></p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that order with or without modification), the approved development (Use Class E(g)) shall only be used for the purposes as set out in the application and for no other purposes.</i></p> <p>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 in accordance with policy D3 of the London Plan (2021) and policy DM1 of the Harrow Development Management Polices Local Plan (2013).</p>
<p><b>2/03</b></p>	<p><b>17 Moss Lane – P/3425/21</b></p> <p>1) Update 'INFORMATION' to read:</p> <p><i>This application is reported to the Planning Committee at the request of a nominated member in the public interest, and therefore falls within proviso A of the Scheme of Delegation</i></p> <p>2) Add new Condition No.20 as follows:</p> <p><b><i>Restrict Use of Roof as a Balcony</i></b></p> <p><i>The roof area of the ground floor level hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.</i></p> <p><i>REASON: To safeguard the amenity of neighbouring residents.</i></p>

<p><b>2/04</b></p>	<p><b>34 Beaulieu Drive – P/2315/22</b></p> <div style="border: 1px solid black; padding: 10px;"> <p>3) Remove Condition 5 within Appendix 1</p> <p>4) Add new Condition No.5 as follows: The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.</p> <p>REASON: To safeguard the appearance of the locality.</p> </div>															
<p><b>3/01</b></p>	<p><b>227 Whitchurch Lane Edgware – P/1838/22</b></p> <div style="border: 1px solid black; padding: 10px;"> <p>At Section 3.0 the Planning History has been amended as follows to outline the previous planning application under ref: P/3306/21 was withdrawn on 11<sup>th</sup> November 2021.</p> <p><b><u>RELEVANT PLANNING HISTORY</u></b></p> <table border="1" data-bbox="309 1417 1455 2031"> <thead> <tr> <th>Ref no.</th> <th>Description</th> <th>Status and date of decision</th> </tr> </thead> <tbody> <tr> <td><b>HAR/15237:</b></td> <td>Convert to 2 flats</td> <td><b>(Refused 15/04/1959)</b></td> </tr> <tr> <td><b>HAR/15237/B:</b></td> <td>Extension for ground floor bathroom/W.C</td> <td><b>(Grant 26/11/1962)</b></td> </tr> <tr> <td><b>P/5897/15:</b></td> <td>Single storey rear extension; conversion of garage to habitable room; external alterations (amended plans received)</td> <td><b>(Grant 27/05/2016)</b></td> </tr> <tr> <td><b>P/3306/21:</b></td> <td><b>Single and two storey side to rear extension; single storey rear extension; alterations to roof form end</b></td> <td><b>(Withdrawn 11/11/2021)</b></td> </tr> </tbody> </table> </div>	Ref no.	Description	Status and date of decision	<b>HAR/15237:</b>	Convert to 2 flats	<b>(Refused 15/04/1959)</b>	<b>HAR/15237/B:</b>	Extension for ground floor bathroom/W.C	<b>(Grant 26/11/1962)</b>	<b>P/5897/15:</b>	Single storey rear extension; conversion of garage to habitable room; external alterations (amended plans received)	<b>(Grant 27/05/2016)</b>	<b>P/3306/21:</b>	<b>Single and two storey side to rear extension; single storey rear extension; alterations to roof form end</b>	<b>(Withdrawn 11/11/2021)</b>
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	<b>gable and rear dormer; front porch; external alterations</b>	
<b>P/4498/21:</b>	Change of Use from Dwellinghouse (Class C3) To Charity Use with Private Events by Invitation and Ancillary Accommodation (Sui Generis)	<b>(Refused 14/03/2022)</b>
<b>P/1296/22:</b>	Certificate of Lawful Development (Proposed): Alterations to Roof; Rear Dormer; Three Rooflights in Front Roofslope; Conversion of Garage to Habitable Room with Installation of Window to Rear	<b>(Grant 25/05/2022)</b>

**AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS**

<b>Agenda Item</b>	<b>Application</b>	<b>Speakers</b>
<b>2/03</b>	17 Moss Lane, Pinner, HA5 3BB (P/3425/21)	Edwin and Kathy Whittingham (Objectors)  Agent/Applicant (To Be Advised)
<b>2/04</b>	34 Beaulieu Drive, Pinner, HA5 1NG (P/2315/22)	Joe Jothiraj (Objector)  Agent/Applicant (To Be Advised)