

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

SPECIAL PLANNING COMMITTEE

DATE: 6th February 2025

1/01	Byron Quarter (Phase 1) Land to the East of Harrow Leisure Centre Car Park, Christchurch Ave, Harrow, HA3 5BS Bold = new text Strikethrough = removed text
Page 11	<i>Update Ward from Kenton West to <u>Wealdstone South</u></i>
Page 12	<i>Amend Recommendation A amend as follows:</i> a. Satisfactory resolution of outstanding drainage matters relating to this site; and, [delete] b. a. The Section 106 Agreement Heads of Terms would cover the following matters: i. Affordable Housing a) Secure handover to Council (HRA Account) and standards for Affordable Housing Deliver 27% affordable housing (by habitable room)(10x AR 34x SO) to be retained in perpetuity. i) Secure handover of affordable housing units to the Council (via their HRA Account) or if that is not feasible, to another registered provider approved by the Council and subject to securing delivery of policy standards for Affordable Housing. ii) In the event that affordable rent housing is not provided to the HRA (and is taken on by an approved registered provider), the applicant/the approved registered provider is to also enter into a nominations agreement with the Council v. Secure provision and maintenance of offsite water attenuation for leisure centre car park and: c. Any necessary easements or other rights or agreements necessary to be secured [TBC] i. The developer to install and maintain the works and ensure any owners for the time being of the site have access rights to the neighbouring Car park (owned by the Council) and containing the offsite water attenuation such that in the event that the site is sold off in the future access will be required and maintained. vi. Training and employment: b. Financial Contribution towards the management and delivery of the construction training programme based on the construction value of the development. (£2,500 per 4metre £1m build cost – Final cost £TBC) xi. Highways e. other necessary contributions (£TBC) [delete]

	<p>xvii. Monitoring fees and reasonable legal costs (£TBC), including (but not limited to):</p> <ul style="list-style-type: none"> • Reptile Mitigation - £2, 240 • Newt Mitigation - £2, 240 • On and off site BNG monitoring £9405, plus 5% of any BNG off setting cost/contribution <p><i>[all other parts remain unchanged]</i></p>																								
<p>Page 14</p>	<p><i>Amend Recommendation B as follows:</i></p> <p>1. In the absence of an adequate flood risk assessment/drainage strategy and associated details the development fails to appropriately address the potential flood risk of the development, contrary to the National Planning Policy Framework (2024), policies SI12 and SI13 of The London Plan (2021), Core Strategy (2012) policy CS1, and policies DM9 and DM10 of the Harrow Development Management Policies Local Plan; and/or, [delete]</p> <p>2. 1. The proposed development...</p> <p><i>[all other parts remain unchanged]</i></p>																								
<p>Page 72</p>	<p><i>Update as follows:</i></p> <p>6.5.15:</p> <table border="1" data-bbox="608 1111 1469 1391"> <thead> <tr> <th>Unit Size</th> <th>London Plan Requirement</th> <th>Proposed</th> <th>Complies?</th> </tr> </thead> <tbody> <tr> <td>1B2P</td> <td>5sqm</td> <td>5sqm-23.1sqm</td> <td>Yes</td> </tr> <tr> <td>2B3P</td> <td>6sqm</td> <td>7.2sqm</td> <td>Yes</td> </tr> <tr> <td>2B4P</td> <td>7sqm</td> <td>7.2sqm-32sqm</td> <td>Yes</td> </tr> <tr> <td>3B4P</td> <td>7sqm</td> <td>113.1sqm</td> <td>Yes</td> </tr> <tr> <td>3B5P</td> <td>8sqm</td> <td>Minimum 36.75 34.6sqm</td> <td>Yes</td> </tr> </tbody> </table>	Unit Size	London Plan Requirement	Proposed	Complies?	1B2P	5sqm	5sqm-23.1sqm	Yes	2B3P	6sqm	7.2sqm	Yes	2B4P	7sqm	7.2sqm-32sqm	Yes	3B4P	7sqm	113.1sqm	Yes	3B5P	8sqm	Minimum 36.75 34.6sqm	Yes
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<p>Page 89</p>	<p><i>Update as follows:</i></p> <p>6.9.11.....The size of the rear gardens is noted, however they are all a minimum of 6.8m in depth (although the majority exceed 7m in depth) and exceed minimum London Plan requirements....</p> <p><i>[all other parts remain unchanged]</i></p>																								
<p>Appendix 1: Conditions and Informatives</p>																									
<p>Page 121</p>	<p><i>Update the following within <u>Condition 2 to include:</u></i></p> <p>Financial Viability Assessment (by Montagu Evans, 16th September 2024); Health Impact Assessment (by Leini Iceni Projects, August 2024); Heritage Statement (by Leini Iceni Projects, September 2024);</p> <p>Townscape and Visual Impact Assessment (by Leini Iceni Projects, September 2024);</p>																								

<p>Page 123</p>	<p><i>Update the condition as follows:</i></p> <p><u>4. Construction Environment Management Plan (CEMP)</u></p> <p>(a) a protected species survey;</p> <p><i>[Officer comment: Surveys have already been carried out to inform the CEMP and therefore additional surveys are not required]</i></p> <p>(b) a a method statement detailing how any protected species will be protected during demolition and construction;</p> <p>(c) b details of construction lighting;</p> <p>(d) c any permanent fixtures to be included as part of the final development to preserve or mitigate the disruption of protected species habitats or passageways.</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Pages 124-125</p>	<p><i>Relocate and update the following condition from the 'ground' level section:</i></p> <p><u>6. Levels to be Approved</u></p> <p>The development hereby permitted shall not progress above ground No development shall commence, excluding any demolition or site clearance works, until details of the proposed 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 by, the local planning authority.</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Pages 124-125</p>	<p><i>Relocate and update the following conditions from the 'ground' level section:</i></p> <p>14. <u>7. Foul Water Disposal</u></p> <p>The development hereby permitted shall not progress above ground until works not commence (excluding any demolition or site clearance work) until details of the disposal of sewage have been provided on site in accordance with details to be submitted to, for the proposed development have been submitted to, and approved in writing by, the local planning authority and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details as so agreed and retained thereafter.</p> <p>REASON: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems.</p>
<p>Pages 124-126</p>	<p><i>Relocate and update the following conditions from the 'ground' level section:</i></p> <p>15. <u>8. Disposal of Surface Water</u></p>

	<p>The development hereby permitted shall not progress above ground not commence (excluding any demolition or site clearance work) until works for details of the disposal of surface water including, surface water attenuation and storage works have been provided on site in accordance with details to be have been submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained. The development shall be carried out in accordance with the details as so agreed and retained thereafter.</p> <p>REASON: To ensure that adequate drainage facilities are provided</p>
	<p><i>Relocate and update the following conditions from the 'ground' level section:</i></p> <p><u>16 9. Drainage Strategy</u></p> <p>The development hereby permitted shall not progress above ground until an updated drainage strategy demonstrating that adequate compensatory flood storage (in accordance with drawings 700376-STN-XX-XX-SK-C-5220-P02, 700376-STN-XX-XX-SK-C-5221-P02 and 700376-STN-XX-XX-SK-C-5222-P02) is provided. The strategy shall demonstrate (but not be limited to) demonstration of ground levels, permeable paving details, discharge flow rate/capacity.</p> <p>The works shall be carried out in accordance with the approved strategy and shall thereafter be retained.</p> <p>REASON: To ensure that adequate flood capacity is provided. [delete]</p> <p>The development hereby permitted shall not commence (excluding any demolition or site clearance works) until an updated strategy demonstrating:</p> <ul style="list-style-type: none"> a. compensatory flood storage is provided for the volume displaced within the two areas identified as within Flood Zone 3a (surface water) in the West London SFRA, having regard to drawings 700376-STN-XX-XX-SK-C-5220-P02, 700376-STN-XX-XX-SK-C-5221-P02 and 700376-STN-XX-XX-SK-C-5222-P02), to a maximum compensatory volume of 53m³. Including details of levels, retaining structures and the like, in relation to the compensatory flood storage b. permeable paving details, discharge flow rate/capacity and include full details of the rain garden construction and details relating to the long-term maintenance and management. <p>Surface water runoff shall be managed according to the proposals referred to in the Flood Risk Assessment and Drainage Strategy (Ref: 33051065, Rev: 2)</p>

	<p>The works shall be carried out in accordance with the approved strategy and shall thereafter be retained.</p> <p>REASON: To ensure that adequate flood and drainage capacity and mitigation is provided.</p>
<p>Page 126</p>	<p><i>Replace with updated condition as follows:</i></p> <p><u>17. Fire Safety</u></p> <p>The development hereby approved shall be delivered in line with the submitted London Plan Fire Statement (OFR Consultants, dated 17.09.24 Rev 02) to ensure compliance with latest Approved Document B / BS9991 requirements or any subsequent updates to fire safety regulations. Unless otherwise agreed in writing by the Local Planning Authority</p> <p>The development shall be operated in accordance with the approved details in perpetuity.</p> <p>REASON: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the development contributes to fire safety in line with the London Plan (2021).</p>
<p>Page 127</p>	<p><i>Update condition as follows:</i></p> <p><u>18. Materials</u></p> <p>Notwithstanding the details shown on the approved drawings, the relevant part of the development shall not progress beyond damp proof course level until details including photos of samples of the materials, drawings, and appropriate manufacturer's specification to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:</p> <p>1, Apartment Block</p> <ul style="list-style-type: none"> i. All external facing materials for the building including (but not limited to); ii. Any railings/balustrades, parapet safety measures required for access and maintenance to the main roof. iii. Rainwater downpipes and other rainwater handling details iv. Ground level private amenity space Ground surfacing <p><i>[all other parts remain unchanged]</i></p>
<p>Page 127</p>	<p><i>Update condition as follows:</i></p>

	<p><u>19. Window and Door Reveals</u></p> <p>Notwithstanding the details shown on the approved drawings, the construction of the buildings hereby approved relevant part of the development shall not progress beyond damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through typical all external reveals of typical windows and doors on elevations</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 128</p>	<p><i>Update condition as follows:</i></p> <p><u>20. Biodiverse/Green Roof Details</u></p> <p>The development hereby permitted shall not commence beyond completion of superstructure (of the apartment block) until full details of biodiverse/green roof provision within the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include but not be limited to:</p> <p style="padding-left: 40px;">a. Identification of the roof areas to be used for the provision of biodiverse/bio-solar/green roofs;</p> <p style="text-align: center;">...</p> <p style="padding-left: 40px;">h. Full details of green roof construction and details relating to long term maintenance and management of drainage systems.</p> <p style="text-align: center;">...</p> <p>REASON: To ensure that the development makes appropriate provision for the protection, enhancement, and effective management of biodiversity and green infrastructure within the site and surrounding area, and contributes to sustainable drainage within the development</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 128</p>	<p><i>Insert new condition as follows:</i></p> <p><u>22. Permeable Paving</u></p> <p>Notwithstanding the details hereby approved, the development shall not progress beyond completion of the superstructure of either the apartment block or houses until full details of the permeable paving construction across the development and details relating to the long-term maintenance and management</p>

	<p>are submitted to and agreed in writing by the local planning authority.</p> <p>The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that adequate flood and drainage capacity and mitigation is provided.</p>
Page 128	<p><i>Update condition as follows:</i></p> <p><u>22. 23. Solar/Photovoltaic Panels</u></p> <p>Notwithstanding the details shown on the approved drawings, the development shall not progress beyond completion of the superstructure of either the apartment block or houses until details of the proposed solar panels including the specification, layout and cross section of their relationship to the roof of:</p> <p><i>[all other parts remain unchanged]</i></p>
Page 129	<p><i>Update condition as follows:</i></p> <p><u>23. 24. Overheating Mitigation</u></p> <p>The development hereby approved shall not progress beyond completion of the superstructure of either the apartment block or houses until details showing:</p> <p><i>[all other parts remain unchanged]</i></p>
Page 129	<p><i>Update condition as follows:</i></p> <p><u>24. 25. Lighting</u></p> <p>The development hereby approved shall not progress beyond completion of superstructure of either the apartment block or houses level until a detailed lighting strategy outlining the lighting of all external areas within the site, including:</p> <p><i>[all other parts remain unchanged]</i></p>
Page 129	<p><i>Update condition as follows:</i></p> <p><u>25. 26. Air Handling, Ventilation Systems and Air Source Heat pumps and noise</u></p> <p>Notwithstanding the approved details, the development hereby permitted shall not progress beyond completion of the superstructure of the</p> <p>a) the apartment block b) the houses</p>

	<p>until full details and specifications of any plant and equipment associated with the air handling, and ventilation system, and air source heat pumps, electricity substation and emergency generator (or other such noise generating equipment), and details of mitigation and control of noise and vibration emanating from such systems, in accordance with the Noise Impact Assessment hereby approved (HSDPBQ-MAL-ZZ-ZZ-RP-X-0001 P09, by Mach Group, 17/09/2024), has been submitted to and approved in writing by the Local Planning Authority. The sound mitigation and insulation measures shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.</p> <p>The noise emitted from any external mechanical plant or ventilation hereby permitted, shall at all times be in accordance with the approved noise impact assessment.</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 130</p>	<p><i>Update condition as follows:</i></p> <p><u>26. 27. Water Efficiency</u></p> <p>The development hereby approved shall not progress beyond completion of the superstructure of the relevant part of the development until a strategy for the efficient use of mains water within the residential parts of the development, pursuant to a water consumption limit of 105 litres per person per day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the strategy so agreed and shall be retained as such thereafter.</p> <p>REASON: To ensure that the development makes efficient use of mains water.</p>
<p>Page 130</p>	<p><i>Update condition as follows:</i></p> <p><u>28. 29 Refuse Storage</u></p> <p>Notwithstanding the details shown on the approved drawings, and in accordance with the Waste Technical Note produced by Stantec (December 2024), the construction of the buildings hereby approved shall not progress beyond damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority details of the following:</p> <p><i>[all other parts remain unchanged]</i></p>

<p>Page 131</p>	<p><i>Update condition as follows:</i></p> <p><u>29. 30. Obscure Glazing</u></p> <p>Notwithstanding the approved details, the development hereby permitted shall not progress beyond completion of the superstructure of the apartment block level...</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 131</p>	<p><i>Update condition as follows [Condition 35 covers boundary treatment]:</i></p> <p><u>30. 31 Landscaping</u></p> <p>b) Details of all furniture, boundary treatment, natural type play equipment, specification for the proposed supports and fixings for plants, pergolas and climbing plant frames, plant screens including proposed material and source /manufacturer and irrigation for plants and detailed drawings of such; for all communal areas.</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 132</p>	<p><i>Update condition as follows:</i></p> <p><u>33. 34 Secure By Design</u></p> <p>Evidence of certification of Secure by Design Accreditation (silver or gold) for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any relevant part of the development being occupied or used.</p> <p><i>[all other parts remain unchanged]</i></p>
<p>Page 133</p>	<p><i>Update condition as follows:</i></p> <p><u>35. 36 Landscape Management and Maintenance plan</u></p> <p>The development hereby permitted shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management and Maintenance Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas including communal residential areas (for a minimum period of 5 years from implementation of final planting), other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the local planning authority.</p>

	<p>The Landscape Management Plan shall be carried out in a timely manner as approved. Maintenance shall be carried out in accordance with the approved schedule. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.</p> <p><i>[all other parts remain unchanged]</i></p>
Page 133	<p><i>Delete condition as follows [it has been merged with the condition above]:</i></p> <p><u>36. Landscape Maintenance Plan</u></p> <p>[Delete condition]</p>
Page 133	<p><i>Delete condition as follows [these aspects are covered with the S106]:</i></p> <p><u>37. Ecological Management Plan</u></p> <p>[Delete condition]</p>
Page 133-134	<p><i>Update condition as follows</i></p> <p><u>38. 37. Noise</u></p> <p>Within 3 months of the occupation of the relevant part of the development The development hereby permitted shall not be occupied until a verification noise assessment demonstrating compliance with relevant noise criteria and confirming necessary mitigation in relation to mechanical plant, ventilation and air-source heat pumps (or similar equipment) at:</p> <ul style="list-style-type: none"> a) The apartment block b) The dwellings houses <p><i>[all other parts remain unchanged]</i></p>
Page 134	<p><i>Update condition as follows:</i></p> <p><u>40. 39. Mail Strategy</u></p> <p>Prior to the first occupation of the residential units apartment block, details of the arrangements for the distribution of mail (including any mail boxes)</p> <p><i>[all other parts remain unchanged]</i></p>
Page 135	<p><i>Delete condition as follows (condition 26 has been updated to ensure compliance with the approved noise report)</i></p> <p>43. Background Noise</p>

	[Delete condition]
Page 135	<p><i>Update condition as follows</i></p> <p><u>44. 43. Use of flat roof</u></p> <p>Flat roof areas beyond any balconies or terraces servicing as private amenity space, hereby permitted shall not be used as a balcony, roof garden (accessibly to residents/public) or similar amenity area without the grant of further specific permission from the local planning authority.</p> <p>REASON: To safeguard the amenity of neighbouring residents.</p>
Page 141	<p><i>Include additional informative:</i></p> <p>21. Secure by Design</p> <p>You are advised that the applicant will need to demonstrate that best endeavours have been utilised to achieve Gold/Silver Secure by Design accreditation.</p>
Throughout Appendix 1	<i>Update condition numbers as appropriate following insertions/deletions outlined above.</i>