

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

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/3419/14

With reference to the application received on 03 September 2014 accompanied by Drawing(s)

Flood Risk Assessment; Design and Access Statement; GRDNS-L001; GRDNS-S001; GRDNS-L101; GRDNS-P101; GRDNS-P102 rev A; GRDNS-P103; GRDNS-S101; GRDNS-E001; GRDNS-E002; GRDNS-E003; GRDNS-E101; GRDNS-E102; GRDNS-E103; GRDNS-L000; GRDNS-P001; GRDNS-P002; GRDNS-P003; GRDNS-P104

For: CONVERSION OF RESIDENTIAL CARE HOME (USE CLASS C2) TO FOUR FLATS (USE CLASS C3); ALTERATIONS TO ROOF TO FORM REAR DORMER; TWO ROOFLIGHTS IN FRONT ROOFSLOPE AND ONE ROOFLIGHT IN REAR ROOFSLOPE; BIN STORE, PARKING, LANDSCAPING AND REPLACEMENT SIDE BOUNDARY FENCE; EXTERNAL ALTERATIONS (DEMOLITION OF OUTBUILDING, BOUNDARY WALL AND ACCESS RAMP)

At: 7 The Gardens , Harrow , Middlesex , HA1 4HE

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 & 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 safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
3	Notwithstanding the details shown on the approved drawings, the

	<p>development hereby approved shall not commence until there has been submitted to and approved in writing by the local planning authority a scheme for the storage and disposal of refuse/waste. The building shall not be occupied until the works have been completed in accordance with the approved scheme and shall thereafter be retained in that form.</p> <p>REASON: The details provided show an insufficient number of refuse bins for the number of units proposed. Details for the correct number of refuse bins and appropriate storage is required to safeguard the appearance and character of the area, to provide adequate hygiene facilities for the future occupiers and to enhance the appearance of the development in accordance with Policy DM1 of the Harrow Development Management Local Plans Policy (2013).</p>
4	<p>Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policy DM1 of the Harrow Development Management Local Plans Policy (2013).</p>
5	<p>The development hereby approved shall not commence until annotated plans and/or an accompanying Lifetime Homes compliance statement demonstrating how (and to what extent) the development would comply with the Lifetime Homes Standard, has been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details which shall be fully implemented before the first occupation of the development and shall be retained as such thereafter.</p> <p>REASON: To ensure provision of Lifetime Home standard housing in accordance with policies 3.1, 3.5, 3.8 and 7.2 of The London Plan (2011), Supplementary Planning Document: Accessible Homes (2010) and Policy DM2 of the Harrow Development Management Local Plans Policy (2013).</p>
6	<p>The development hereby permitted shall not commence until a tree protective fence by using a staked Heras fencing has been first erected around the protected Willow Tree. The fencing shall be erected before any equipment, machinery or materials are brought on the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without prior written consent of the local planning authority.</p> <p>REASON: The existing Willow tree represents an important feature which the local planning authority considered should be protected in accordance with policy DM22 of the Development Management Local Plans Policies (2013)</p>

7	<p>The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the site.</p> <p>Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.</p> <p>Hard landscape works shall include details of porous hard surfaces for the parking area.</p> <p>The development shall be completed in accordance with the approved details.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies DM23 and DM26 of the Harrow Development Management Local Plans Policies (2013).</p>
8	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.</p> <p>REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with Policies DM23 and DM26 of the Harrow Development Management Local Plans Policies (2013).</p>
9	<p>The development relating to any hard standing works (including the car parking area) hereby permitted shall not be commenced until works for the disposal of surface water and surface water attenuation and storage works have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To ensure that adequate drainage facilities are provided in accordance with the objectives set out under the National Planning Policy Framework 2012 and policy DM10 of the Harrow Development Management Policies Local Plan 2013.</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and in accordance with any details that are to be submitted as required by planning conditions:</p> <p>Flood Risk Assessment; Design and Access Statement; GRDNS-L001; GRDNS-S001; GRDNS-L101; GRDNS-P101 Rev A; GRDNS-P102; GRDNS-P103; GRDNS-S101; GRDNS-E001; GRDNS-E002; GRDNS-E003; GRDNS-E101; GRDNS-E102; GRDNS-E103; GRDNS-L000; GRDNS-P001; GRDNS-P002; GRDNS-P003; GRDNS-P104</p>

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

1 INFORMATIVE:

The National Planning Policy Framework (2012)
 The London Plan (2011)
 3.5 Quality and Design of Housing Developments
 3.8 Housing Choice
 6.9B Cycling
 6.13C Parking
 7.1C Building Londons Neighbourhoods
 7.2 An Inclusive Environment
 7.3 Designing Out Crime
 7.4 Local Character
 7.6 Architecture

Harrow Development Management Policies Local Plan (2013)
 DM1 Achieving a High Standard of Development
 DM2 Achieving lifetime Neighbourhoods
 DM9 Managing Flood Risk
 DM10 On Site Water Management and Surface Water Attenuation
 DM22 Trees and Landscaping
 DM23 Streetside Greenness and Forecourt Greenery
 DM26 Conversion of Houses and Other Residential Premises
 DM27 Amenity Space
 DM42 Parking

Harrow Core Strategy (2012)
 CS1 Overarching Policy

Supplementary Planning Documents & Guidance
 Supplementary Planning Document Residential Design Guide (2010)
 Supplementary Planning Document Accessible Homes (2010)
 Housing Supplementary Planning Guidance 2012

2 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 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

	<p>planning permission.</p> <p>- 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.</p>
3	<p>Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £117.25 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.</p> <p>Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £117.25 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 3.5 sqm</p> <p>You are advised to visit the planningportal website where you can download the appropriate document templates.</p> <p>http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
4	<p>Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.</p> <p>Harrow's Charges are:</p> <p>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.</p> <p>The Harrow CIL Liability for this development is: £358.50.</p>
5	<p>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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
6	<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>

0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday

7 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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Date of decision: 29 October 2014



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)