



PLANNING COMMITTEE

WEDNESDAY 4 NOVEMBER 2009

ADDENDUM

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HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 4th November 2009

1/01	<p>PROPOSAL DESCRIPTION</p> <ul style="list-style-type: none">• DELETE 44 41 X 2 BED FLATS• REPLACE with 41 x 2 BED FLATS <p>RECOMMENDATION</p> <ul style="list-style-type: none">• DELETE <p>INFORM the applicant that:</p> <p>1. The proposal is acceptable subject to</p> <p>a) the completion of a legal agreement within 6 months of the date of the Council's decision, to include the following Heads of Terms:</p> <p>i) Affordable Housing Provision: the provision of 86 social rented dwellings and 17 intermediate units the affordable units to be managed by an RSL subject to a nomination in agreement with the Council.</p> <p>ii) S 278 agreement to be made in respect of all works to the adopted highway</p> <p>iii) Provision, adoption and maintenance of open space.</p> <p>iv) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.</p> <p>v) Planning Administration Fee: Payment of £500 administration fee for the monitoring of and compliance with this agreement.</p> <p>2. A formal decision notice to GRANT permission for the development described in the application and submitted plans and materials, subject to planning condition[s] will be issued upon completion by the applicant of the aforementioned legal agreement.</p> <ul style="list-style-type: none">• INSERT <p>INFORM the applicant that:</p>
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1. The proposal is acceptable subject to

a) the completion of a legal agreement within 6 months of the date of the Council's decision, to include the following Heads of Terms:

i) Affordable Housing Provision: the provision of 86 social rented dwellings and 17 intermediate units the affordable units to be managed by an RSL subject to a nomination in agreement with the Council.

ii) S 278 agreement to be made in respect of all works deemed essential by the Council on the site and to the adopted highway

iii) Provision, retention and maintenance of Swift Close open space including specification and timescales for the provision of the Local Area of Play and Local Equipped Area of Play and arrangements for future maintenance of such areas.

iv) Development shall be constructed to meet level 3 for the Code of Sustainable Homes

v) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

vi) Planning Administration Fee: Payment of £500 administration fee for the monitoring of and compliance with this agreement.

2. A formal decision notice to GRANT permission for the development described in the application and submitted plans and materials, subject to planning condition[s] will be issued upon completion by the applicant of the aforementioned legal agreement.

BACKGROUND

Paragraph four

- **DELETE** [35 one and two bedroom flats] for sale and
- **REPLACE** with [32 one and two bedroom flats]

SITE DESCRIPTION

Under the fourth bullet point third sentence

- **DELETE**

A

PROPOSAL DETAILS

Third bullet point

- **DELETE**
44 41 X 2 BED FLATS
- **REPLACE** with
41 x 2 BED FLATS

CONSULTATION RESPONSE

- **DELETE**

Environment Agency: No response received to date

- **INSERT**

Environment Agency (27/10/2009): I refer to an email dated 15 October 2009 from Mike Peachey containing an addendum to the flood risk assessment (FRA) submitted with the application P/1905/09. Having reviewed the information submitted we have the following comments: REMOVE OUR OBJECTION as stated in our letter dated 14 September 2009. The inclusion of the green roofs to the development is a great addition and will add to the development by enhancing biodiversity and plays a part in the management of surface water. The proposed development will only be acceptable if a planning condition is imposed requiring the following drainage details.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must include the following measures as detailed in the approved Flood Risk Assessment (FRA) (Gemma BDS Ltd, August 2009 and the FRA Addendum dated October 2009): Surface water discharge from the site to be restricted to 10 l/s/ha; Green roof area totalling no less than 1400 sqm to be installed on 6 blocks of flats; Permeable paving to be incorporated as part of a Sustainable Drainage System.

Reason *To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.*

Environment Agency (14/09/2009): In the absence of an acceptable Flood Risk Assessment (FRA) we OBJECT to the grant of planning permission and recommend refusal on the basis that the FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:-

1. *Take the impacts of climate change into account correctly - as the development is residential the allowance for climate change should be an additional 30% on rainfall intensities, not 20% as stated in the FRA. The PPS 25 Practice Guide (section 3.88) makes it clear that 100 years is the recommended lifetime for residential development, therefore a climate change allowance of 30% must be added.*

2. *Make optimum use of sustainable drainage systems - in line with Annex F of PPS 25, policies 4A.11 and 4A.14 of the London Plan and the recommendations of the Harrow SFRA. The applicant should look at options including ponds, basins, green roofs and swales.*

NEIGHBOURHOOD AMENITY

Paragraph six

- **DELETE**

Given the separation, height and location of the new houses set at an angle from the

existing houses the new development would not result in a sense of enclosure of outlook from the adjoining properties

- **REPLACE** with
Given the separation, height and location of the new houses set at an angle from the existing houses the new development would not result in a sense of enclosure or outlook from the adjoining properties.

Paragraph eight

- **DELETE**
Furthermore, as the habitable rooms on the upper floor and within the roof space of the new properties face the front of the house the development would not result in a loss of privacy or overlooking of the neighbouring sites. This layout would also allow for the redevelopment of the adjoining Swift close site.
- **REPLACE** with
Furthermore, as the habitable rooms on the upper floor and within the roof space of the new properties face the front of the house the development would not result in a loss of privacy or overlooking of the neighbouring sites. This layout would also allow for the redevelopment of the adjoining Swift close site.

SUSTAINABILITY – ENERGY DEMAND AND WATER RESOURCES

Paragraph eight

- **DELETE**
In addition to the measures proposed in the renewable energy strategy the six blocks of flats would incorporate green roofs measuring total of 1420 sqm in area
- **REPLACE** with
In addition to the measures proposed in the renewable energy strategy the five blocks of flats would incorporate green roofs measuring total of 1200 sqm in area

CONDITIONS:

- **DELETE**
7 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan numbers P-03 Rev A and Site plan 2 P-04 Rev A have been constructed and surfaced with permeable materials, or 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 than the parking of private motor vehicles, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety in accordance with HUD policies T6, T13 and D4.
- **DELETE**
19 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.

- **REPLACE** with

19 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must include the following measures as detailed in the approved Flood Risk Assessment (FRA) (Gemma BDS Ltd, August 2009 and the FRA Addendum dated October 2009): Surface water discharge from the site to be restricted to 10 l/s/ha; Green roof area totaling no less than 1200 sqm to be installed on 5 blocks of flats; Permeable paving to be incorporated as part of a Sustainable Drainage System.

Reason To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

- **DELETE**

23 Prior to the development proceeding beyond ground level damp proof course, details of a revised car parking layout, incorporating increased landscaping provision, shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and be retained as such thereafter.

REASON: To provide additional landscaping to the layout to ensure an adequate residential environment for future occupiers.

- **REPLACE** with

23 Prior to the development proceeding beyond ground level damp proof course, details of a revised car parking layout, incorporating increased landscaping provision, shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and be retained as such thereafter. The car parking spaces shall be permanently marked out and used for no other purpose than the parking of private motor vehicles, at any time, without the written permission of the local planning authority.

REASON: To provide additional landscaping to the layout to ensure an adequate residential environment for future occupiers.

- **DELETE**

24 Prior to the development proceeding beyond ground level damp proof course, details of green roofs to the residential units shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and the green roofs shall be maintained and retained as such thereafter.

REASON: In the interests of sustainability and ecological diversity.

- **REPLACE** with

24 Prior to the development proceeding beyond ground level damp proof course, details of the proposed living roofs (green roofs) to the five residential blocks of flats shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved and the living (green) roofs shall be maintained in a live condition for the life of the development hereby permitted.

REASON: In the interests of sustainability and ecological diversity of the development

	<p>in accordance with policies D4 and D9 of the <i>Harrow Unitary Development Plan</i>.</p> <p>PLAN NOS:</p> <ul style="list-style-type: none"> • DELETE Plan Nos: P-01, P-02, P-03 Rev A, P-04 Rev A, P-05, P-06, P-07 Rev A, P-08, P-09 Rev A, P-10 Rev A, P-11, P-12 Rev A, P-13 Rev A, P-14 Rev A, P-15 Rev A, P-16 Rev A, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, 86.01.01P, 86.01.02P • REPLACE with P-01 rev A, P-03 rev B, P-04 rev B, P-07 rev B, P-08 rev A, P-09 rev B, P-11 rev A, P-12 rev B, P-13 rev B, P-14 rev B, P-15 rev B, P-16 rev B, P-17 rev A, P-18 rev A, P-19 rev A, P-20 rev A, P-21 rev A, P-25 rev A, P-27 rev A, P-29 rev A, P-32, P-33, P-34, P-35 and P-36
1/03	<p>Address of site: Replace 'VALLEY' with 'VAUGHAN'.</p> <p>BEFORE 'CONCLUSION', add following text: Since publication of report, four representations received objecting to the proposal. One objector re-iterated comments made in original submission of representations. Therefore, this is addressed as above. All of the issues raised involve the above points and are responded to accordingly. An additional response:</p> <p>INSERT Condition [33]: Prior to commencement of development, details of the operation of the gated entrance including manufacturer details in respect of noise shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. REASON: To respect neighbouring amenity in regard to noise.</p> <p>INSERT Condition [34]: Prior to commencement of development details of any external lighting shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. REASON: To respect neighbouring amenity in regard to light pollution.</p>
1/06	<p>Policy Considerations: The main report sets out clearly the national policy context with regard to development within the Green Belt. Regional and local Green Belt policy requirements for are outlined by policy 3D.9 of the London Plan 2008 and policies EP32, EP37 and EP41 of the Harrow Unitary Development Plan 2004. These reflect and are consistent with national policy and represent the relevant '[development plan] policy criteria which must also be applied.</p> <p>Harrow's Green Belt Management Strategy which identifies ten strategic objectives and associated actions needed in order to achieve these objectives. The ten objectives include environmental education provision, conserving and enhancing biodiversity, improving or enhancing historic areas, supporting farming activity and maintaining or improving public access to the Green Belt. The proposed development is considered to engage with these objectives through a combination of the nature of the proposed development works and commitment toward Green Belt, biodiversity and conservation improvements through a S.106 mechanism.</p>

Amendments:

Following further consideration and correspondence , the recommended heads of terms to the S.106 Agreement are proposed to be revised as follows:

- vi) Control on the Future Use of Ancillary Units:
 - (a) The six residential buildings to be provided on the Brookshill Farm Complex are to be used solely as ancillary staff dwellings to the primary use of the principal dwelling house as a farmhouse and the agricultural use of part of the site without the written consent of the Council.
 - (b) The six residential buildings to be provided on the Brookshill Farm Complex shall not be sub-divided or sold off as separate residential dwellings without the written consent of the Council.

- x) Site and Land Use Management Plan – development not to be occupied or brought into use until details of a site land use management plan has been agreed with the local planning authority.

- v) Phasing Plan – to submit for the Council’s approval a programme for the phasing of the works comprising the development (including the restoration of the Barn, the Green Belt improvement works and landscape enhancements, to ensure heritage benefits, to be undertaken prior to the occupation of the main dwellinghouse) prior to the commencement of the development.

- viii) Legal Fees – Payment of the Council’s reasonable costs in the preparation of the S.106 Agreement and the legal costs for making the order to facilitate the temporary diversion of the footpath.

ADD the follow Head of Term:

- xii) Code for Sustainable Homes – The development shall be built to meet Code For Sustainable Homes Level 3.

Additional Recommendation

- 3. Authorise a temporary diversion of the public footpath (as shown As ‘Footpath Temporary Re-Direction’ on page 140 of the approved Design and Access Statement) in terms of S.257 of the Town and Country Planning Act.

Following a review of the recommended conditions in the report and having regard to the implementation of any subsequent planning permission it is proposed to revise the recorded conditions and re-number accordingly:

DELETE the following conditions:

2, 3, 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, 21, 23, 30

ADD the following conditions:

- a) Prior to the occupation of any building for residential use, details of the following shall be submitted to and approved in writing by the local planning authority for that building:
 - Materials – details shall include, but is not limited to, iron work, windows, brickwork, timber / wood work, roof materials (including green roof details), roof lights colour samples,

- Levels - details of the levels within the site including the building(s), surrounding hardsurfacing and circulation points in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site;
- External lighting - details of external lighting to all residential dwellings shall include, but are not limited to, the levels of illumination proposed, location of external lights, and hours of use of external lighting
- Security – including how the residential dwellings will address the principles and practices of Secured By Design;
- Boundary treatment - indicating the positions, design, location, materials and type of boundary treatment to be erected;
- Refuse waste storage and disposal – details of the how waste generated from the occupation residential dwellings shall be stored and disposed of, including vehicular access thereto;
- Detailed Planting Plan - details to include a survey of all trees to be lost and retained together with planting plans and schedules of plants, noting species, plant sizes and proposed numbers / densities for new planting

The development shall be completed in accordance with the approved details and thereafter retained in that form. No change shall be permitted without the prior written approval of the local planning authority.

REASON: In the interests of neighbouring amenity, the interests of the open character of the Green Belt and in the interests of the character and appearance of the conservation area.

b) Prior to occupation or bringing into use of a non-residential use within a building details of the following shall have been submitted to and approved in writing by the local planning authority for that building:

- Materials – details shall include iron work, windows, brickwork, timber cladding
- Ground Surfacing – details to show samples of permeable or porous materials and location of areas of new hard surfacing;
- Levels - details of the levels within the site including the building(s), surrounding hardsurfacing and circulation points in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site;
- External lighting - details shall include, but are not limited to, the levels of illumination proposed, height of any lighting poles and lamp posts and hours of use of external lighting
- Security – including how the residential dwellings will address the principles and practices of Secured By Design;
- Non residential refuse waste storage and disposal - details of the how waste generated from the non-residential activities shall be stored and disposed of, including vehicular access thereto;
- Detailed planting Plan – details to include a survey of all trees to be lost and retained together with planting plans and schedules of plants, noting species, plant sizes and proposed numbers / densities for new planting

The development shall be completed in accordance with the approved details and thereafter retained in that form. No change shall be permitted without the prior written approval of the local planning authority.

REASON: In the interests of neighbouring amenity, the interests of the open character of the Green Belt and in the interests of the character and appearance of the conservation area.

c) The development hereby permitted shall not commence until a detailed construction management plan, including details of the following:

- How construction waste material and excess soil will be removed from the site and disposed of;
- Hours of working and construction operations on site;
- Health and safety of both workers and the general public, including means of enclosure
- Site security;
- Lighting of the site;
- Storage and location of construction plant equipment and machinery across the site;
- Storage and location of any chemicals to be used;
- Schedule of demolition works;
- Surface water management;
- Details of construction related traffic generation,

have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in strict accordance with the approved details.

REASON: In the interests of the surrounding environment including wildlife and their habitats; health and safety, neighbouring amenity, the interests of the open character of the Green Belt and in the interests of the character and appearance of the conservation area.

d) Prior to the occupation of any residential dwelling details of the new driveway including:

- the junction with Brookshill Drive;
- materials used in its construction;
- Signage;
- Access gate / security gate;

Shall be submitted to and approved in writing by the local planning authority. The new driveway shall be completed in accordance with the approved details and thereafter retained in that form.

REASON: In the interests of the open character of the Green Belt and in the interests of the character and appearance of the conservation area.

e) The development hereby permitted shall not commence until a landscaping strategy for the whole site has been submitted to and approved in writing by the local planning authority.

REASON: To safeguard the appearance and character of the surrounding conservation area and openness of the Green Belt.

f) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2; Class A in Part 2 of Schedule 2 and Part 4 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the conservation area, the area of special character and to preserve the openness of the Green Belt.

AMEND condition 22 to read:

The development shall not be occupied or brought into use until such time as details of the fencing and lighting of the tennis court area has been submitted to and approved in writing by the Local Planning Authority. Fencing shall be constructed in accordance with the approved details and thereafter retained in that form.

REASON: To preserve the open character and appearance of the Green Belt.

AMEND condition 24 to read:

Prior to the occupation of any part of the development the approved energy efficiency measures, and bio fuel run combined heat and power system that shows a minimum 20% target reduction in carbon emissions from renewable energy sources, shall be implemented in accordance with the PHP Consult Sustainability and Energy Statement dated 9 June 2009 and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

REASON: To ensure consistency with London Plan policies 4A.3 and 4A.7.

AMEND condition 29 to read:

The public foot path shall be restored to its current condition and shall be re-diverted back to its current location in accordance with the approved phasing programme.

REASON: In the interests of the character and appearance of the Green Belt and public access through the site.

DELETE Informative 6

DELETE bullet point 3 from Informative 9

DELETE the plans list and replace with the following:

91461.0017 1/2, 91461.0017 2/2, 91461.0019 1/2, 91461.0019 2/2, 91461.0024, 91461.0025, 91461.0026, 91461.0027, 91461.0028, 91461.0029, 91461.0032 1/2, 91461.0032 2/2, 91461.0033, 91461.0034, SW236/02, SW236/13 Rev C, SW236/21 Rev B, SW236/113 Rev H, SW236/114 Rev A, SW236/115 1/3 Rev A, SW236/115 2/3, SW236/115 3/3, SW236/118, SW236/119, SW236/120 1/2, SW236/120 2/2 Rev B, SW236/121 1/3 Rev B, SW236/121 2/3 Rev B, SW236/121 3/3 Rev B, SW236/122 Rev C, SW236/123, SW236/128 Rev C, SW236/129 Rev B, A-PL-010 Rev 02, A-PL-099 Rev 01, A-PL-100 Rev 02, A-PL-101 Rev 02, A-PL-102r Rev 02, A-PL-201 Rev 01, A-PL-202 Rev 01, A-PL-301 Rev 01, A-PL-302 Rev 01, 1175 E 01, 1175 E 02, 1175 E 03, 1175 E 04, 1175 E 05.1, 1175 E 05.2, 1175 C 10 Rev A, 1175 C 12, 1175 C 13 Rev D, 1175 C 14 Rev B, 1175 C 15, 08/104 AIA 1/3, 08/104 AIA 2/3, 08/104 AIA 3/3.

ADD the following to Reports List:

Screening Opinion letter from Harrow Council to applicant dated 22 May 2009

1/07 DELETE Condition 3

ADD the following condition:

The development hereby permitted shall not commence until a detailed construction management plan, including details of the following:

- how construction waste material and excess soil will be removed from the site and disposed of;
- Hours of working;
- Health and safety of both workers and the general public, including means of enclosure
- Site security;
- Lighting;
- Storage and location of construction plant equipment and machinery across the site;
- Storage and location of chemicals;
- Schedule of demolition works;
- Surface water management

have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in strict accordance with the approved details.

	<p>REASON: In the interests of the surrounding environment including wildlife and their habitats; health and safety, neighbouring amenity, the interests of the open character of the Green Belt and in the interests of the character and appearance of the conservation area.</p> <p>DELETE the plans list and replace with the following: 91461.0017 1/2, 91461.0017 2/2, 91461.0019 1/2, 91461.0019 2/2, 91461.0024, 91461.0025, 91461.0026, 91461.0027, 91461.0028, 91461.0029, 91461.0032 1/2, 91461.0032 2/2, 91461.0033, 91461.0034, SW236/02, SW236/13 Rev C, SW236/21 Rev B, SW236/113 Rev H, SW236/114 Rev A, SW236/115 1/3 Rev A, SW236/115 2/3, SW236/115 3/3, SW236/118, SW236/119, SW236/120 1/2, SW236/120 2/2 Rev B, SW236/121 1/3 Rev B, SW236/121 2/3 Rev B, SW236/121 3/3 Rev B, SW236/122 Rev C, SW236/123, SW236/128 Rev C, SW236/129 Rev B, A-PL-010 Rev 02, A-PL-099 Rev 01, A-PL-100 Rev 02, A-PL-101 Rev 02, A-PL-102r Rev 02, A-PL-201 Rev 01, A-PL-202 Rev 01, A-PL-301 Rev 01, A-PL-302 Rev 01, 1175 E 01, 1175 E 02, 1175 E 03, 1175 E 04, 1175 E 05.1, 1175 E 05.2, 1175 C 10 Rev A, 1175 C 12, 1175 C 13 Rev D, 1175 C 14 Rev B, 1175 C 15, 08/104 AIA 1/3, 08/104 AIA 2/3, 08/104 AIA 3/3.</p> <p>ADD the following to Reports List: Screening Opinion letter from Harrow Council to applicant dated 22 May 2009</p>
<p>2/02</p>	<p>Second Notification Sent: 14 Replies: 2 Expiry: 12-OCT-09</p> <p>Summary of Responses (additional):</p> <ul style="list-style-type: none"> • Property is currently maintained very badly by the landlords. • The proposal will disturb the uniformity of the street. • Proposal will cause a disturbance
<p>2/06</p>	<p>After Main Considerations and Policies amend to: (National Planning Policy, The London Plan 2008, Saved policies of the London Borough of Harrow Unitary Development Plan 2004)</p> <p>Additional Information to be added after the Reason for Grant and before Legal Comments:</p> <p>National Planning Policy Planning Policy Statement 25 (2006): Development and Flood Risk</p> <p>The London Plan 3A.24 – Educational Facilities</p> <p>Saved Policies of the London Borough of Harrow Unitary Development Plan 2004 EP12 – Control of Surface Water Run-off EP25 - Noise D4 – The Standard of Design and Layout T13 – Parking Standards C7 – New Education Facilities C16 – Access to Buildings and Public Spaces</p> <p>Additional Section to be added to Appraisal:</p>

	<p>5) Drainage (EP12, PPS25): The applicant has not provided details on how additional surface water run-off and drainage facilities are to be provided as part of the proposal. It is considered that the suggested conditions are therefore reasonable and necessary in order to provide adequate Drainage facilities for the development, so as not to prejudice or increase flood risk on the site, in accordance with policy EP12 of the HUSP (2004) and PPS25 (2006).</p> <p>Sections 5 and 6 of current appraisal amended (S17 Crime and Disorder Act & and Consulatation Responses respectively) become sections 6 & 7 of the appraisal.</p> <p>Additional Informative to be added: INFORMATIVE: Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.</p> <p>Additional Conditions:</p> <p>7) 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. REASON: To ensure that adequate drainage facilities are provided.</p> <p>8) 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. REASON: To ensure that adequate drainage facilities are provided.</p> <p>9) 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. REASON: To prevent the increased risk of flooding.</p>
2/09	<p>Consultations: Environmental Health: If the flues are moved to the location described in the second noise document this should help reduce the noise. Also the sole use of water based paints should reduce any potential problems with odour. Conditions need to be applied.</p> <p>CONDITIONS 2 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter maintained so as to prevent the transmission of noise, vibration, and odour / fumes into any neighbouring residential premises. REASON: To ensure that the proposed development does not give rise to noise and odour / fume nuisance to neighbouring residents.</p>
2/10	<p>DEFER at Officers request for further information.</p>
2/17	<p>After Main Considerations and Policies amend to: (National Planning Policy, The London Plan 2008, Saved policies of the London Borough</p>

of Harrow Unitary Development Plan 2004)

Additional Information to be added after the Reason for Grant and before Legal Comments:

National Planning Policy

Planning Policy Statement 25 (2006): Development and Flood Risk

The London Plan

3A.24 – Educational Facilities

Saved Policies of the London Borough of Harrow Unitary Development Plan 2004

EP12 – Control of Surface Water Run-off

EP31 – Areas of Special Character

EP32 – Green Belt

EP25 - Noise

D4 – The Standard of Design and Layout

T13 – Parking Standards

C7 – New Education Facilities

C16 – Access to Buildings and Public Spaces

Additional Section to be added to Appraisal:

5) Drainage (EP12, PPS25):

The applicant has not provided details on how additional surface water run-off and drainage facilities are to be provided as part of the proposal. It is considered that the suggested conditions are therefore reasonable and necessary in order to provide adequate Drainage facilities for the development, so as not to prejudice or increase flood risk on the site, in accordance with policy EP12 of the HUDP (2004) and PPS25 (2006).

Sections 5 and 6 of current appraisal amended (S17 Crime and Disorder Act & and Consultation Responses respectively) become sections 6 & 7 of the appraisal.

Additional Informative to be added:

INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

Additional Conditions:

4) The development hereby permitted shall not be occupied until works for the disposal of sewerage 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.

REASON: To ensure that adequate drainage facilities are provided.

5) The development 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.

REASON: To ensure that adequate drainage facilities are provided.

6) The development 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.

REASON: To prevent the risk of flooding.

PLANNING COMMITTEE – 4 NOVEMBER 2009

AGENDA ITEM 9

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
2/10 – 183 Whitchurch Lane, Edgware, HA8 6QT	Mr Abe Hayeem	

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