



Planning Committee Addendum

Date: Wednesday 16 February 2022

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 16 February 2022

1/01	<p>HARROW COUNCIL CIVIC CENTRE CAR PARK A, MILTON ROAD AND 9 STATION ROAD.</p> <p><u>Addendum Item 1:</u></p> <p><u>Heads of Terms</u></p> <p><i>Affordable Housing</i></p> <p>(a) To include in brackets after ‘<i>submitted details</i>’ (10x LAR townhouses and 29 x S/O flats)</p> <p><i>Highways</i></p> <p>Replace (a) with:</p> <p>(a) Parking Permit Restrictions – The development to be “resident permit restricted” in accordance with section 16 of the GLC (Gen Powers) Act 1974 and the developer to ensure that 1) all marketing/advertising material makes reference to this fact and 2) all agreements contain a covenant to the effect that future occupiers and tenants (other than those who are registered disabled) will not be entitled to apply for residents parking permit or a visitor permit.</p> <p>(b) A contribution in accordance with the adopted fees and charges is required to amend the Traffic Management Order and a monitoring fee.</p> <p>Include: <i>Legal Fees: Payment of Harrow Council’s reasonable costs in the preparation of the legal agreement.</i></p> <p><u>Addendum Item 2:</u></p> <p>There is no planning history for the application site however prior approval was not required for the demolition of the Civic 9 building fronting Station Road (P/4794/21/PRIOR).</p>
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Addendum Item 3:

Paragraph 4.3, Impact to Residential Amenity, replace the text “*Unacceptable impact on amenities of properties on Pinner Road and The Gardens*” with the following:

- Loss of views of the mosque.

Addendum Item 4:

Amend condition 2 as follows:

02122 Rev: P02; 02123 Rev: P02; - change P02 to P03

02212 Rev: P03; 02213 Rev: P03; - change P03 to P02

Addendum Item 5:

Amend conditions 32, 36 and 37 as follows:

‘or F1’ to or F2.

Addendum Item 6:

Delete condition 22, it is a duplicate of 24.

2/03

20 Manor Road

Addendum Item 1:

Amend paragraph 2.2 as follows:

2.2. The proposal would follow the front building line of ~~No.18~~ No.22 and extend approximately 2.2m to the rear of that neighbouring property at the boundary, and approximately 3.9m to the rear of ~~No.20~~ No.18. The design also includes a further central projecting element at the rear, which is set away from the side boundaries.

Addendum Item 2:

Add the following paragraph at 6.2.9:

6.2.9. Policy D10 of the London Plan has regard to basement development and advises that boroughs should establish policies in their development plans to address the negative impacts of large-scale basement developments beneath existing buildings, where this is identified as an issue locally.

6.2.10. The proposal is for a redevelopment and does not propose a basement beneath an existing building, nor is the development considered to be a large-scale basement. Furthermore, Harrow does not have any policies in the development management plan with regard to basements.

Addendum Item 3:

Condition to be added:

Condition 16

The development hereby approved shall not progress beyond damp proof course level until samples of the materials 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:

- a. the buildings;*
- b. the ground surfacing; and*
- c. the boundary treatment.*

The development shall be carried out in accordance with the details so agreed and shall thereafter be retained.

REASON: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM 1 A & B and DM 10 B of the Harrow Development Management Policies Local Plan (2013).

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
1/01	Harrow Council Civic Car Park A, Milton Road & 9 Station Road, Milton Road (P/4477/21)	Ajay Thakure (Objector) Olivia Russell or Sarah Stevens (Agents for Applicant)