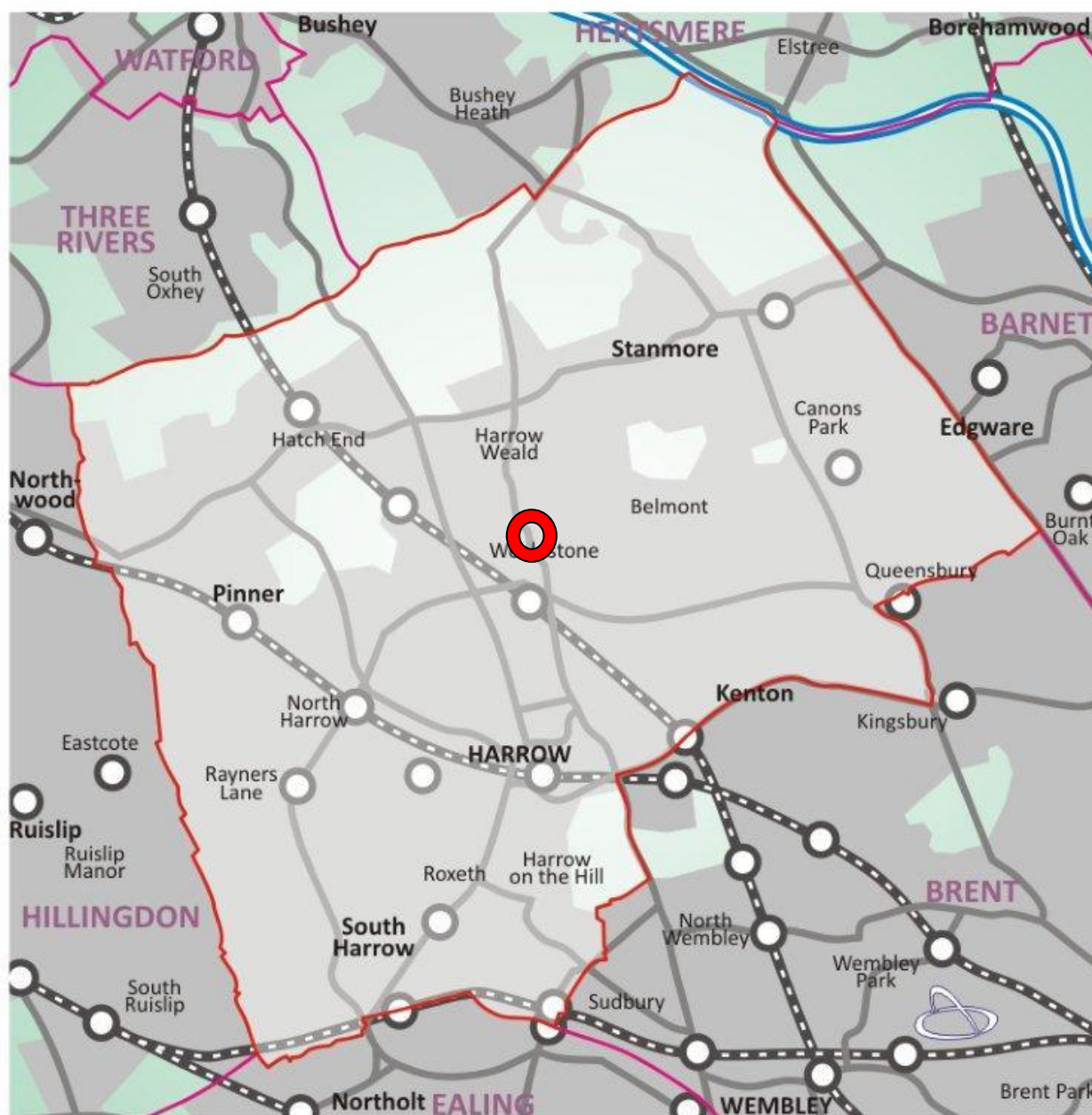


 = application site



272 High Road

P/0569/22

## Location Plan



# **LONDON BOROUGH OF HARROW**

## **PLANNING COMMITTEE**

**15<sup>th</sup> February 2023**

<b>APPLICATION NUMBER:</b>	P/0569/22
<b>VALIDATE DATE:</b>	04/04/2022
<b>LOCATION:</b>	272 HIGH ROAD, HARROW
<b>WARD:</b>	HARROW WEALD
<b>POSTCODE:</b>	HA3 7BB
<b>APPLICANT:</b>	WARNER PLANNING LTD
<b>AGENT:</b>	WARNER PLANNING LTD
<b>CASE OFFICER:</b>	JOSEPHINE DUTTON
<b>EXPIRY DATE:</b>	18/05/2022 EXTENDED TO 20 <sup>TH</sup> FEBRUARY 2023

### **PROPOSAL**

Redevelopment to provide three storey building comprising of commercial floorspace to ground floor (Use class E) and five flats; creation of four two storey terraced houses; landscaping; parking; bin and cycle stores (demolition of existing building and garages)

### **RECOMMENDATION**

The Planning Committee is asked to:

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

### **REASON FOR THE RECOMMENDATIONS**

The proposal would contribute towards housing stock within the Borough and the principle of redeveloping the site in order to provide additional residential accommodation is considered acceptable.

The proposed development would appropriately relate to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory layout and design to ensure that the future occupiers would benefit from an acceptable standard of living accommodation.

Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring or future occupiers and the design is considered to be sympathetic to the character of the local area.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support. In accordance with the National Planning Policy Framework, including its presumption in favour of sustainable development, and subject to conditions, Officers recommend that the application is approved.

## **INFORMATION**

This application is reported to Planning Committee as it would provide in excess of 3 new residential units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
Net additional Floorspace:	458.9sqm
GLA Community Infrastructure Levy	£27,534.00
(CIL) Contribution (provisional):	
Local CIL requirement:	£74,819.00

## **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**

- 1.2 The application site consists of an irregular shaped plot located on the eastern side of High Road.
- 1.3 The front of the site is occupied by a two-storey building which features commercial uses on the ground floor and residential uses on the upper floor. The site is part of a non-designated shopping parade.
- 1.4 The rear of the site consists of hardstanding and features garages which are no longer used and have been vacant for some time and are predominately used for storage purposes
- 1.5 The site is not located within a conservation area and is not a nationally or locally listed building. There are no TPOs on site.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 3.

## **2.0 PROPOSAL**

- 2.1 The application proposes to redevelop the site to provide a new three-storey mixed use building fronting High Road and mews style houses within the rear of the site.
- 2.2 Within the mixed use building, the front half of the ground floor would serve a commercial use and the rear would be residential, the upper floors would also feature flats. A total of 5x 1 bedroom flats would be provided and access would be via the ground floor side entrance. The proposed building would have a flat roof.
- 2.3 The proposed mews houses would be two-storey in height, and consist of one continuous building, with the principal elevation parallel with the front boundary of the site and would consist of a flat roof. A total of 4x 2 bedroom houses would be provided.
- 2.3 The waste storage would be provided internally within the mixed used building and within the front and rear gardens for the mews homes. A communal cycle area would be located at the rear of the mixed use building.
- 2.4 One disabled parking space would be provided and access to the site would be via the front entrance gate.

### 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 & date of decision
LBH/2596/1	Illuminated fascia and projecting signs	Grant - 18/02/1970
P/3631/13	Change of use from retail (class a1) to minl cab office (sul generis)	Grant - 30/01/2014

### 4.0 **Consultation**

4.1 A total of 15 consultation letters were sent to neighbouring properties regarding this application and a site notice was erected in April 2022 and January 2023.

4.2 Two objections were received.

- Significantly affects the value of my property  
Officer response:  
This is not a material planning consideration
- Privacy and overlooking concerns  
Officer response:  
This point has been assessed within the body of the report.
- The sunlight/daylight report graphics uses outdated pictures on No. 8  
Officer response:  
Within the report it has been acknowledged that no. 8 Park Crescent has recently extended, however, these additions are not considered to invalidate the findings of the report.
- Daylight and sunlight is affected  
Officer response:  
This point has been assessed within the body of the report.
- No provision for parking which could result in additional demand on already clogged Park Crescent.  
Officer response:  
This point has been assessed within the body of the report.
- Loss of existing mature trees.  
Officer response:  
The site does not contain any protected trees and new trees are also proposed to be planted as part of the development

- No description of boundary treatment.  
Officer response:  
Boundary treatment details have been secured via a condition.
- Sewer drainage to East of development is insufficient for proposed development  
Officer response:  
The drainage engineer was consulted as part of this application and no objections have been raised subject to further conditions that sufficiently deals with on-site drainage and water attenuation.

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

Consultee and Summary of Comments
<p><b>LBH Highways</b> No objections subject to conditions</p> <p><b>LBH Drainage</b> No objections subject to informatives</p> <p><b>LBH Waste Management Policy Officer</b> No objections</p> <p><b>Landscape Officer</b> No objections subject to conditions</p>

## 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
- Design, Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Waste and Servicing
- Flood Risk and Drainage
- Biodiversity
- Fire Safety

## **6.2 Principle of Development**

*The relevant policies are:*

- The National Planning Policy Framework (2021)
- The London Plan (2021): H1, H2, H9
- Harrow Development Management Policies (2013): DM24, DM38
- Harrow's Core Strategy (2012): CS1
- Supplementary Planning Document – Garden Land Development (2013)

- 6.2.1 The application site is situated within a developed area of Harrow as outlined in the Harrow Local Plan. Whilst the site is not an allocated development site as defined within the adopted Site Allocations Local Plan (2013), the site is regarded as previously developed land for the purposes of the policies contained within the National Planning Policy Framework and the Harrow Core Strategy which seeks to redirect all new development the Harrow and Development Opportunity Area, to town centres and to previously developed land in suburban area. The proposal would also meet the aims of policy H2 of the London Plan (2021), which supports development on smaller sites (less than 0.25 hectares). The London Plan states that small sites should play a greater role in increasing and diversifying London's housing supply and supporting small and medium sized contractors and developers. On this basis, the proposal to develop this site for residential purposes is considered to be acceptable in principle.
- 6.2.2 Commercial use would be retained on the front part of the ground floor with residential at the rear, with the upper floors also consisting of residential units. As the ground floor would continue to be of commercial use (Use Class E), the development would comply with Policy DM38 which requires that within



neighbourhood parades the use of ground floor premises must be a purpose which is appropriate to a town centre use, community and economic use.

- 6.2.3 The proposal comprises private market housing in the form of 4x one-bedroom apartments, 5x two-bedroom dwellinghouses. This mix, given the scale of the development, would be acceptable. As the proposal comprises fewer than 10 units, there is no requirement for affordable housing provision.
- 6.2.3 For the reason set out above, it is considered that the principle of this proposal meets the above policy requirements with regard to the overarching goal of housing choice and provision and the need to support economic activity and development.

### **6.3 Design, Character and Appearance of the Area**

*The relevant policies are:*

- National Planning Policy Framework (2021)
  - The London Plan 2021: D3, D12
  - Harrow Core Strategy 2012: CS1
  - Harrow Development Management Policies Local Plan (2013): DM1, DM22, DM23
  - Residential Design Guide (2010)
  - The London Plan Housing Supplementary Planning Guidance (2016)
  - Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)
- 6.3.1 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to state that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 6.3.2 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted”.
- 6.3.3 The immediate high street setting features a range of late-19th Century to interwar street-fronting properties, with a diverse range of roof forms and styles, broadly of a two or three storey typology with tiled pitched roofs and a number featuring feature gable frontages. There are a number of broadly Arts and Crafts architectural features to these properties, such as half-timber frontages or shingles to elevations.

### *Mixed use building*

- 6.3.4 The proposal seeks to replace the existing 2 storey pitched roof building with a 3 storey mixed use building, with commercial at ground level and residential above. The ground level is a deeper footprint than at present, with a notable 1 metre projection along the shared boundary with the attached property. The proposed mixed use commercial block is considered to be of an appropriate scale for its setting and the setback to the top storey has brought the block in line with neighbouring properties, which in turn has helped to reduce the perceived massing to the front elevation.
- 6.3.5 The proposed front elevation at ground floor would be a traditional commercial frontage that would be in keeping within the existing shopping parade. The proposed side elevation would feature a total of four projecting curved windows at first and second floor level which would be visible from the front and rear elevations. The unusual style and nature of the windows add visual interest to the building. The ground floor would provide the residential access to the development, in addition to housing the bin storage area for both the residential and commercial elements. The rear elevation is characterised by projecting balconies serving as private amenity areas. The proposed residential nature of the rear elevation is not considered to be at odds with the pattern of development within the environment.
- 6.3.6 Overall, the height of the building at three storeys is considered appropriate for this high street location. It should also be noted that over the course of this application, significant amendments have been made to the scale and massing of the proposal with reductions in the building's footprint and setbacks have been provided to the first and second storey in order to reduce the massing, especially when viewed from the north elevation, as to not appear visually overbearing. The revisions to the proposed massing and scale results in the proposal being more appropriate for its plot size and the wider context.
- 6.3.7 In principle the materials proposed for the mixed use building would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.

### *Mews Houses*

- 6.3.8 Four mews houses are proposed to the rear of the site which currently contains garages. The proposed mews houses would be two-storey in height, and consist of one continuous building, with the principal elevation parallel with the front boundary of the site. At two storeys, the development would not be readily visible from public vantage points as they would be no higher than properties on High Road and Park Crescent. The development would mainly be visible from the rear of several residential properties surrounding the site.
- 6.3.9 The four houses would have a simple yet distinctive appearance with the front elevation featuring minor setbacks that aid in creating visual breaks to massing. The footprint of unit 4 would differ from the other dwellings as it responds to the boundary line and features a chamfered design. Similar to the mixed use block,

the terrace building would also feature projecting side and rear windows at first level.

- 6.3.10 The proposed two storey building is considered to be appropriate in height given its context and close proximity to the two storey dwellinghouse along Park Crescent. It is however noted that the proposed dwellings, due to their form, design and layout would represent a new form of building typology within the immediate area, however subject to the use of high quality detailing and materials, the proposal would add architectural interest and variety within the area. Given the overall form, size and scale of the proposed development it would not result in a detrimental impact to the visual amenity and the character of the area.
- 6.3.11 In terms of the pallet of materials, the building would make use of brickwork feature panels, spandrel panels, stone band and varied orientation brick which would create visual intrigue and lend a domesticity to the scheme. However, the final palette of materials for all parts of the development will be subject to a condition requiring samples and further information on specific detailing of the materials.

#### *Landscaping*

- 6.3.12 The existing site is primarily hardstanding, and the proposal would introduce some soft landscaping in the form of lawned areas and tree planting, to the front and rear gardens of the mews houses in addition to green roofs to both buildings. The Council's Landscape Architect was consulted and raised no objection subject to conditions in relation to soft and hard landscaping, green roof, landscape management and maintenance plan. Such conditions have been included.

#### *Waste and Cycle Storage*

- 6.3.13 For the mixed used building, the proposed refuse stores are to be housed internally, and the cycle storage are to be located at the rear of the building. In terms of the mews homes, units 2 and 3 would share the same cycle storage area and bins are to be stored at the front of the dwellings. For units 1 and 4, both the cycle and bin stores would be located within the side/rear gardens given that both these properties would benefit from side access to the rear gardens. As the stores would not be readily visible from the street, it would not negatively impact the character and appearance of the street scene. A condition has been attached to ensure that the refuse and cycle store is secure and appropriate in its design and finish.
- 6.3.14 In summary, subject to the above detailed conditions, the development would accord with the relevant policies of the development plan in terms of character and appearance as set out above.

## 6.4 Residential Amenity

*The relevant policies are:*

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM2, DM27
- London Plan Policy (2021): D1, D6
- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

### Impacts on neighbouring properties

- 6.4.1 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

### *Impact to Nos. 274, 280 and 266 High Road*

- 6.4.2 The proposed three storey block fronting High Road would abut the shared boundary with the attached mid-terrace property no. 274 High Road. It is acknowledged that the existing building already protrudes beyond the first floor rear elevation of no. 274 and as stated above, the proposal would project an additional 1 metre along the common boundary. The nearest first floor rear of no. 274 serves a habitable room, and this window is already compromised by the existing building in terms of light and outlook as the existing building significantly breaches the 45 degree splay when measured from the nearest first floor rear corner. Therefore, any additional projection beyond what is existing could further compromise this window.
- 6.4.3 A daylight and sunlight report has been included as part of the submission documents. The assessment uses a widely recognised methodology to assess the proposal’s impact upon neighbouring properties against British Research Establishment (BRE) guidelines which is considered to be more appropriate for the assessment of the proposal’s amenity impacts, pursuant to Policy DM1 of the Harrow Development Management Policies. The report assesses the potential impact on the closest six windows for nos. 274 – 280 and eight windows on the adjacent building no. 266.
- 6.4.4 The report concludes that 11 of the 14 nearby windows achieve the recommended daylight targets, while the remaining three windows are located at no. 266 and serve ground floor spaces that are more than likely of commercial use rather than residential use. It should be noted that the daylight and sunlight report was in relation to the originally proposed mixed use building which is considered to have a greater impact than the revised development. Therefore, having considered the conclusions of the submitted report and the significant revisions made to the scale

and design of the building, officers are satisfied that the proposal would not have a detrimental impact on the daylight or sunlight of adjoining occupiers.

*Impact to Nos. 8 and 10 Park Crescent*

- 6.4.5 Three of the terraced units would share a common boundary with No. 8 Park Crescent with the closest distances from the terraced building to the shared boundary would be 1.6m (unit 4), 1.9m (unit 3), and 3.6m (unit 2). It is noted that that this neighbouring house has recently been extended with the addition of a single storey 5m deep rear extension, a two storey side to rear extension and there is now a large outbuilding in the final quarter of the rear garden. Therefore, the amenity assessment is based on what is currently in existing. The rear elevation of no .8 Park Crescent will be approximately 9.5m (6m when measured from the single storey projection of house 2) from the proposed scheme and would not directly face the proposal.
- 6.4.6 Officers consider that the chamfered design of the northern elevation at two storeys would have an acceptable relationship with no. 8 in regard to overbearing, or outlook considerations, given that the proposal adjoins at the furthest points from the neighbouring property and is sufficiently set away from the boundary. Furthermore, the submitted daylight and sunlight report, concludes that the amenity space for no. 8 achieves the BRE Guidelines in terms of overshadowing.
- 6.4.7 In relation to overlooking and privacy concerns, unit 4 would have two first-floor bedroom windows that face the rearmost part of the garden of No. 8 which now features the newly constructed outbuilding, and the two windows would mainly overlook the roof of this structure. Therefore, it is considered the privacy of the neighbouring occupants would not be reduced to an unacceptable level.
- 6.4.8 Regarding no. 10 Park Crescent; the south elevation of the proposal runs parallel with the southern boundary for approx. 11 metres and is set-in from the boundary by 1m. As there is a path adjoining the site to the south, the south elevation is approximately 2.4m form the boundary of no. 10 and is approximately 11 metres from the rear elevation of this neighbouring property. There is one first floor angled window from the rear of unit 3 that faces this neighbouring property, this is approx. 19 metres away.
- 6.4.9 The southern elevation is also considered acceptable given the 2.4m distance from no. 10 and the fact that the proposal is within close proximity to furthest part of the garden from the neighbouring property. As the only window facing onto the neighbouring property is approx. 19m, it is considered this would not amount to unacceptable level of overlooking. Furthermore, given that no. 10 is sited south of the development it would not be impacted by overshadowing.

## Residential Quality of Proposed Development

6.4.3 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.

6.4.4 The proposed development includes the following:

	Proposed Size	Proposed GIA	Minimum GIA	Proposed Storage	Minimum Storage
House 1	2 bed 4 persons	89sqm	79sqm	Not indicated	2.0
House 2	2 bed 4 persons	103sqm	79sqm	Not indicated	2.0
House 3	2 bed 4 persons	89sqm	79sqm	Not indicated	2.0
House 4	2 bed 3 persons	77sqm	79sqm	Not indicated	2.0
Flat 5	2 bed 3 persons	66sqm	61sqm	Not indicated	2.0
Flat 6	1 bed 1 person	51sqm	37sqm	Not indicated	1.0
Flat 7	1 bed 1 persons	51sqm	37sqm	Not indicated	1.0
Flat 8	1 bed 2 persons	46sqm	50sqm	Not indicated	1.5
Flat 9	1 bed 1 person	37sqm	37sqm	Not indicated	1.0

6.4.5 All the units would meet the minimum space standards with the exception of unit 8 which would fall short. Whilst this has been shown to be a single bedroom, given the floor area of 13sqm, this is classed as a double bedroom making this flat a 1bed 2person unit. However, despite the shortfall, on balance, it is considered that the proposed flat would still provide a good standard of living accommodation given its spacious and functional layout with good outlook to both the habitable rooms. No built in storage has been indicated on the plans, however, as all but one of the units exceed the minimum floor space standards, it is considered that more than adequate storage space can be provided for the units.

6.4.6 All of the habitable rooms are provided with windows which allow for sufficient levels of natural light and adequate outlook. The floor to ceiling height for the flats would measure 2.4 metres which is considered to be marginally below the London Plan requirement for 2.5 metres, however, it is considered acceptable on the basis that the nationally described standards requirement of 2.3 metres is being achieved. In regard to vertical stacking, ideally, bedrooms and living areas should not significantly overlap in order to minimise the potential for noise transfer between new homes. For the mixed use building, there would be overlapping in the vertical stacking arrangements between units. Despite this, as the proposal is for a new build, the development would need to comply with Building Regulations requirements for sound insulation measures to ensure there would be no unacceptable noise transmission. Therefore, the proposed layout of these units is considered acceptable on balance.

- 6.4.7 In terms of privacy and overlooking between the proposed units, the concerns would be limited in this regard. A separation distance of 11.5m would be provided between the first rear floor balconies on the mixed used block, to the terraced building. Unit 4 is the dwelling that would directly face the mixed building and the first-floor front facing window of this unit, serves a non-habitable room (bathroom).
- 6.4.8 The mid-terrace dwelling unit 2, also benefits from an additional single storey rear projection which is due to the angled first floor window on the adjoining units in order to prevent overlooking on what would have been the immediate rear patio area. Lastly, in relation to the ground floor windows of unit 5 with the mixed-use block, it is acknowledged that the side facing living area window, and the rear facing bedroom window, would lack adequate defensible space. Ideally defensive planting at a depth of 1 metre from both windows to the pedestrian walkway would have been desirable. However, given the limited available space, understandably this has not been possible. Nevertheless, it has been demonstrated on the plans that for the living room window, which is the window of primary concern, it would consist of a black painted glass panel (tinted window), in order to safeguard privacy. However, the proposed tinted window would not impede natural light and outlook to the flat and is therefore considered to be a reasonable solution for the lack of defensible space.

#### Amenity Space

- 6.4.9 Regarding the private amenity space, the SPG requires a minimum of 5m<sup>2</sup> per 1-2 person dwelling and an extra 1m<sup>2</sup> for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. Outdoor/inset terrace spaces are proposed for the mixed use building and would meet the requirement. Unit 9 would however fail to meet the required by 0.5m, however the lack in depth is considered to be compensated by the extended width (8.9m) of the amenity space. Furthermore, and specifically along the front elevation facing High Road, the balconies serving units 9 and 7 would be inset, which provide a much more private, quieter balcony for the future occupiers. The mews houses would benefit from private outdoor amenity space at the rear.
- 6.4.10 Overall, it is considered that the proposed development is likely to provide an acceptable level of amenity for future occupiers, subject to conditions

#### Secure by Design

- 6.4.11 The Designing Out Crime Officer has raised concerns regarding the crime preventing measures on site such as lighting, lockable cycle stores and boundary treatment. Therefore, in order to ensure the development is of a satisfactory level of safety and security, a condition to achieve Secure by Design accreditation has been attached.

## 6.5 Traffic, Parking and Servicing

*The relevant policies are:*

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM9; DM10; DM42
- London Plan (2021): T4, T5, T6

6.5.1 This site is within an area with a Public Transport Accessibility Level (PTAL) of 3 meaning access to public transport is considered to be moderate. The nearest bus stops are within a 3 minute walk from the site is served by various routes which connect to major town centres and transport interchanges. On-street parking opportunities in the immediate vicinity are limited as much of the area is restricted by double yellow lines. Given the town centre location, the proposed development would be relatively car free with the provision of one disabled person's parking space. The London Plan allows for a maximum of 0.75 spaces per dwelling meaning up to 7 spaces could be provided for the proposal.

6.5.2 The application was referred to the Council's Highways Authority who has advised that whilst proposals for car free development are supported in areas with good access to public transport and amenities, this proposal does include family sized housing which is more likely to generate car parking demand. As there is no on-street parking in the immediate vicinity, any overspill would have to be catered for in surrounding side streets. Census 2011 car ownership levels show that 70.1% of households in this area have access to a least one car or van and the site could generate a demand for around 6 parking spaces on this basis. It is likely that this level of demand could be absorbed within the local capacity without causing undue stress as cars are likely to be dispersed throughout the area rather than concentrated to one specific location. Moreover, the lack of available on-site parking provision may also encourage more active and sustainable travel. Therefore, on balance, the lack of parking provision is acceptable in this instance.

6.5.3 In respect of cycle parking, A minimum of 17 long stay sheltered and secure cycle parking spaces and a further two visitor spaces are required. Two cycle stores are shown but no details of the type of stands, or dimensions have been provided. cycle parking for units 1 and 4 provided within the curtilage. Further details of the proposed storage is required and a condition has been attached to this effect to ensure that appropriate cycle storage can be provided along with the required number to comply with the London Plan requirements.

### **Waste and Servicing**

6.5.4 As noted above, the waste storage would be provided internally within the mixed used building and two-bin system is proposed for the both the residential and commercial elements which complies with the Council's Code of Practice for the Storage of Waste in Domestic Purposes. For the mews homes the bins are to be stored at the front and rear of the properties. However, details of delivery and servicing have not been submitted. A condition is therefore attached to ensure full



details of a waste management strategy is submitted to and approved in writing by the Council prior to the commencement of the development.

## **6.6 Flood Risk and Drainage**

*The relevant policies are:*

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

6.6.1 The site is identified as a critical drainage area of Harrow. The Council's Drainage officers have not objected to the application but have suggested conditions to deal with on-site drainage and water attenuation.

6.6.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

## **6.7 Fire Safety**

6.7.1 *The relevant policies are:*

- National Planning Policy Framework (2021)
- The London Plan (2021): D12 (Part A)

6.7.2 Policy D12 of The London Plan requires all development to meet standards of fire safety. Therefore, a condition has been attached to ensure the development meets this requirement prior to completion of damp proof course.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

The proposal would contribute to the variety of housing stock in the borough. The proposed development would appropriately relate to the site, local context, massing and architectural appearance and would bring forward housing provision of a satisfactory layout and design to ensure that the future occupiers would benefit from an acceptable standard of living accommodation.

7.1 The redevelopment of the site would provide a sustainable mixed use development of a good design with active frontage to High Road. The buildings would provide a modern, contemporary design that responds positively to the local context and contributes to attractive streetscape. The layout and orientation of the buildings to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers whilst encouraging a modal shift towards more sustainable modes of travel.

- 7.1 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

## **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 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: 00000 S0 rev.04, 00001 S0 rev.01, 00010 S0 rev.01, 00030 S0 rev.01, 10123 S0 rev.02, 10122 S0 rev.08, 10123 S0 rev.06, 10155 S0 rev.05, 10156 S0 rev.05, 30315 S0 rev.08, 30316 S0 rev.07, 10160 S0 rev.01, 10151 S0 rev.03, 10150 S0 rev.03, 10120 S0 rev.09, 10121 S0 rev.08, 30310 S0 rev.05, 30311 S0 rev.04, 2000 S0 rev.03, Design and Access Statement, Planning Statement (February 2022), Transport Statement (February 2022), Daylight and Sunlight Assessment (For Planning) (29<sup>th</sup> November 2021) X 2

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](http://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. 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.

#### 5. Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence 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. This is a PRE-COMMENCEMENT CONDITION to ensure adequate drainage details are agreed before the development commences on site.

#### 6. 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. This is a PRE-COMMENCEMENT CONDITION to ensure adequate sewage disposal details are agreed before the development commences on site.

#### 7. Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of development, details of shelters, racks, dimensions and location of a minimum of 17 long stay cycle parking spaces and 2 short stay spaces 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 Local Plan (2013). To ensure appropriate cycle parking design before development commences on site, this condition is a PRE-COMMENCEMENT condition.

#### 8. Waste Management Strategy

The development hereby permitted shall not commence beyond damp proof course level, until details of a waste management plan have been submitted to and approved in writing by the Local Planning Authority. The waste management plan shall be carried out in accordance with the approved details.

REASON: In the interest of sustainable waste management of the site, in accordance with policy DM45 of the Councils Development Management Policies Local Plan 2013.

#### 9. 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 and spandrel detail; windows/ doors;
2. boundary fencing 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.

#### 10. Details of windows and doors

Notwithstanding the details shown on the approved drawings, prior to commencement of the development hereby permitted beyond damp proof course level, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations;
  - ii) sections and elevations of the parapet detail and roofline of the proposed building.
- The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.

#### 11. Landscaping

The development hereby approved shall not be commenced beyond damp proof course level 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. Tree planting along the boundaries adjacent to the car park and screening around carparking area with hedge planting. Screening of the bin stores with soft landscaping. 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.

## 12. 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.

## 13. Landscaping Management Plan

Notwithstanding the details requested above in condition 11, prior to the occupation of the development, a Landscape Management Plan and Landscape Maintenance plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the communal hard and soft landscape areas shall be submitted and approved by the local planning authority. The long term Landscape Management Plan for the whole of the proposed development will ensure the future success of the development, including the long term aims and objectives for all the external areas. The management and maintenance plan shall be implemented in accordance with the details approved, in perpetuity.

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 of The London Plan (2021), policy CS.1B of the Harrow Core Strategy (2012) and policy DM22 of The Development Management Policies Local Plan 2013. .

15. Refuse storage

Prior to occupation of the development, details of the refuse storage bins shall be submitted and approved in writing 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 plans.

REASON: To maintain the appearance of the development and safeguard the character and appearance of the area.

16. Satellite Dishes

Prior to the first occupation of the 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.

17. 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.

18. Change of Use (flats)

The flats 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 in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy D1 of the London Plan 2021 and the Core Planning Principles of the National Planning Policy Framework 2021.

19. Permitted Development Restriction

No development which would otherwise fall within Classes A, B, C, D, E, F and G in Part 1 of Schedule 2 to that Order shall be carried out in relation to the terraced dwellinghouses hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of the dwellinghouse in relation to the size of the plot and availability of amenity space and to safeguard the amenity of neighbouring residents, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

19. Secure by Design

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

20. Accessible Units

The development hereby permitted shall be constructed to the specifications of: "Part M, M4(2), Category 2: Accessible and Adaptable 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.

21. Site Hoardings

Site works in connection with the development hereby permitted shall not commence before the boundary of the site is enclosed by a close boarded or other security fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.



Reason: In the interests of amenity and highway safety, in accordance with policies DM1 and DM45 of the Development Management Policies Local Plan 2013.

## **INFORMATIVES:**

### 1. Policies

The following policies and guidance are relevant to this decision:

#### **National Planning Policy Framework (2021)**

**The London Plan 2021:** D1, D3, D4, D5, D6, D7, D8, D11, D12, G6, H1, H9, H10, S1 12, T5, T6.1, SI 13

**Harrow Core Strategy 2012:** CS1

**Development Management Policies Local Plan 2013:** DM1, DM2, DM10, DM20, DM21, DM22, DM27, DM42, DM44, DM45

Relevant Supplementary Documents:

Supplementary Planning Document: Sustainable Building Design (2010)

Supplementary Planning Document: Garden Land Development (2013)

The London Plan Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

### 2. 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.

### 3. 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](mailto:communities@twoten.com)

#### 4. Compliance with planning conditions

IMPORTANT: Compliance with Planning Conditions Requiring Submission and Approval of Details before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

#### 5. London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £27,534.00. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk/) website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

If you have a Commencement Date please also complete CIL Form 6:

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk) Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

#### 6. Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £74,819.00

This amount includes indexation which is 323/224.

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing). The CIL Liability is payable upon the commencement of development. You are advised to visit the planningportal website where you can download the relevant CIL Forms. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

If you have a Commencement Date please also complete CIL Form 6:

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.

## 7. Street numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.

8. 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](mailto: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.

9. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.


Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2021) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy SI 13 of the London Plan (2021) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

19. 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.

**CHECKED**

<p>Orla Murphy Head of Development Management</p> <p>1<sup>st</sup> February 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>3<sup>rd</sup> February 2023</p>
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**APPENDIX 2: SITE PLAN**



## APPENDIX 3: SITE PHOTOS





Site entrance and existing building facing High Road



Rear of existing building facing High Road



View from the site of adjacent buildings to the South



View of garages towards the East of the site



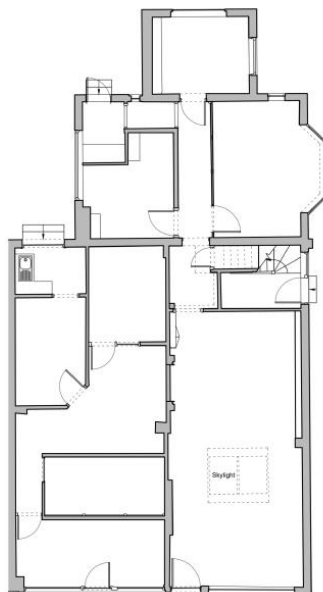
View from the site of adjacent buildings to the North



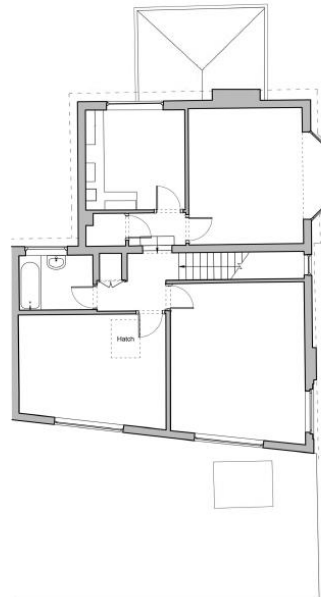
View towards West of the site

## APPENDIX 4: PLANS AND ELEVATIONS

### *Existing Site and Floor Plan*



Existing Ground Floor Plan



Existing First Floor Plan

### *Existing Elevations*





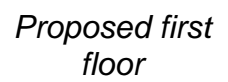
South elevation



East elevation



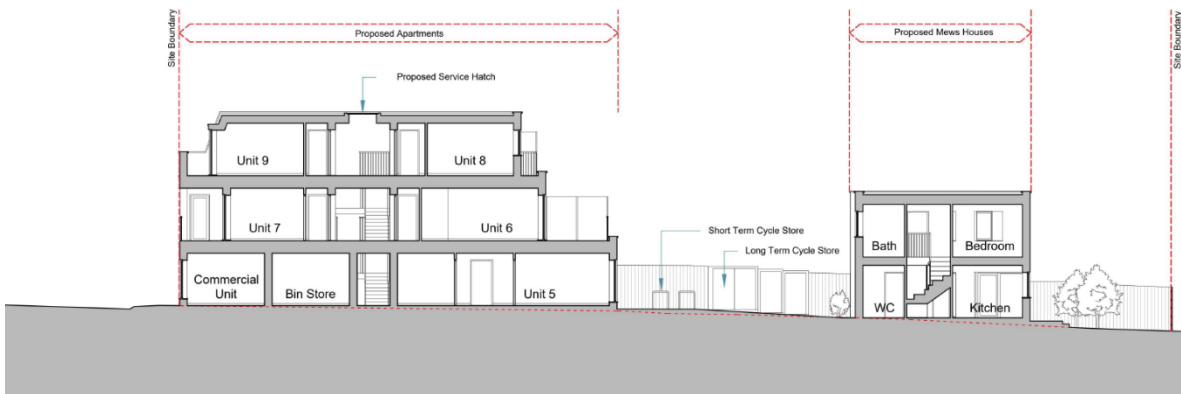
West elevation



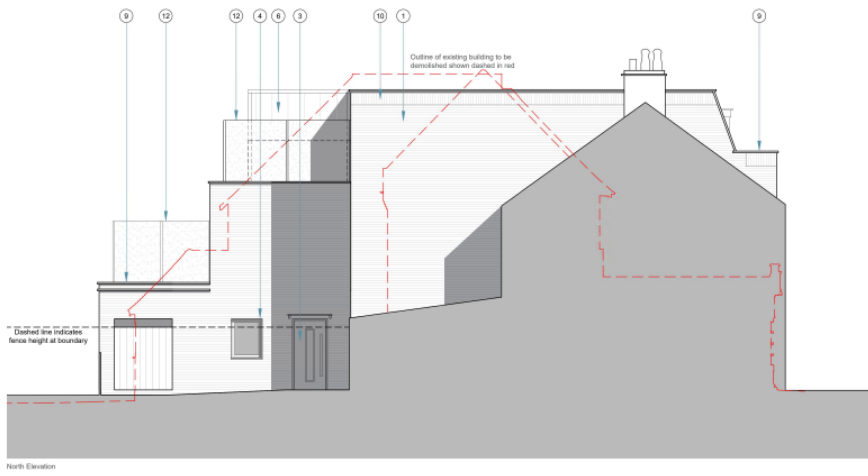


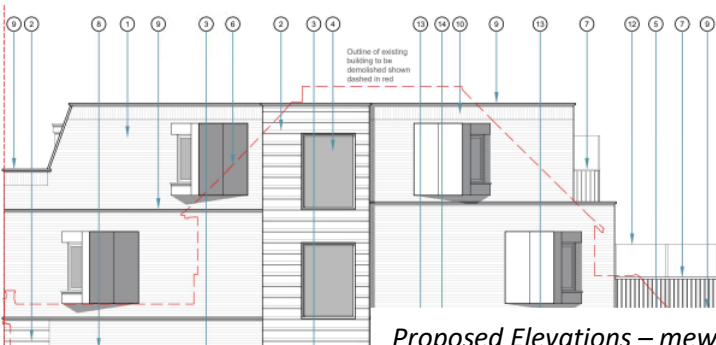
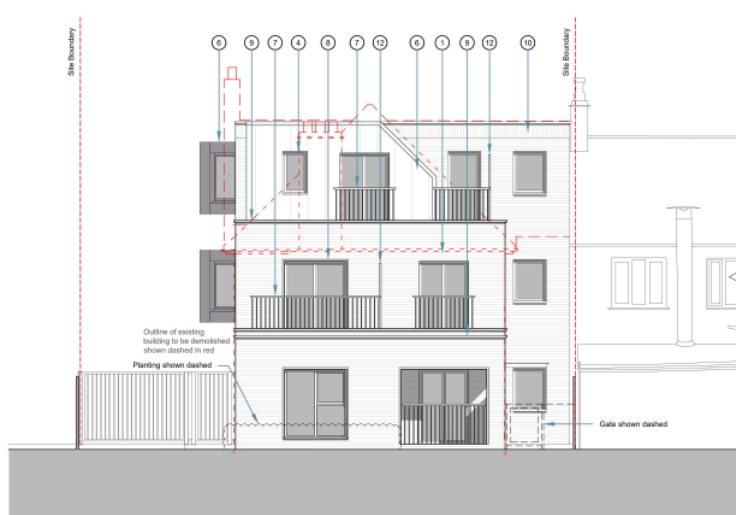
*Proposed second floor*

*Proposed sections*

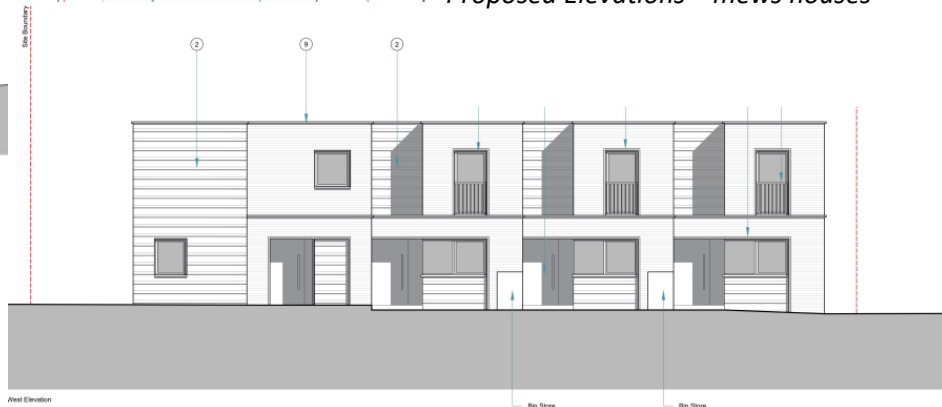


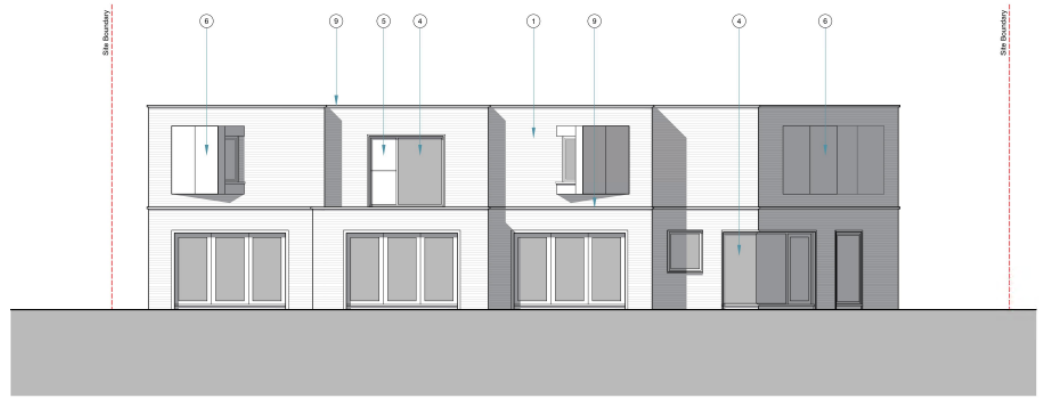
*Proposed Elevations – mixed use building*



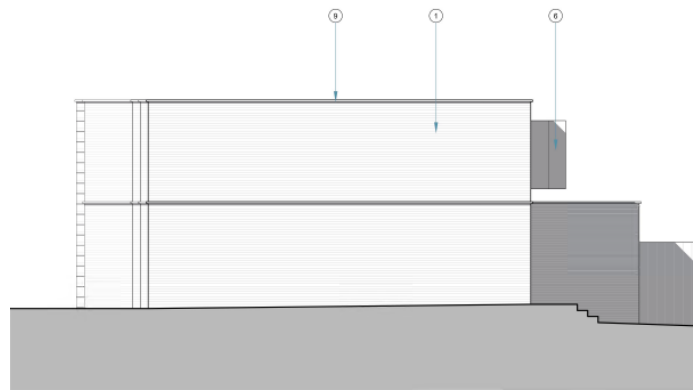


*Proposed Elevations – mews houses*





East Elevation



South Elevation

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