

# **Planning Committee Meeting (Moved from 1 June 2022)**

## **Addendum**

**Date:                   Wednesday 25 May 2022**

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 25 May 2022**

<p><b>2/07</b></p>	<p><b>53 Wood End Ave P/0361/22</b></p> <p>Page 227:-</p> <p>Change paragraph 2.1 to read</p> <p><i>Planning permission is sought for the conversion of the existing 4 bedroom dwelling to 2 x 2 bedroom flats, with the following extensions:</i></p> <ul style="list-style-type: none"> <li>• <i>Single storey rear and side extensions,</i></li> <li>• <i>Single storey front extension incorporating porch.</i></li> </ul> <p>Update chart at paragraph 6.4.9 to read:</p> <table border="1" data-bbox="236 1451 1305 1704"> <thead> <tr> <th>Flat No.</th> <th></th> <th>Proposed Floor Area (sqm)</th> <th>Minimum Floor Area Required</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Flat 1 – (2bed 4 person)</td> <td>Total GIA</td> <td>80</td> <td>70</td> </tr> <tr> <td>Storage</td> <td>2</td> <td>Complies</td> </tr> <tr> <td rowspan="2">Flat 2 – (2 bed, 3 person, 2-storey)</td> <td>Total GIA</td> <td>78.1</td> <td>70</td> </tr> <tr> <td>Storage</td> <td>1.5</td> <td>Complies</td> </tr> </tbody> </table>	Flat No.		Proposed Floor Area (sqm)	Minimum Floor Area Required	Flat 1 – (2bed 4 person)	Total GIA	80	70	Storage	2	Complies	Flat 2 – (2 bed, 3 person, 2-storey)	Total GIA	78.1	70	Storage	1.5	Complies
Flat No.		Proposed Floor Area (sqm)	Minimum Floor Area Required																
Flat 1 – (2bed 4 person)	Total GIA	80	70																
	Storage	2	Complies																
Flat 2 – (2 bed, 3 person, 2-storey)	Total GIA	78.1	70																
	Storage	1.5	Complies																
<p><b>2/03</b></p>	<p><b>Kilby’s Industrial Estate and Nos 1-5 Bacon Lane (P/0451/22)</b></p> <p><b><u>Addendum Item 1:</u></b></p> <p>Update the ‘Net additional floorspace’ of the site (on page 3 of the report) to, ‘15sqm’</p>																		

**Addendum Item 2:**

Update the 'GLA CIL (provisional)' (on page 3 of the report) to,  
'£900'

**Addendum Item 3:**

Update the 'Harrow CIL (provisional)' (on page 3 of the report) to,  
'£2,379'

**Addendum Item 4:**

Amendment to paragraph 2.2, as follows,

'This retrospective proposal would create a dormer that includes two windows to serve a top floor study in each of the 5 houses, improving the outlook from the room, and daylight levels into the room, which gives a better environment for a study rather than a store. The storeroom that is altered as a result of the constructed dormers does increase the floor area within the approved house type 3 by approx. 3m<sup>2</sup>, resulting in a 7.39m<sup>2</sup> study, this would remain under the 7.5m<sup>2</sup> which is the size of a single bedroom.'

**Addendum Item 5:**

Amendment to paragraph 2.3, as follows,

'The applicant has split the details of the original application to achieve the grant of planning permission for the different blocks, as the Block B and C dormers could be acceptable to members and not Block A, and vice versa.'

**Addendum Item 6:**

Amendment to Planning Condition 2 within Appendix 1 as follows,  
Approved Plans and Documents

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

Site Location Plan, 1294/50, 1294/51, 1294/52, 1294/53, 1294/56, 1294/62, 1294/63, 1294/64, 1294/65, LLDD1210-LAN-DWG-100 Rev 04, 1294/71, 1294/72, 1294/73, 1294/73, LLDD1210-LAN-DWG-101 Rev 05, LLDD1210-LAN-DWG-102 Rev 05, LLDD1210-LAN-DWG-200 Rev 03, LLDD1210-LAN-DWG-201 Rev 05, LLDD1210-LAN-DWG-202 Rev 05, Design and access statement, Planning Statement, Energy and Sustainability Assessment, Phase 3 Remediation Strategy, Air Quality Impact Assessment, Contamination Assessment Report, Report on a Phase 2 Ground Investigation, Extended Phase 1 Habitat Survey, Food Risk Assessment and Drainage Strategy, Construction Management Plan with supporting plans, Construction Logistics Plan, Transport Statement Addendum, Illustrated Schedule of Materials and Planting, Soft Landscape Specification, Daylight Sunlight and Overshadowing Assessment, Detailed Plant Schedule and Specification, Financial Viability Assessment, 1294/201

Rev A, 1294/51202 Rev A, 1294/51203 Rev A, 1294/51204 Rev A, 1294/51205 Rev A.

REASON: For the avoidance of doubt and in the interests of proper planning.

**Addendum Item 7:**

Amendment to Informative 5 within Appendix 1 as follows,

**Harrow Community Infrastructure Levy (provisional)**

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £2,379

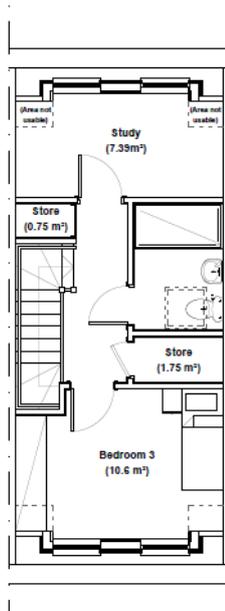
This amount includes indexation which is 323/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal website where you can download the relevant CIL Forms.

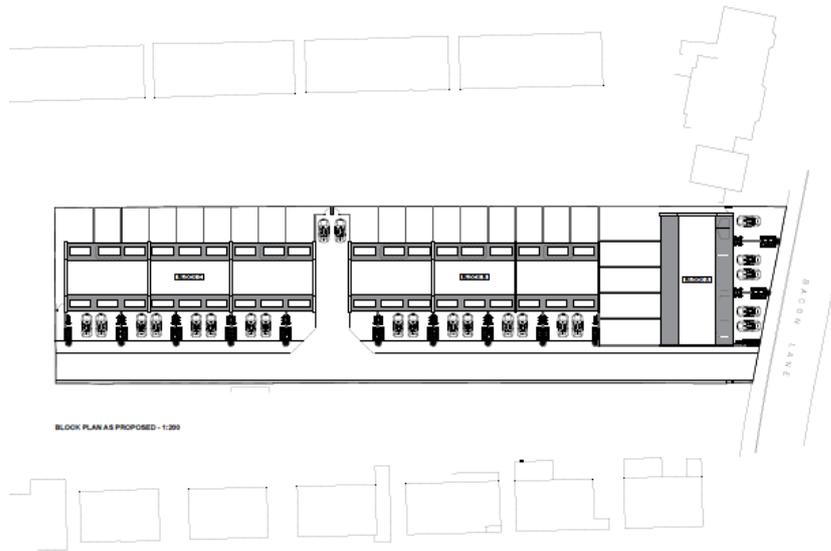
**Addendum Item 8:**

Amendment to Proposed House Type 3 in Appendix 3 as follows:



**Addendum Item 9:**

Amendment to Proposed Block Plan in Appendix 3 as follows:



**Addendum Item 10:**

Amendment to Proposed to Block B Rear Elevation in Appendix 3 as follows:



**Addendum Item 11:**

Amendment to Proposed to Block C Rear Elevation in Appendix 3 as follows:



2/12	<p><b>Old Schools – P/0493/22</b></p> <p>Where paragraph 6.6 reads ‘with the potential exception of the requirement for additional ventilation albeit the recommended conditions would offset this harm if possible’ these words are now omitted</p>
2/04	<p><b>9-11 Palmerston Road</b></p> <p><b><u>Addendum Item 1:</u></b> Update paragraph 1.4 of the committee report to read as follows,</p> <p>The site has a public transport accessibility (PTAL) rating of 5 to 6a.</p> <p><b><u>Addendum Item 2:</u></b> Update paragraph 6.5.5. of the committee report to read as follows,</p> <p>The application site has high accessibility (PTAL 5 to 6a) by modes of transport other than the private car, with 7 bus services operating comfortably within the 640m PTAL threshold, and Harrow and Wealdstone Underground and national rail station just 272m away.</p> <p><b><u>Addendum Item 3:</u></b> Update paragraph 6.5.6. of the committee report to read as follows,</p> <p>The consented scheme (P/1619/16) included a total of 71 car parking spaces, all located within the basement. This amendment application proposes a total of 33 parking spaces, which represents a reduction of 38 parking spaces. Of these spaces, 24 are located in the basement, 6 are blue badge spaces, 7 can be converted to blue badge spaces without any alterations, and the further 11 spaces can be converted to 6 blue badge spaces if required in the future. The proposal also includes 9 surface level parking, with access provided from Masons Avenue, 3 of these 9 are blue badge spaces, and the rest can be converted to blue badge if required in the future</p> <p><b><u>Addendum Item 4:</u></b> Replace paragraph 6.4.17 of the committee report to read as follows,</p> <p>Overshadowing analysis of the rear garden at No.25 Masons Avenue has been undertaken in line with the BRE guidance on 21<sup>st</sup> March conditions for both existing and proposed. The assessment confirms that the amenity space serving No. 25 Masons Avenue will enjoy a slight increase in sunlight availability, with the area able to receive 2 hours of sunlight on 21 March increasing from 4.21% existing to 5.62% proposed.</p> <p><b><u>Addendum Item 5:</u></b> Update paragraph 6.8.2. of the committee report to read as follows,</p> <p>The original permission was not subject to a fire strategy requirement, but this section 73 application does include amendments to Block D, general ground floor external layout and access points, a fire strategy was requested by officers to be prepared for the scheme in line with Policy D12. A fire statement has been submitted but this is subject to consultation with HSE.</p>

## **Addendum Item 6:**

Update to Planning Condition 2 within Appendix 1, to read as follows,

### **Plan List**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

#### Approved Plans:

M701\_301.S73.PL1, M701\_302.S73.PL1, M701\_303.S73.PL1, M701\_304.S73.PL1, M701\_305.S73.PL1, M701\_306.S73.PL1, M701\_321.S73.PL1, M701\_322.S73.PL1, M701\_323.S73.PL1, M701\_331.S73.PL1, M701\_332.S73.PL1, M701\_333.S73.PL1, M701\_401.S73.PL1, M701\_402.S73.PL1, M701\_403.S73.PL1, M701\_404.S73.PL1, M701\_405.S73.PL1, M701\_406.S73.PL1, M701\_407.S73.PL1, M701\_408.S73.PL1, M701\_409.S73.PL1, M701\_410.S73.PL1, M701\_411.S73.PL1, M701\_412.S73.PL1, M701\_413.S73.PL1, M701\_414.S73.PL1, M701\_415.S73.PL1, M701\_416.S73.PL1, M701\_417.S73.PL1, M701\_418.S73.PL1, M701\_421.S73.PL1, M701\_422.S73.PL1, M701\_423.S73.PL1, M701\_424.S73.PL1, M701\_431.S73.PL1, M701\_432.S73.PL1, M701\_433.S73.PL1, M701\_501.S73.PL1, M701\_502.S73.PL1, M701\_503.S73.PL1, M701\_504.S73.PL1, M701\_505.S73.PL1, M701\_506.S73.PL1, M701\_507.S73.PL1, M701\_508.S73.PL1, M701\_509.S73.PL1, M701\_510.S73.PL1, M701\_511.S73.PL1, M701\_512.S73.PL1, M701\_513.S73.PL1, M701\_514.S73.PL1, M701\_515.S73.PL1, M701\_516.S73.PL1, M701\_521.S73.PL1, M701\_522.S73.PL1, M701\_523.S73.PL1, M701\_524.S73.PL1, M701\_531.S73.PL1, M701\_532.S73.PL1, M701\_533.S73.PL1, M701\_636.S73.PL1, M701\_637.S73.PL1, M701\_6380.S73.PL1, M701\_6390.S73.PL1, M701\_6400.S73.PL1, M701\_6410.S73.PL1, M701\_642.S73.PL1, M701\_6420.S73.PL1, M701\_6430.S73.PL1, M701\_6440.S73.PL1, M701\_701.S73.PL1, M701\_702.S73.PL1, M701\_703.S73.PL1, M701\_704.S73.PL1, M701\_705.S73.PL1, M701\_706.S73.PL1, M701\_721.S73.PL1, M701\_722.S73.PL1, M701\_723.S73.PL1, M701\_724.S73.PL1, M701\_731.S73.PL1, M701\_732.S73.PL1, M701\_733.S73.PL1, M701\_000.PL1.2, M701\_101.PL1.2, M701\_102.PL1.2, M701\_121.PL1.2, M701\_122.PL1.2, SK18 Rev A, SK23 Rev A, M701\_231.S73.PL1, M701\_232.S73.PL1, M701\_233.S73.PL1, M701\_234.S73.PL1, M701\_235.S73.PL1, M701\_236.S73.PL1, M701\_237.S73.PL1, 259-005K, 259-006E, 259-007E, 259-008E, 259-009E, 259-011H, 259-012D, 259-014F, 259-015C, 259-016B, 259-017C, 259-018B, 259-C-010H, 259-C-020D, 259-021B, 259-022B, 259-C\_023B, 259-C-024D, 259-C-025B, 259-C-026B, 259-C-027B, 259-C-028, 259-R-001F, 259-R-002E, 259-R-003C, 259-R-004F, 259-R-005E, 259-R-006C, 259-R-007B, Deller & Palmerston – Landscape Maintenance Schedule, M701\_201.S73.PL1, M701\_202.S73.PL1.3, M701\_203.S73.PL1, M701\_901.S73.PL1, M701\_902.S73.PL1, M701\_903.S73.PL1, 193266-FOR-XX-SW-DR-C-1001 C9, M701\_637.S73.PL1.1, SK03, M701\_203.S73.PL1, ROL7316\_R15\_V03\_302-01, ROL7316\_R15\_V03\_302-02,

#### Approved Documents:

M701\_Block D LBH S73 applications submission (July 2021), Technical Note – S96a Non-Material Amendment Application (June 2021), 259-DOC-003B Stage 4 Report Deller and Palmerston Road Harrow, 259-DOC-004B Landscape Maintenance &

Management Plan, Cover Letter (28 July 2021), RE:ROL7316 – Deller Car Yard Harrow – Daylight and sunlight (22 July 2021), RE:ROL7316 – Deller Car Yard Harrow – Daylight and sunlight (2 December 2021), Parking Survey Tuesday 1<sup>st</sup> / Thursday 3<sup>rd</sup> February 2022, Playspace Statement, Daylight Distribution Assessment (01/04/2021), APSH Assessment (01/04/2021), VSC Assessment (01/04/2021), London Plan Fire Statement (BB-PFS-11432-OF-01).

REASON: For the avoidance of doubt and in the interests of proper planning

**AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS**

**NONE**