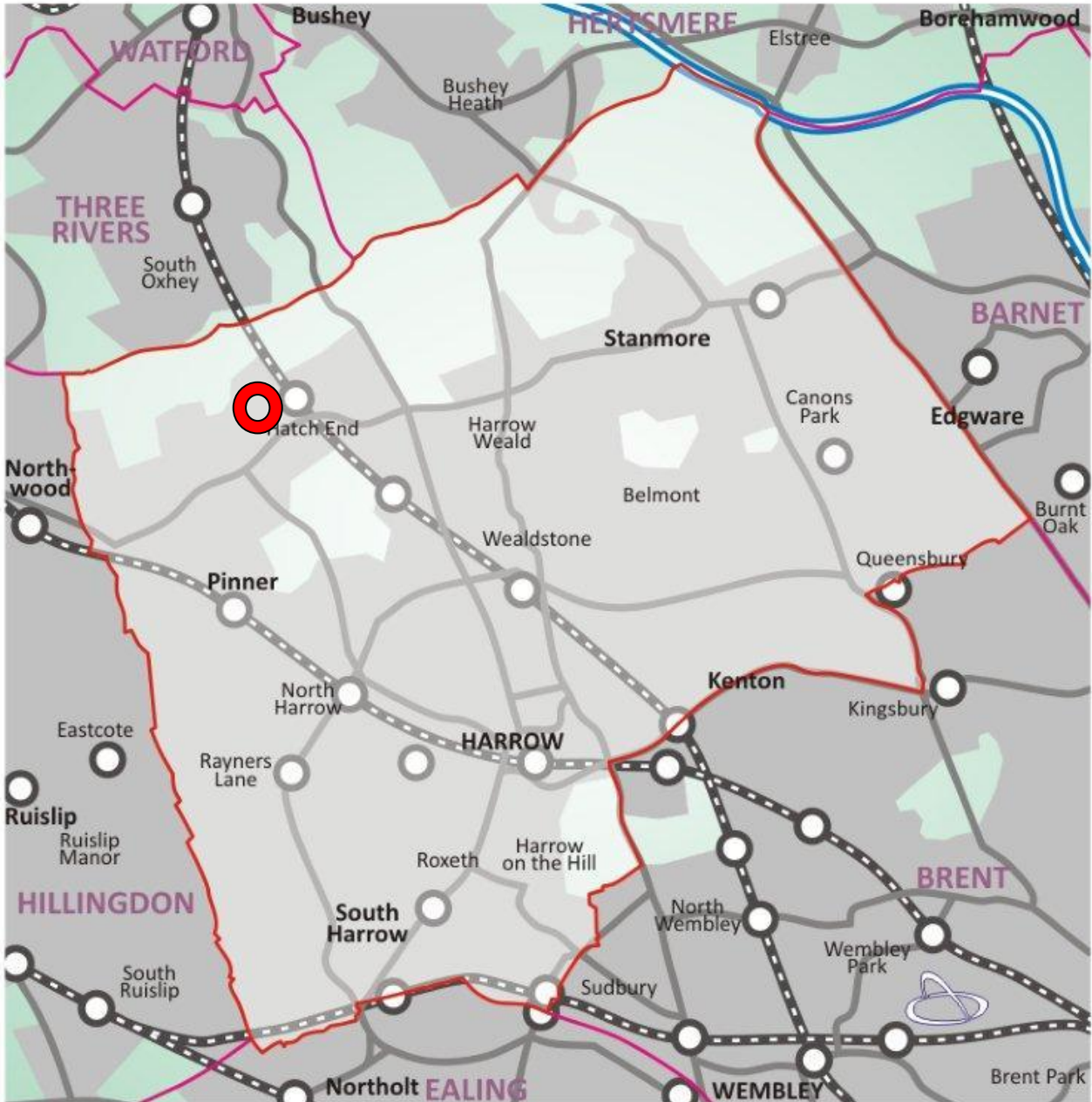


 = application site



**Grimsdyke School, Sylvia Avenue, Pinner, Harrow, HA5
4QE**

P/0814/23

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th May 2023

APPLICATION NUMBER: P/0814/23
VALID DATE: 17TH APRIL 2023
LOCATION: GRIMDYKE SCHOOL, SYLVIA AVENUE, PINNER,
HARROW
WARD: HATCH END
POSTCODE: HA5 4QE
APPLICANT: MR IAN SUTHERLAND
AGENT: N/A
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 12/06/2023

PROPOSAL

Two storey infill extension.

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 RECOMMENDATION

The proposal would result in an improvement in the school's educational facilities whilst ensuring that the proposed extension would not detract from the character and appearance of the application site and area in a wider context and would not result in undue harm upon the openness and open character of the Designated Open Space sited within the confines of the site. The proposal would have an acceptable impact upon the residential amenity of neighbouring properties, and would not result in a significant intensification in terms of parking and highways impacts. The development is not considered to be susceptible to harmful flooding and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. In light of the above the proposed development would be in accordance with the National Planning Policy Framework (2021), Policies D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5 and T6 of the London Plan (2021) Policies CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W and CS1.Z of the Harrow Core Strategy (2012), and Policies DM1, DM2, DM9, DM10, DM18, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

INFORMATION

This application is reported to Planning Committee as it relates to development of more than 100 m2 of floorspace on land owned by the Council and therefore falls within proviso C (i) of the Scheme of Delegation.

Statutory Return Type: (E)18.Minor Development, all other
Council Interest: Council is freeholder
Net additional Floorspace: Approximately 140.72m²
GLA Community
Infrastructure Levy (CIL)
Contribution (provisional): N/A
Local CIL requirement: N/A

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

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The application relates to Grimsdyke School, located along Sylvia Avenue. The school is a public mixed-gender primary school.
- 1.2 The site is comprised of a teaching complex of linked buildings (ranging from 1 to 2 storeys in height – predominantly 2-storeys) with all buildings incorporating flat roof forms.
- 1.3 There is a hardsurfaced car parking and play area to the north of the complex with a large playing field sited to the north of this. There are more play areas to the south and south west of the complex. Areas to the western side and north of the complex form Designated Open Space.
- 1.4 There is an open square shaped courtyard area within the centre of the complex (where the proposed extension is to be located) which is partly hardsurfaced, partly soft landscaped and incorporates a large amount of decking. This area serves as an attractive connection between different components of the complex but does not serve as a play area for students. An existing single storey outbuilding has been erected within the courtyard, this is used as an ad hoc classroom and meeting space. In addition, part of main school complex protrudes into the courtyard area, this protruding element is set at two storeys.
- 1.5 There are numerous sets of two storey dwellinghouses sited to the north, south, east and west of the site.
- 1.6 There are no statutory or locally listed buildings within the confines of the site, and the site is not located within a Conservation Area.
- 1.7 The application site located within a Critical Drainage Area and sits partly within Flood Zones 3a however this only applies to a small area to the western side of the school complex, and not where the proposed infill extension is to be sited.

2.0 PROPOSAL

- 2.1 The erection of two storey infill extension within the central courtyard of the school complex. The proposed extension would project to the same depth as the protruding element of the main school complex (see 1.4), with the proposed extension essentially infilling all of the space remaining to the side of this projection infill element. The proposed extension is to incorporate a flat roof form which is to be set level in height with the existing protruding element. The development would involve fenestration changes to the existing protruding element with the installation of a ground floor west facing window, two west facing first floor windows in place of the one window that currently exists, and the removal of the south facing windows currently incorporated to this projection.

- 2.2 The proposed extension would serve as an expanded library at ground floor level and an IT classroom at first floor level, this IT classroom would replace an existing IT classroom within the school which is not up to the school's required standards. The proposed development would serve the school's existing student base, it would not result in an increase in the number of pupils at the school. The timber outbuilding within the courtyard (see 1.4) is to be retained.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the planning application history is set out below:

Ref no.	Description	Status & date of decision
LBH/670	TWO ADDITIONAL ROOMS STAFF ROOM STORES	Granted 28/10/1965
LBH/670/1	ERECTION OF 2 ADDITIONAL CLASSROOMS WITH PRACTICAL AREA AND LIBRARY	Granted 30/10/1969
LBH/670/2	ERECTION OF 2 TEMPORARY MOBILE CLASSROOM UNITS	Granted 16/07/1973
LBH/670/3	CONTINUED USE OF TWO MOBILE CLASSROOM UNITS	Granted 20/01/1978
LBH/22552	GARAGE FOR STORAGE PURPOSES	Granted 05/01/1983
LBH/23564	APPLICATION UNDER REG. 4 OF T. & C.P. REGULATIONS 1976: 2 MOBILE CLASSROOMS	Granted 27/06/1983
LBH/41875	APPLICATION UNDER REG.4 OF T & CP GEN. REGS. 1976: REPLACEMENT OF FOUR SINGLE MOBILE CLASSROOMS WITH TWO DOUBLE MOBILE CLASSROOMS	Granted 21/12/1990
WEST/204/95/FUL	ENCLOSED LINK EXTENSION BETWEEN MAIN BUILDING AND TOILET BLOCK	Granted 18/07/1995
WEST/721/95/LA3	SINGLE STOREY EXTENSION TO PROVIDE TWO CLASSROOMS AND W.C. FACILITIES PLUS ACCESS RAMPS AND RAILINGS	Granted 15/01/1996
WEST/376/97/FUL	PROVISION OF PLAYGROUND "TRAIL" FEATURING A VARIETY OF PLAYGROUND EQUIPMENT	Granted 10/09/1997
P/589/04/DFU	CANOPY AT SIDE/REAR	Granted 16/04/2004
P/0260/07	INSTALLATION OF TWO OPEN SIDED CANOPIES ON THE	Granted 19/07/2007

	PLAYGROUNDS (8M X 16M AND 8M X 8M)	
P/0322/08	SOLAR PANELS ON ROOF OF TWO STOREY CLASSROOM BUILDING	Granted 07/03/2008
P/2335/08DFU	INSTALLATION OF WATERPROOF FIXED UMBRELLA TENSION STRUCTURE IN FIRST SCHOOL PLAYGROUND	Granted 02/09/2008
P/5736/15	Two storey rear extension with provision of new hard play areas, canopy over seating area, Internal fencing, landscaping and additional parking to increase the two form entry school to a three form entry school (Demolition of existing temporary buildings)	Granted 23/02/2016
P/0860/17	Installation of electricity substation (Retrospective)	Granted 22/05/2017

4.0 CONSULTATION

- 4.1 A total of 71 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expires on 11th May 2023. No representations have currently been received, however if representations are received following the publication of this report and in advance of the Planning Committee meeting, these shall be reported in an addendum to this Committee Report.

4.3 Statutory and non-statutory consultation

4.4 N/A

5.0 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 '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.'
- 5.3 The Government has issued the National Planning Policy Framework [NPPF 2021] which 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.

5.4 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]. The relevant policies are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Traffic and Parking
- Development and Flood Risk
- Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): S1, S3
- Harrow Core Strategy 2012: CS1.Z
- Harrow Development Management Policies Local Plan (2013): DM46

6.2.2 Policy S1 C of the London Plan notes that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.

6.2.3 Policy S3 of the London Plan relates to 'Education and childcare facilities'. Part B of the policy notes that development proposals for education and child care facilities should:

- 1) Locate facilities in areas of identified need.
- 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
- 3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
- 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
- 5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
- 6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
- 7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
- 8) ensure that facilities incorporate suitable, accessible outdoor space

9) locate facilities next to parks or green spaces, where possible

- 6.2.4 Part C of Policy S3 of the London Plan notes that development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.
- 6.2.5 Policy CS1.Z of Harrow's Core Strategy relates to 'Required Infrastructure'. It notes that proposals for new development will be required to demonstrate adequate capacity exists or can be secured both on and off site to serve the development. The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing or proposed development, or required to meet projected future requirements. The loss of community facilities will be resisted unless adequate arrangements are in place for their replacement or the enhancement of other existing facilities.
- 6.2.6 Policy DM46 of the Council's Development Management Policies Local Plan relates to 'New Community, Sport and Education Facilities' Part B of the Policy notes that proposals for the provision of new community, sport, and educational facilities will be supported where:
- a) they are located within the community that they are intended to serve;
 - b) subject to (a) they are safe and located in an area of good public transport accessibility or in town centres; and
 - c) there would be no adverse impact on residential amenity (see Policy DM1) or highway safety.
- 6.2.7 The proposed development is not considered to conflict with the interests of the above planning policy. The development involves the erection of a single storey infill extension which would enhance educational facilities provided at the school through the provision of an enlarged library and replacement IT classroom. Whilst officers note that the proposed development would result in the loss of some of the open space provided within the courtyard area, as set out within the Site Description section of this Committee Report, this courtyard does not serve as a play area for students, but instead serves as an external space connecting various components of the school complex. Consequently, there would be no net loss in terms of children's play space. The proposed development would serve the existing student base, and as indicated within the submitted application form there would not be an increase in staff as a result of the proposed development. The proposed extension is located within the confines of an existing school, as such the site's very poor Public Transport Accessibility Level (PTAL) of 0 is not of significant importance. Finally, the proposed development would not result in undue harm upon the residential amenity of neighbouring occupants and would not compromise highways safety, further assessment will be provided on this within the pertinent sections of this Committee Report.
- 6.2.8 In light of all of the above, officers raise no objection to the principle of development.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3, D4
- Harrow Core Strategy 2012: CS1.B
- Harrow Development Management Policies Local Plan (2013):DM1, DM18,

6.3.2 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.

6.3.3 Policy D4 of the London Plan outlines how Local Planning Authorities should scrutinise development proposals to ensure that they deliver a good design, and outlines what information should be provided in achieving this.

6.3.4 Policy CS1.B of Harrow's Core Strategy notes that proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.

6.3.5 Policy DM1 of the Development Management Policies Local Plan states 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.

6.3.6 Policy DM18 of the Development Management Policies Local Plan relates to the 'Protection of Open Space'. Within this Policy it is set out that Designated Open Space will not be released for development although some proposals for the reconfiguration of public open space and proposals for ancillary development on open land may be supported subject to various requirements set out within the Policy. Part E of the Policy notes that proposals that would be harmful to open space, having regard to the criteria set out within the Policy will be refused.

6.3.7 The proposed infill extension and alterations to the existing two storey protruding element within the courtyard are considered acceptable on character and design grounds. The proposed development would be enclosed by built form to all sides and would not be visible from the site's surroundings, only within the school grounds itself. The overall increase in development footprint would be relatively modest, officers are satisfied that the proposed development would not result in an overconcentration in built form on site, with an abundance of open space being provided around the complex. Whilst Officers recognise that the existing courtyard is an attractive space and is of design value, this is not considered to outweigh the educational benefits resulting from the proposal. It should be noted that the courtyard would be retained, albeit with a reduced area. The design of the proposed development is considered to be acceptable, the proposed extension would incorporate a flat roof form as per the wider complex, it would match the height of the existing two storey protruding element that it would adjoin, and development's proposed fenestration is not considered to appear unduly at odds with other fenestration on site. Whilst officers note that the white render finish to be applied to the proposed development would not reflect the red brickwork finish applied on the rest of the school complex, given the proposed development's lack of visibility from the surroundings the proposed variation in external materials is considered to be acceptable.

6.3.8 The proposed development would not result in a net loss of Designated Open Space on site and would not be visible from this Designated Open Space, as such no harm would be caused to this.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Development Management Policies Local Plan (2013): DM1

6.4.2 Policy DM1 of the Development Management Policies Local Plan 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".

6.4.3 The proposed development is not considered to unduly impact upon the residential amenity of neighbouring occupants. The proposed development would be located a significant distance away from surrounding neighbouring properties and is enclosed by built form on all sides and as such would not be visible from any surrounding residential properties.

6.5 Traffic and Parking

6.5.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): T4, T5, T6
- Harrow Core Strategy 2012: CS1.Q, CS1.R, CS1.S
- Harrow Development Management Policies Local Plan (2013): DM42

6.5.2 London Plan Policy T4 sets out that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. Within the Policy it is noted that development proposals should not increase road danger. maximum car parking standards are outlined within Policy T6 of the London Plan. Policy T5 outlines minimum cycle parking standards.

6.5.3 Policy DM42 of the Development Management Plan relates to the Council's parking standards. Criterion (F) of this Policy notes that proposals that would result in inappropriate on-site parking provision and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists will be resisted.

6.5.4 The proposed development relates only to a modest infill extension to the existing school complex and minor external alterations to the protruding two storey element that sits beside this, the development would not result in an increase in the number of students at the school. The proposed development is not considered to result in a significant increase in terms of trip generation, traffic to surrounding roads, and would not be of a great enough scale to require the provision of additional car and cycle parking.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- National Planning Policy Framework (2021)
- London Plan (2021): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.U, CS1.W
- Harrow Development Management Policies Local Plan (2013): DM9, DM10

6.6.2 The proposal would result in an increase in development footprint on the site and would therefore have an impact in terms of increased surface water flood risk. The applicant is not proposing to build on areas of the site that are located within Floods 3a, and the proposed development is located sufficiently well away from these areas. The proposed development is however located within a Critical Drainage Area, as such Sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

6.7 Fire Safety

6.7.1 The relevant policies are:

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

6.7.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

6.7.3 The applicant has completed a Reasonable Exemption Statement to confirm that the proposed development will not adversely affect the appropriate fire safety measures of the site.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The proposal would result in an improvement in the school's educational facilities whilst ensuring that the proposed extension would not detract from the character and appearance of the application site and area in a wider context and would not result in undue harm upon the openness and open character of the Designated Open Space sited within the confines of the site. The proposal would have an acceptable impact upon the residential amenity of neighbouring properties, and would not result in a significant intensification in terms of parking and highways impacts. The development is not considered to be susceptible to harmful flooding and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

7.2 The proposed development would be in accordance with the National Planning Policy Framework (2021), Policies D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5 and T6 of the London Plan (2021) Policies CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W and CS1.Z of the Harrow Core Strategy (2012), and Policies DM1, DM2, DM9, DM10, DM18, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

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:

Location Plan (1:2500), WHIPP/2206/001 A (Site Plan), WHIPP/2206/002 B (Existing & Proposed Ground Floor Plan), WHIPP/2206/003 B (Proposed Ground Floor Detail Plan), WHIPP/2206/004 B (Proposed Ground Floor ISO VIEWS), WHIPP/2206/005 B (Proposed Ground Floor Furniture Plan), WHIPP/2206/007 B (Existing & Proposed First Floor Plans), WHIPP/2206/08 B (Proposed First Floor Detail Plan), WHIPP/2206/010 B (Existing & Proposed First Floor Furniture Plan), WHIPP/2206/012 B (Existing & Proposed Roof Plan), WHIPP/2206/013 B (Existing & Proposed Quadrant North & East Elevations/Sections), WHIPP/2206/014 B (Existing & Proposed Quadrant South & West Elevations / Sections), WHIPP/2206/0017 B (Existing & Proposed Drainage Plan), Design and Access Statement, Reasonable Exception Statement.

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

3. Materials

The external surfaces of the new building hereby approved shall be constructed in accordance with the details provided within the submitted application form.

Any variation to the approved materials within this document shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter be retained.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Flat Roof No Balcony

The roof area of the extension 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.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

London Plan 2021: D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5, T6

The Harrow Core Strategy 2012: CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W, CS1.Z

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM9, DM10, DM18, DM42, DM46

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. 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 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.

5. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. 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 (2019) 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 5.13 of the London Plan (2016) 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

8. Thames Water

The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

Checked

 <p>Orla Murphy Head of Development Management</p> <p>11th May 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>12th May 2023</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

View of Courtyard and Existing Timber Outbuilding



View of Timber Outbuilding:



View of Courtyard:



View to Rear of Outbuilding:



View of Courtyard:



View of Courtyard:

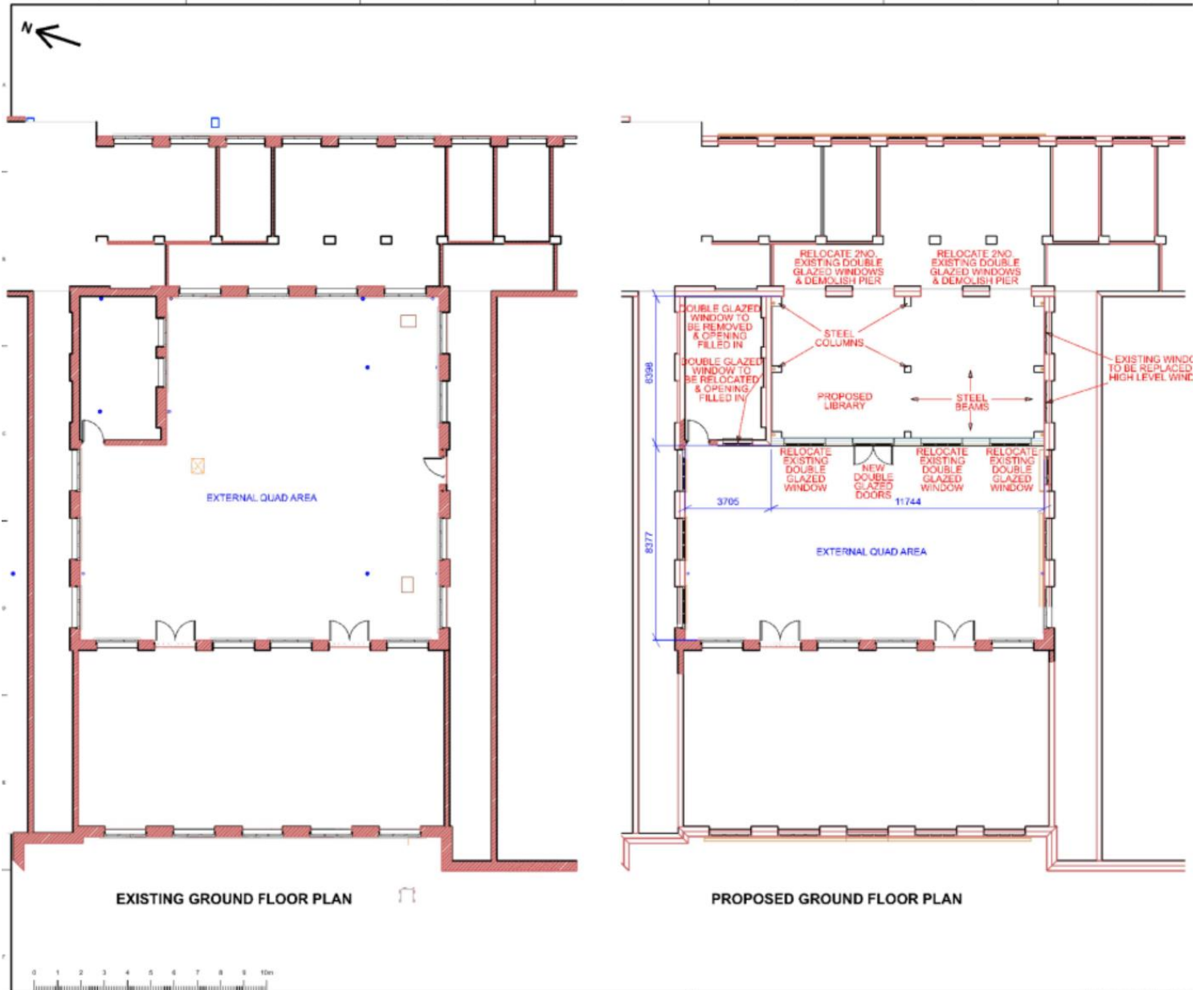


View of Courtyard and Protruding Element:

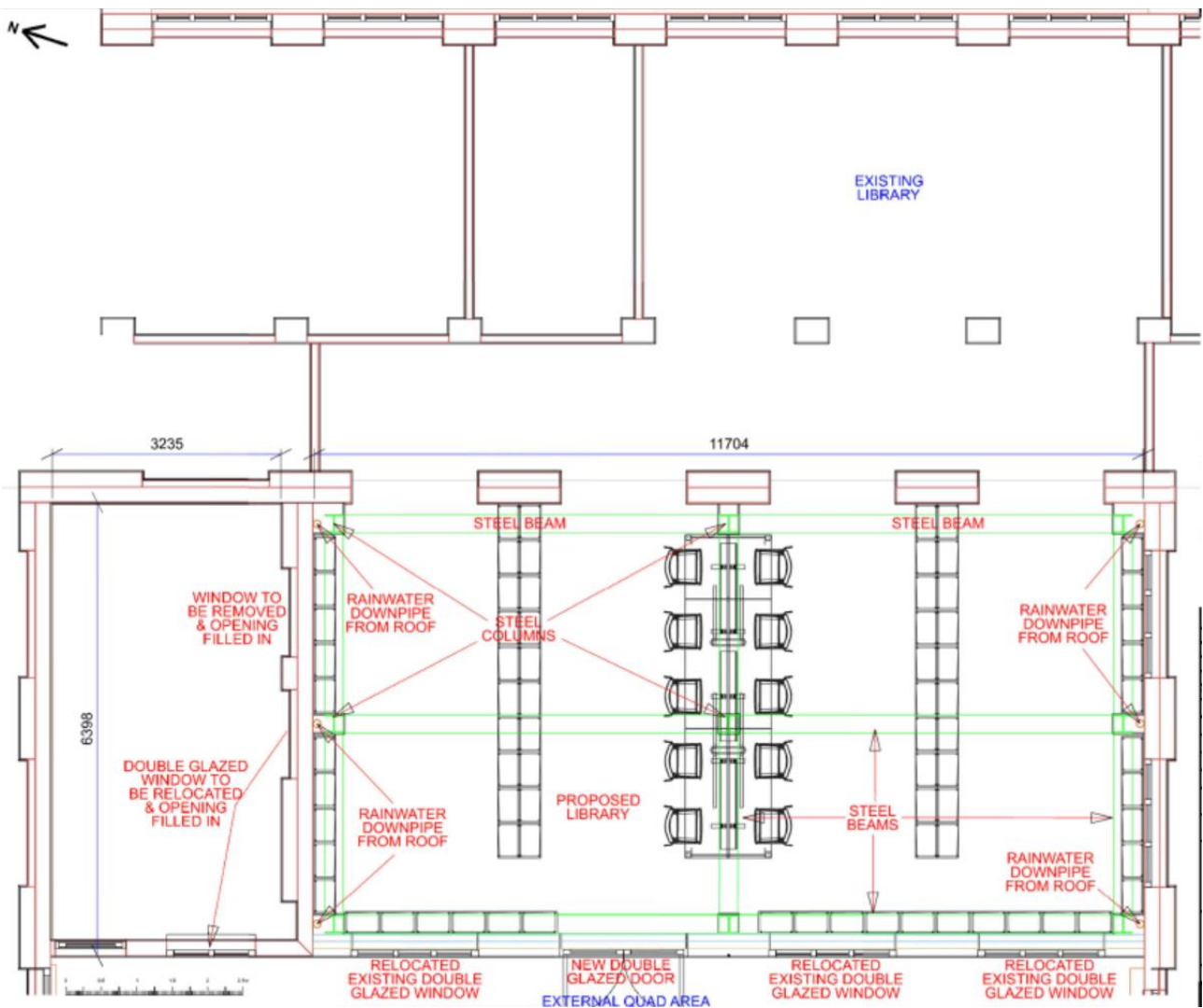


APPENDIX 4: PLANS AND ELEVATIONS

Existing and Proposed Ground Floor Plans:



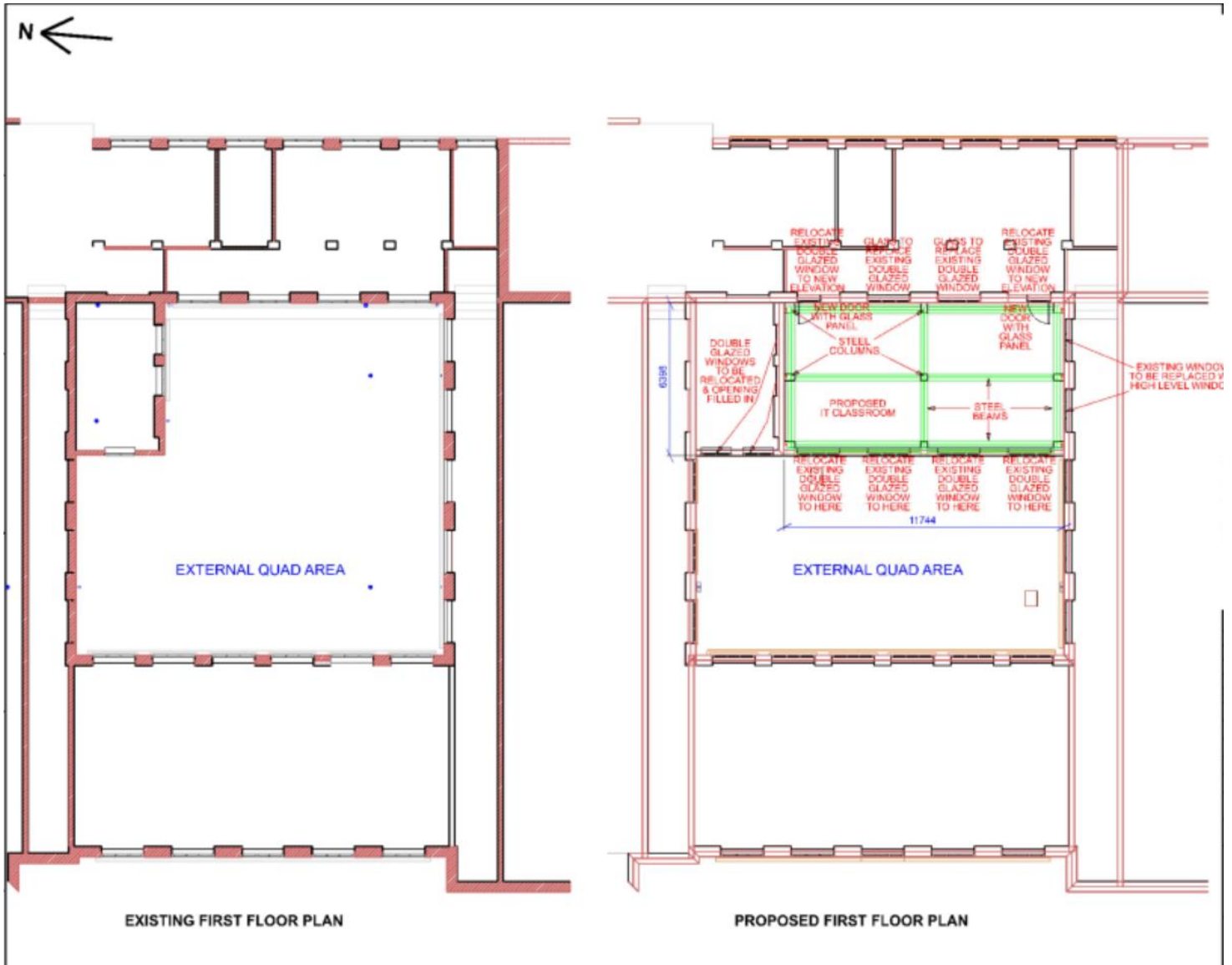
Proposed Ground Floor Plan (Detailed):



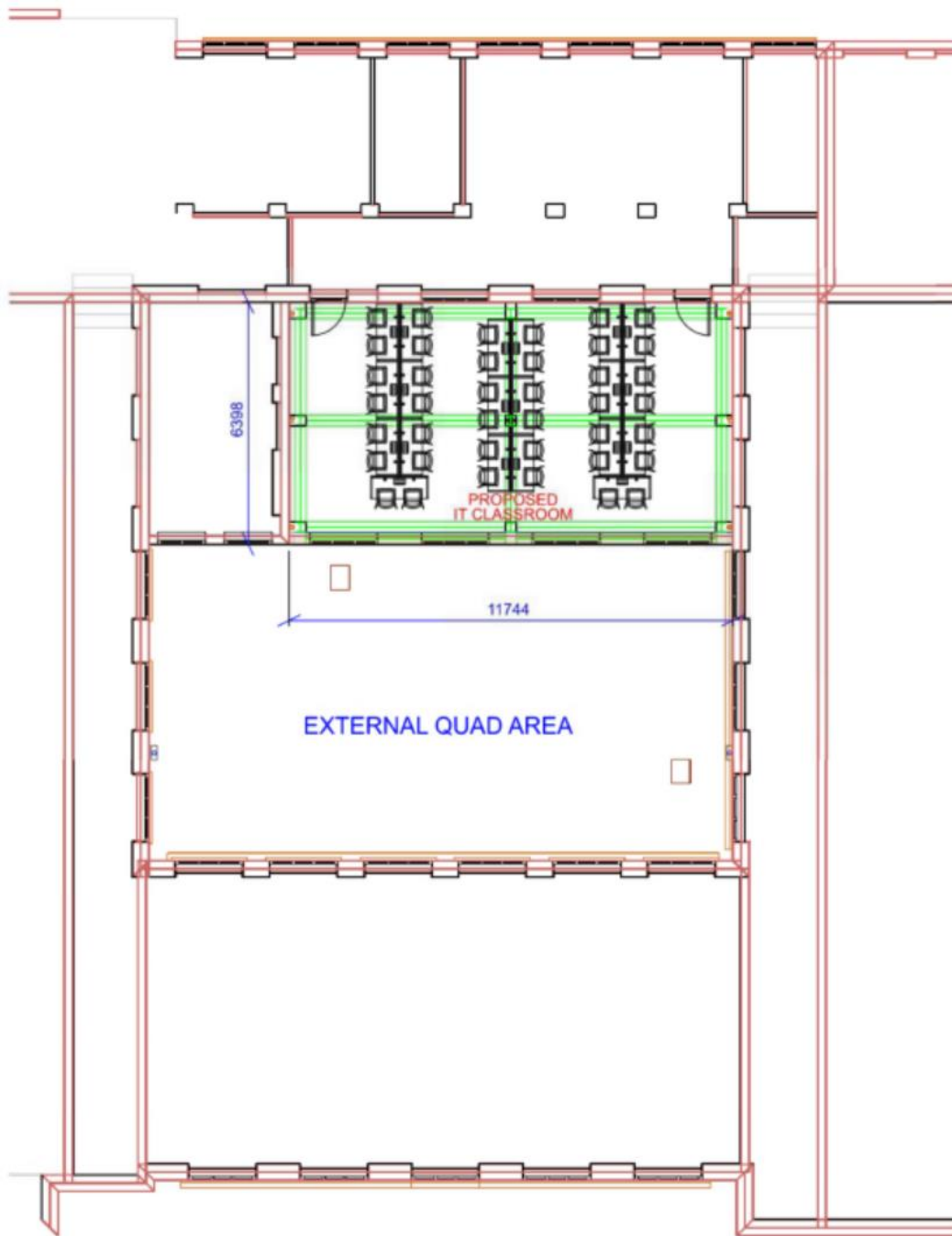
Proposed Ground Floor Isometric Views:



Existing and Proposed First Floor Plans:

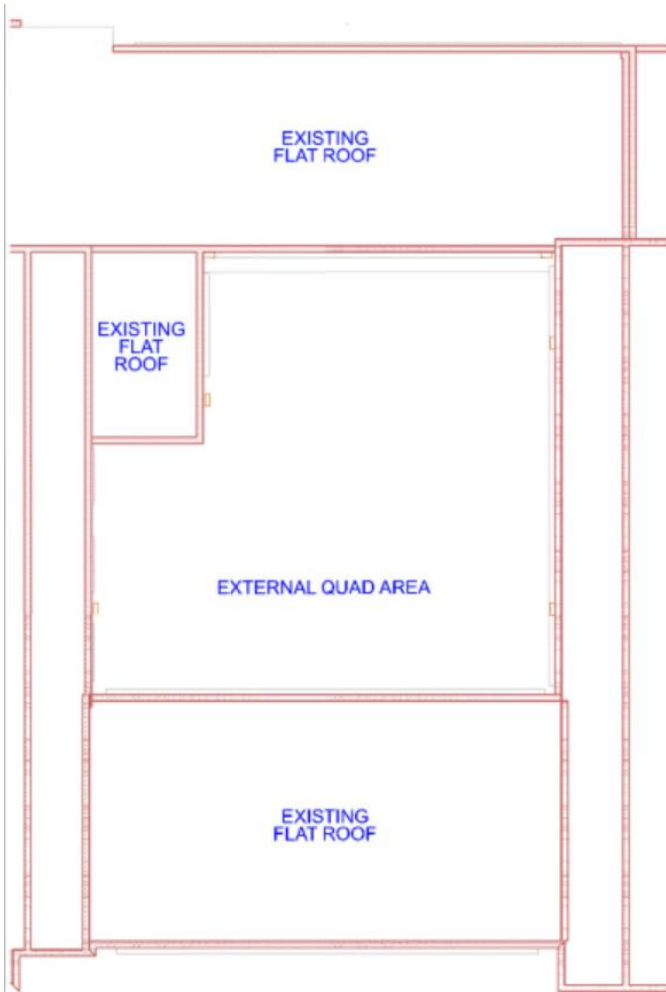


Proposed First Floor Plan (Detailed):

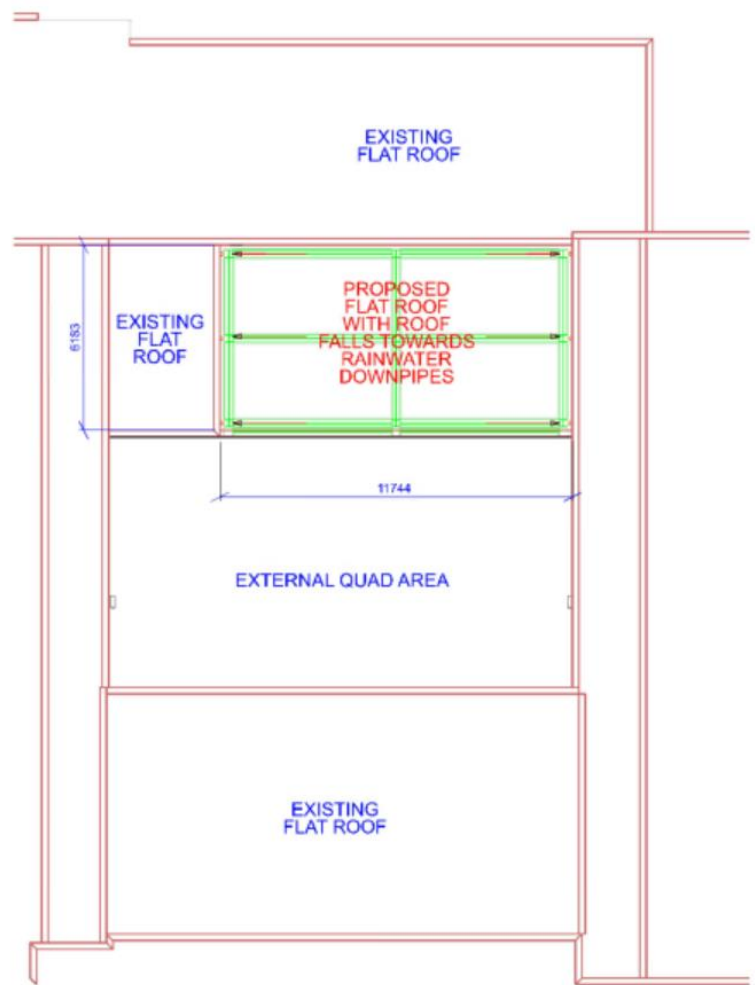


PROPOSED FIRST FLOOR PLAN

Existing and Proposed Roof Plan:

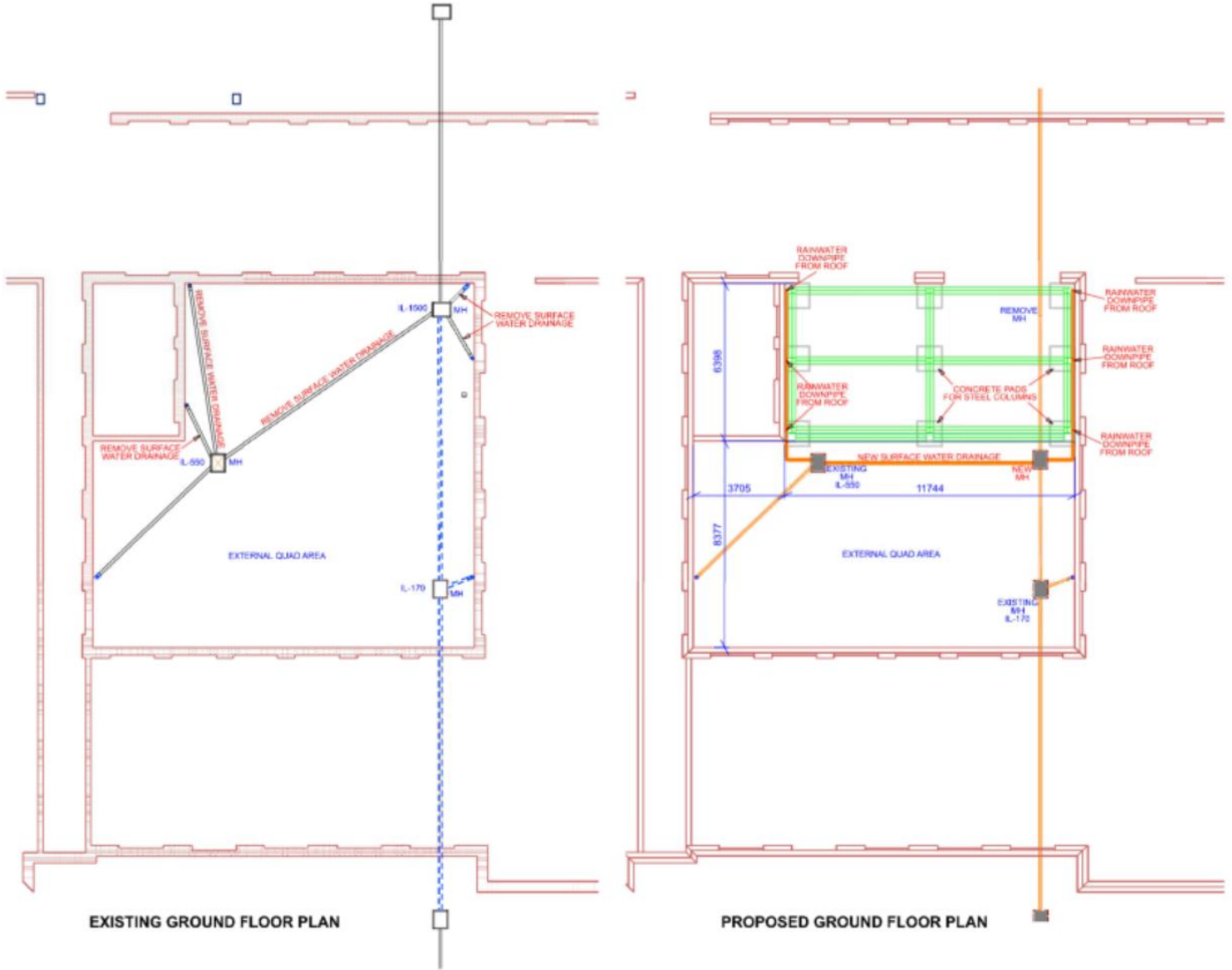


EXISTING ROOF PLAN

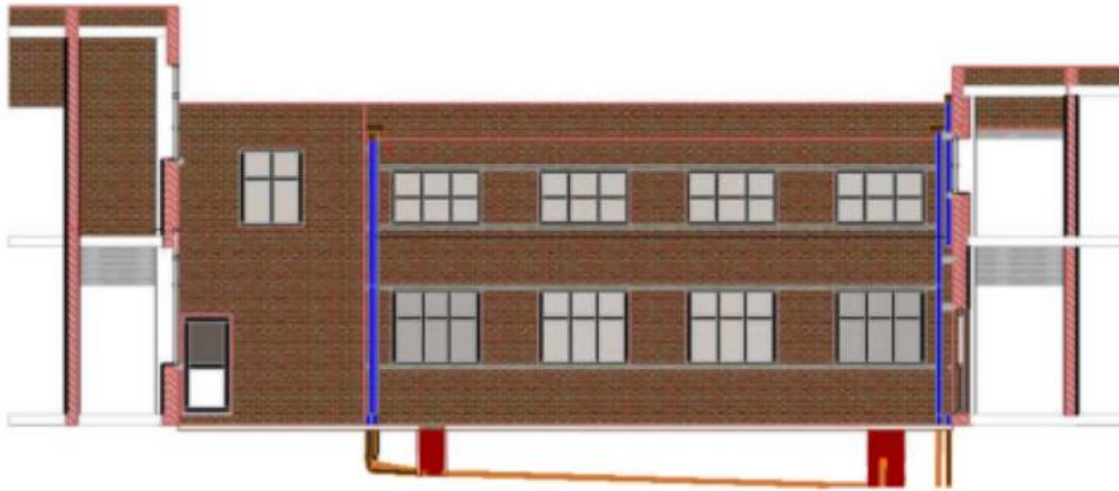


PROPOSED ROOF PLAN

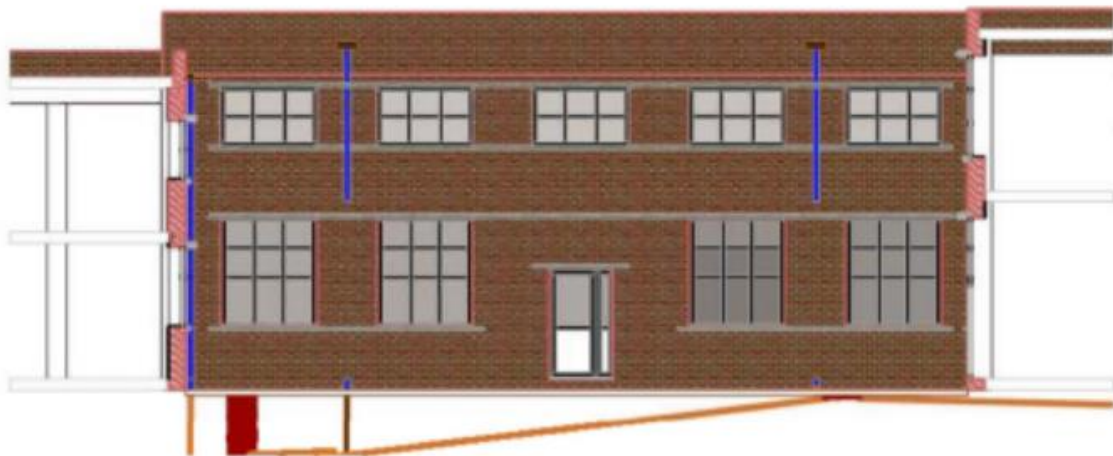
Existing and Proposed Drainage Plan:



Existing Elevations and Sections:



EXISTING QUADRANT NORTH ELEVATION / SECTION



EXISTING QUADRANT EAST ELEVATION / SECTION

Proposed Elevations and Sections:



PROPOSED QUADRANT NORTH ELEVATION / SECTION

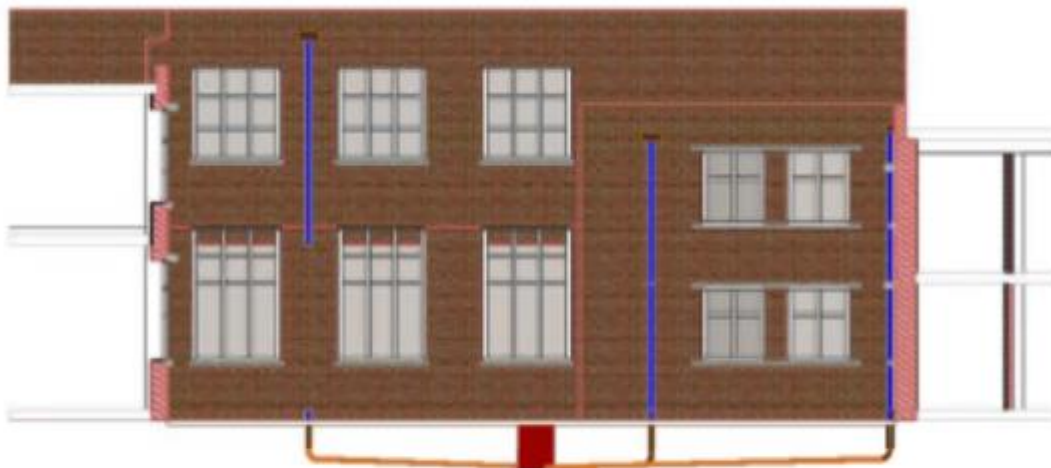


PROPOSED QUADRANT EAST ELEVATION / SECTION

Existing Elevations and Sections:



EXISTING QUADRANT SOUTH ELEVATION / SECTION

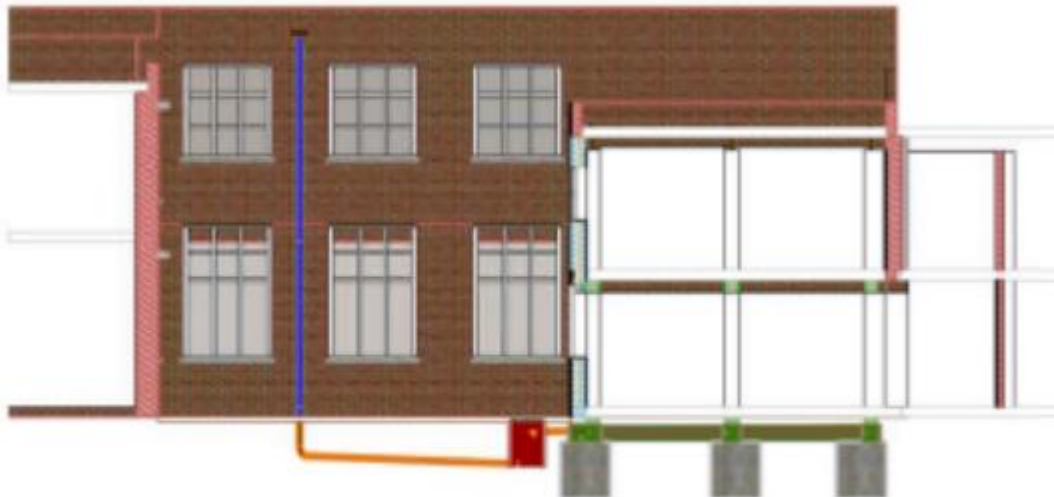


EXISTING QUADRANT WEST ELEVATION / SECTION

Proposed Elevations and Sections:



PROPOSED QUADRANT SOUTH ELEVATION / SECTION



PROPOSED QUADRANT WEST ELEVATION / SECTION

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