

Planning Committee

ADDENDUM 1

DATE: Wednesday 30 May 2018

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 30th May 2018

1/01	<p>AMEND</p> <p><u>Addendum Item 1</u></p> <p>Amend paragraph at 2.2 to read the following:</p> <p>The proposed dwellinghouses would be a mixture of ten x three bed six persons and fourteen x four bed six persons. The three beds would have an internal area of 106sqm and the four beds an internal area of 113 sqm.</p> <p><u>Addendum Item 2</u></p> <p>Add paragraph at 6.7.11 to read the following:</p> <p>The proposed development would introduce 24 residential units to the application site. It is likely that up to a maximum of 144 people would occupy the proposed development. Given the mixed character of the surrounding area and the existing use on site, the proposed development would not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, any potential amenity impacts would be limited to the scale and siting of the proposed new dwellinghouses.</p> <p><u>Addendum Item 3</u></p> <p>Amend paragraph 6.10.4 to read the following:</p> <p>The methodology for the proposed Energy Strategy accords with the hierarchy set out within the London Plan and demonstrates how the minimum savings in carbon emissions against Building Control targets would be achieved on site. The addition of green roofs to the flat roof elements of the proposed terrace could help to further reduce emissions. The use of Photovoltaic Panels would be used to ensure that this</p>
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reduction could potentially be met by the development. The proposal would need to be zero carbon as stated within the London Plan (2016) and as such the energy statement would need to be revised to illustrate this.

Addendum Item 4

Amend condition 2 to read the following:

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 2411- BACON LANE - SPD - ACCOMMODATION SCHEDULE , 2411- FPAD - SPD000, PROPOSED SITE LAYOUT OVERLAID ON OS SHEET - LOCATION PLAN, 2411-FPAD-001SPD-R1, 2411- FPAD - SPD003, 2411- FPAD - SPD004, 2411- FPAD - SPD005, 2411- FPAD - SPD006, 2411-FPAD-007SPD-R1, 2411- FPAD - SPD008, 2411- FPAD - SPD009, 2411- FPAD - SPD010, 2411- FPAD - SPD011, 2411- FPAD - SPD012, 2411- FPAD - SPD013, 2411- FPAD - SPD014, 2411- FPAD - SPD015, 2411- FPAD - SPD016, 2411- FPAD - SPD017, 2411- FPAD - SPD018, 2411- FPAD - TOPOGRAPHICAL SURVEY, 2411- FPAD - SITE ELEVATIONS SURVEY (1), 2411- FPAD - SITE ELEVATIONS SURVEY (2), 2411- FPAD - EXISTING SITE LAYOUT PLAN, BACON LANE VIEW, BIRDS EYE VIEW NORTH, BIRDS EYE VIEW SOUTH, DRIVEWAY VIEW, GARDEN VIEW, GROUND FLOOR - TYPICAL 3 & 4 BEDROOM HOUSES, FIRST FLOOR - TYPICAL 3 & 4 BEDROOM HOUSES, SECOND FLOOR - 3 BEDROOM HOUSE, SECOND FLOOR - 4 BEDROOM HOUSE, LLD1210_IS03_Kilbys Industrial Estate_11.01.2018, LLD1210-LAN-DWG-100-02_11.01.2018, LLD1210-LAN-DWG-101-03_11.01.2018, LLD1210-LAN-DWG-102-03_11.01.2018, LLD1210-LAN-DWG-200-02_11.01.2018, LLD1210-LAN-DWG-201-03_11.01.2018, LLD1210-LAN-DWG-202-03_11.01.2018, LLD1210-LAN-SCH-001-03_Planting_11.01.2018, LLD1210-LAN-SCH-002-02_Materials_11.01.2018, LLD1210-LAN-SPE-001-03_11.01.2018, Planning Statement, Design and Access Statement, Kilbys Industrial Estate - Transport Statement January 2018 ref 11012018, FRA ref 17-3265, Air Quality Assessment ref AQA/2348/EAL, Construction Management Plan, CONT7667 Rev 1 Kilbys Industrial Estate - Contamination Assessment Report , DTS7667 Kilbys Industrial Estate - Desktop Study, FACT7667 Factual Report, Daylight, Sunlight & Overshadowing Assessment revised December 2017, Extended Phase 1 Habitat Survey Ref 17-3265, Energy and Sustainability Statement, NIA Ref: BACON LNE,LONDON, AffordableHousingFVABaconLane09.01.18 (1), Appendix 1 Bacon Lane - Order of Cost Estimate 04.12.17 Rev A, Appendix 2 Decontamination works - B000.PTK Bacon Lane Budget A 2017, Appendix 3 Neway Sales Values, Appendix 3a BestPriceGuide, Appendix 4 , Valuation report - 1-5 Bacon Lane Edgware HA8 5AS, Appendix 5 GLA

	<p>Toolkit Summary 09.01.18 HA8.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
1/02	<p>AMEND the following plan number from: 462PL(0)103 rev E to 462PL(0)102 rev E</p>
2/03	<p>P/5747/17; West House Gallery Café; West House Gallery; West End Lane; Pinner; HA5 1AE</p> <p>Page 254 ADD the following Condition:</p> <p>Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens. REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.</p>
2/11	<p>AMEND the following plan numbers from: 544 10; 544 11; 544 12; 544 13 to 544 10C; 544 11A; 544 12A; 544 13A</p>
02/13	<p>Item 1</p> <p>Please note that the reference to the delivery hours should be removed as this is not relevant to the opening hours of the store. Therefore the following condition should read:</p> <p><u>4. Opening Times</u></p> <p>The use hereby permitted shall only be open to customers within the following hours: 0700 and 2300hrs on Mondays to Saturdays, Sundays and Bank Holidays.</p> <p>Reason: To safeguard the neighbouring occupiers from undue levels of noise and disturbance, thereby according with policy 7.15.B of The London Plan 2016, policy AAP4 of the Harrow and Wealdstone Area Action Plan 2013 and policy DM1 of the Development Management Policies Local Plan 2013.</p> <p>Item 2</p> <p>Please note that the numbering of the last condition (10) should be 11:</p> <p><u>11. Mechanical Fume Extraction System</u></p> <p>No mechanical fume extraction system including any associated external erected</p>

flues, or refrigeration condensing units shall be installed anywhere on or within the premises without such details having first been submitted to, and agreed in writing by the Local Planning Authority. The details shall include the discharge output of the system, the height of any flue, the methods of attenuating noise and vibration from the system, and the siting and external appearance of the system. He systems so agreed shall thereafter be retained in connection with the use hereby approved.

Reason: To ensure that any noise and odour impacts of the use are appropriately mitigated, and to ensure that the external siting and external appearance of the ventilation, extraction and associated flue systems achieve a high standard of design and amenity, in accordance with Policies 7.6, DM1 and DM38 of the Development Management Policies Local Plan (2013).

Item 3

Proposed Ground floor plan included within Appendix 4

The missing annotation on the red shaded area does not form part of the change of use application but relates to the residential flats above.

Item 4

Please see below for summary of further neighbour comments received on 29/05/2018. Please note that Officer Comments also include comments from Highways.

Details of Representation	Summary of Comments	Officer Comments
Blind spot	There is a blind spot when driving out of Dawlish drive and turning onto Whittington way just next to the proposed development site	Highways have been consulted and have confirmed that there is no blind spot at this junction.
New yellow lines	Also Harrow council are currently adding double yellow lines on Whittington Way just opposite the proposed development site. This is due to the lack of visibility at the crossing right in front of the proposed development	Double yellow lines are being extended to improve access and visibility.

Agenda Item 10 – Representations on Planning Applications

P/0073/18 – 74 Whittington Way	<p>Objector #1: Mr. Jonathan Simons, Resident, on behalf of several local residents</p> <p>Applicant: Matthew Roe/Nathan Hanks</p>
P/5747/17 - West House Gallery	<p>Objector #1: Mrs Dalglish, Resident</p> <p>Applicant: To be confirmed</p>