

Drawing and Planning Ltd  
 Mercham House 25-27  
 The Burroughs  
 Hendon  
 NW4 4AR

**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

**Ref: P/2637/15**

With reference to the application received on 05 June 2015 accompanied by Drawing(s)

NRHRD-L000; NRHRD-L101; NRHRD-L201; NRHRD-E203; NRHRD-E2043; NRHRD-P101; NRHRD-P102; NRHRD-P103; NRHRD-P104; NRHRD-P105; NRHRD-P202; NRHRD-P203; NRHRD-P204; NRHRD-P205; NRHRD-S101; NRHRD-S102; NRHRD-S103; NRHRD-S201; NRHRD-S202; NRHRD-S203; NRHRD-E202; NRHRD-P201; Planning, Design and Access Statement.

**For:** Single storey rear extension to existing ground floor retail unit at No 198; Three storey rear extension to both properties to increase floorspace of existing residential flats; Rear dormer to No 200 to provide additional bedroom to existing second floor flat; External alterations

**At:** 198-200 Northolt Road, Harrow, HA2 0EN

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 and Country Planning Act 1990.
2	The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. REASON: To match the appearance of the original dwelling and to safeguard the appearance of the locality to comply with core policy CS 1B of the Harrow Core Strategy 2012 and policy DM 1 of the Development Management Policies Local Plan 2013.
3	The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority. REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM 1 of the Development Management Policies Local Plan 2013.

4	<p>The window(s) in the upper floor flank walls of the approved development shall:</p> <p>a) be of purpose-made obscure glass,  b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.</p> <p>REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM 1 of the Development Management Policies Local Plan 2013.</p>
5	<p>The flats hereby approved shall not be occupied until the car park has been laid out, and associated facilities provided, in accordance with a layout plan that has first been submitted to, and agreed in writing by, the local planning authority. The layout plan shall make provision for:</p> <p>a) a minimum of one electric car charging point; and  b) a minimum of 4 secure communal bicycle parking spaces.</p> <p>The development shall be completed in accordance with the approved details and thereafter retained in that form.</p> <p>REASON: To ensure that opportunities for more sustainable transport modes are made available alongside conventional car parking provision on the site in accordance with paragraphs 32 and 35 of the National Planning Policy Framework, Policy 6.13 of the London Plan and Policy DM42 of Harrow's Development Management Policies Local Plan document.</p>
6	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: NRHRD-L000; NRHRD-L101; NRHRD-L201; NRHRD-E203; NRHRD-E2043; NRHRD-P101; NRHRD-P102; NRHRD-P103; NRHRD-P104; NRHRD-P105; NRHRD-P202; NRHRD-P203; NRHRD-P204; NRHRD-P205; NRHRD-S101; NRHRD-S102; NRHRD-S103; NRHRD-S201; NRHRD-S202; NRHRD-S203; NRHRD-E202; NRHRD-P201; Planning, Design and Access Statement.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>

1	<p>The following policies are relevant to this decision:</p> <p>National Planning policy Framework (2012)</p> <p>The London Plan (consolidated with alterations since 2011) (2015)</p> <p>5.12 Flood Risk Management  5.13 Sustainable Drainage  6.13 Parking  7.4B Local Character  7.6B Architecture</p> <p>Harrow Core Strategy (2012):  Policy CS 1B Local Character</p>
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	<p>Policy CS 1M Town Centres</p> <p>Development Management Policies Local Plan 2013          Policy DM 1 Achieving a High Standard of Development          Policy DM 10 On Site Water Management and Surface Water Attenuation          Policy DM42 Parking Standards</p> <p>Supplementary Guidance/ Documents          Supplementary Planning Document: Residential Design Guide (2010)</p>
2	<p>INFORMATIVE:</p> <p>The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:</p> <p>0800-1800 hours Monday - Friday (not including Bank Holidays)          0800-1300 hours Saturday</p>
3	<p>INFORMATIVE:</p> <p>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.</p> <p>Procedures under this Act are quite separate from the need for planning permission or building regulations approval.</p> <p>"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:</p> <p>Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB</p> <p>Please quote Product code: 02 BR 00862 when ordering.</p> <p>Also available for download from the Portal website:  <a href="https://www.gov.uk/party-wall-etc-act-1996-guidance">https://www.gov.uk/party-wall-etc-act-1996-guidance</a></p>
4	<p>Statement under Article 35(3) of The Town and Country Planning (Development Management Procedures) (England) Order 2015</p> <p>This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.</p>

**Date of decision: 17 August 2015**

B.C. Kuchar

**Beverley Kuchar**  
**Head of Development Management and Building Control**

**Decision Notice Notes are available at**  
**www.Harrow.gov.uk in the Planning section, Planning Documents**  
**Decision Notice Notes**

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

Enquiries about the need for Building Regulations approval should be made to:

**Building Control**  
**PO Box 37, Civic Centre,**  
**Harrow HA1 2UY**

You may find the answer to your query at:  
<http://www.harrow.gov.uk/buildingcontrol>  
Telephone 020 8901 2650 (general enquiries)

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