

Preston Bennett - Mr Richard Henley  
37/41 Church Road  
Stanmore  
HA7 4AA

---

**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

**Ref: P/1721/08CFU**

---

With reference to the application received on 14 May 2008 accompanied by Drawing(s)

(PL)001, 002, 100, 101, 102, 103, 104, 105, 201, 301, 302, 303, 304, 305, 900  
Design & Access Statement  
Planning Statement  
Sustainability and Energy Strategy  
Affordable Housing Statement  
Transport Statement  
Sunlight and Daylight Report

**For:** REDEVELOPMENT OF FORMER CAR PARK TO PROVIDE BLOCK OF 37 FLATS WITH ASSOCIATED PARKING (RESIDENT PERMIT RESTRICTED)

**At:** North Side Car Park, Greenhill Way, Harrow

HARROW COUNCIL, the Local Planning Authority,  
**GRANTS** permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

1	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 91 of the Town & Country Planning Act 1990.
---	--

2	<p>Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <a href="http://www.securedbydesign.com/guides/index.aspx">http://www.securedbydesign.com/guides/index.aspx</a> and shall include the following requirements:</p> <ol style="list-style-type: none"> <li>1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';</li> <li>2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.</li> </ol> <p>Following implementation the works shall thereafter be retained. 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 D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime &amp; Disorder Act 1998.</p>
3	<p>The development hereby permitted shall not commence until details of all 37 homes within this scheme, built to 'Lifetime Home' and 10% of these to 'Wheelchair' standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained. REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' and 'Wheelchair' Standards, the development complies with the policies of the Consolidated London Plan.</p>
4	<p>No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed: before the building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained. REASON: To safeguard the amenity of neighbouring residents and the character of the locality.</p>
5	<p>No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close boarded 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.</p>

6	<p>The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, if any together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
7	<p>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(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 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.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.</p>
8	<p>No site works or development, other than demolition, substructure and drainage, 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 by, the local planning authority.</p> <p>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.</p>

9	<p>The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:</p> <p>a: the extension / building(s) including:</p> <ul style="list-style-type: none"> <li>- Brick samples</li> <li>- Render samples</li> <li>- Timber cladding samples</li> <li>- Window materials / samples</li> <li>- Balcony materials</li> <li>- Roofing materials</li> <li>- Down pipes / drainage pipe materials</li> </ul> <p>b: the ground surfacing</p> <p>The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To safeguard the appearance of the locality.</p>
10	<p>The development hereby permitted shall not be occupied 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 works shall thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided.</p>
11	<p>The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided.</p>
12	<p>The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.</p> <p>REASON: To prevent the increased risk of flooding.</p>
13	<p>Development shall not proceed beyond ground level damp proof course until details of a scheme aiming to generate 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority.</p> <p>REASON: To ensure the development provides satisfactory level of renewable energy and to comply with policy 4A.7 of the consolidated London Plan.</p>

14	<p>The development hereby permitted shall not commence beyond ground level damp proof course until details of under sink waste disposal units to be installed in each of the 37 units 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.</p> <p>REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.</p>
15	<p>The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 37 units 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.</p> <p>REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London Plan.</p>
16	<p>All windows in the south western wall of the approved development facing the property at 59 Greenhill Road shall be glazed in obscure glass and shall thereafter be retained in that form.</p> <p>REASON: To safeguard the privacy of both neighbouring residents and future occupants.</p>
17	<p>The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number: (PL) 100 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.</p> <p>REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.</p>

1	<p><b>INFORMATIVE:</b>  <b>SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:</b>  The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:  London Plan:  3A.1 Increasing London's supply of housing  3A.2 Borough housing targets  3A.3 Maximising the potential of sites  3A.5 Housing choice  3A.9 Affordable housing targets  3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes  3A.11 Affordable housing thresholds  4A.1 Tackling climate change  4A.2 Mitigating climate change  4A.7 Renewable Energy  4A.14 Sustainable drainage  4A.16 Water supplies and resources  4B.1 Design principles for a compact city</p> <p>Harrow Unitary Development Plan:  S1 The Form of Development and Pattern of Land Use  EP20 Use of Previously-Developed Land  EP21 Vacant and Disused Land and Buildings  EP25 Noise  D4 Standard of Design and Layout  D5 New Residential Development - Amenity Space and Privacy  D7 Design in Retail Areas and Town Centres  D9 Streetside Greenness and Forecourt Greenery  D10 Trees and New Development  T13 Parking Standards  H7 Dwelling Mix</p> <p>Sustainable Design &amp; Construction: The London Plan Supplementary Planning Guidance (May 2006)  Providing for Children and Young People's Play and Informal Recreation: The London Plan Supplementary Planning Guidance (March 2008)  Harrow Town Centre Development Strategy July 2005  Supplementary Planning Guidance: Designing New Development (March 2003)  Accessible Homes Supplementary Planning Document (April 2006)  Access For All Supplementary Planning Document (April 2006)</p>
2	<p><b>INFORMATIVE:</b>  The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.</p>

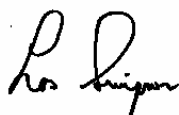
3	<p><b>INFORMATIVE:</b> The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.</p>
4	<p><b>INFORMATIVE:</b> In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website Access for All: <a href="http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf">http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf</a> Accessible Homes: <a href="http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf">http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf</a></p>
5	<p><b>INFORMATIVE:</b> 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:</p> <ol style="list-style-type: none"> <li>1. work on an existing wall shared with another property;</li> <li>2. building on the boundary with a neighbouring property;</li> <li>3. excavating near a neighbouring building,</li> </ol> <p>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: <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf</a> Tel: 0870 1226 236 Fax: 0870 1226 237 Textphone: 0870 1207 405 E-mail: <a href="mailto:communities@twoten.com">communities@twoten.com</a></p>
6	<p><b>INFORMATIVE:</b> The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.</p>

7	<p><b>INFORMATIVE:</b></p> <p>The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.</p> <p>(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)</p>
8	<p><b>INFORMATIVE:</b></p> <p>The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if / when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.</p>
9	<p><b>INFORMATIVE:</b></p> <p>The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction &amp; Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.</p> <p>For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 0DN, tel. 020 8733 3465.</p>



10	<p><b>INFORMATIVE:</b> <b>IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences</b></p> <ul style="list-style-type: none"><li>- 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.</li><li>- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.</li><li>- Beginning development in breach of a planning condition will invalidate your planning permission.</li><li>- 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.</li></ul>
----	---

**Date of decision: 09 March 2009**

A handwritten signature in black ink, appearing to read 'Les Simpson'.

**Les Simpson  
Service Manager  
Development Management**

**This is not a building regulation approval. Your attention is particularly drawn to the enclosed notes that set out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.**

DN-CFU-GRA