

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

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/4376/14

With reference to the application received on 11 November 2014 accompanied by Drawing(s)

LNSRD-E203, LNSRD-S001, LNSRD-P204, LNSRD-P203, LNSRD-P202, LNSRD-P201, Drawing numbered LNSRD-P002 and titled 'Existing - First Floor', Drawing numbered LNSRD-P002 and titled 'Existing - Roof Plan', LNSRD-P001, LNSRD-L201, LNSRD-L001, LNSRD-L000, LNSRD-E204, LNSRD-E203, LNSRD-E202, LNSRD-E201, LNSRD-E004, LNSRD-E002, LNSRD-E001, Design and Access Statement.

For: SINGLE AND TWO STOREY SIDE TO REAR EXTENSION

At: 23 Lansdowne Road, Stanmore , Middlesex , HA7 2RX

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 development hereby permitted shall be carried out in accordance with the following approved plans:
	LNSRD-E203, LNSRD-S001, LNSRD-P204, LNSRD-P203, LNSRD-P202, LNSRD-P201, Drawing numbered LNSRD-P002 and titled 'Existing - First Floor', Drawing numbered LNSRD-P002 and titled 'Existing - Roof Plan', LNSRD-P001, LNSRD-L201, LNSRD-L001, LNSRD-L000, LNSRD-E204, LNSRD-E203, LNSRD-E202, LNSRD-E201, LNSRD-E004, LNSRD-E002, LNSRD-E001, Design and Access Statement.
	REASON: For the avoidance of doubt and in the interests of proper planning.

3	<p>The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing adjacent wall(s) of the building.</p> <p>REASON: To safeguard the appearance of the existing property and the locality in accordance with policy CS1B of The Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Plan Policies Plan (2013).</p>
4	<p>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 windows, doors or other openings other than those shown on the approved plans shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.</p> <p>REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>
5	<p>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.</p> <p>REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>
6	<p>The development should not be commenced until a Flood Risk Assessment (FRA) and flood mitigation measures are submitted to and approved in writing by the Local Planning Authority. The development shall be completed on site according to the approved details and shall be retained thereafter.</p> <p>REASON: To protect the natural flood plain and prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework which, classifies development types according to their vulnerability to flood risk and gives guidance on which developments are appropriate in each Flood Zone.</p>
1	<p>INFORMATIVE:</p> <p>In relation to condition 6, the applicant should ensure that the structure is designed to mitigate the effects of any possible flooding on site or elsewhere and include resistance and resilience to flooding. The applicant's attention should be drawn to the National Planning Policy Framework, as a reference for flood risk development.</p> <p>The applicant can contact Harrow Drainage Section for further information regarding this matter.</p>
2	<p>INFORMATIVE:</p> <p>The following policies are relevant to this decision: The National Planning Policy Framework (2012)</p>

	<p>The London Plan (2011) 7.4 Local Character 7.6B Architecture</p> <p>The Harrow Core Strategy 2012 CS1B Local Character CS7 Stanmore & Harrow Weald</p> <p>Harrow Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development</p> <p>Supplementary Planning Document Supplementary Planning Document Residential Design Guide (2010)</p>
3	<p>INFORMATIVE: 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: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday</p>
4	<p>INFORMATIVE: 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: 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf Tel: 0870 1226 236 Fax: 0870 1226 237 Textphone: 0870 1207 405 E-mail: communities@twoten.com</p>
5	<p>INFORMATIVE: IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved</p>

by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6 Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)" 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.

Date of decision: 06 January 2015



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>