

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

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/1152/15

With reference to the application received on 13 March 2015 accompanied by Drawing(s)
 P/1152/15

For: Two storey rear extension at first and second floors to create two additional self-contained flats; formation of entrance door in front elevation; internal refuse / cycle storage at rear; external alterations

At: 91 High Street , Wealdstone , Harrow , HA3 5DL

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	<p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents: HIGST-E001, HIGST-E002, HIGST-E003, HIGST-E004, HIGST-E301, HIGST-E302, HIGST-E303, HIGST-E304, HIGST-L000, HIGST-L001, HIGST-E301, HIGST-P001, HIGST-P002, HIGST-P003, HIGST-P004, HIGST-P301, HIGST-P302, HIGST-P303, HIGST-P304, HIGST-S001, HIGST-S301 REASON: For the avoidance of doubt and in the interests of proper planning.</p>
3	<p>The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the adjacent walls and roof of 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</p>

	(2013).
4	<p>The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing, (Proposed - Ground Floor).</p> <p>REASON: To safeguard the appearance of the locality in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>

1	<p>The following policies are relevant to this decision:</p> <p>National Planning Policy Framework (NPPF) (2012)</p> <p>The London Plan (consolidated with alterations since 2011)(2015)</p> <p>2.15 - Town Centres</p> <p>3.4 - Optimising Housing Potential</p> <p>3.5 - Quality and Design and Housing Development</p> <p>3.8 - Housing Choice</p> <p>6.13 - Parking</p> <p>7.2 - An Inclusive Environment</p> <p>7.4 - Local Character</p> <p>7.6 - Architect</p> <p>The Harrow Core Strategy (2012)</p> <p>CS1 - Overarching policy</p> <p>Harrow and Wealdstone Area Action Plan (2013)</p> <p>AAP3 - Wealdstone</p> <p>AAP4 - Achieving a High Standard of Design and Layout throughout the Heart of Harrow</p> <p>AAP18 - Secondary Frontages, Neighbourhood parades, and Non-Designated Retail Parades</p> <p>AAP19 - Transport, Parking and Access within the Heart of Harrow</p> <p>Harrow Development Management Policies Local Plan (2013)</p> <p>DM 1 - Achieving a High Standard of development</p> <p>DM 2 - Achieving Lifetime Neighbourhoods</p> <p>DM 24 - Housing Mix</p> <p>DM 26 - Conversion of Houses and other Residential Premises</p> <p>DM 42 - Parking Standards</p> <p>DM 37 - Secondary and Designated Shopping Frontages</p> <p>DM 44 - Servicing</p>
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	<p>Supplementary Planning Documents</p> <p>Supplementary Planning Document: Residential Design Guide (2010)</p> <p>Supplementary Planning Document - Accessible Homes (2010)</p> <p>Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008).</p> <p>Mayor of London's Housing Supplementary Planning Guidance (2012)</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: 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"> 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, <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: 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</p>
4	<p>Please be advised that approval of this application by Harrow Council, will attract a liability payment of £1,820.00 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 £1,820.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 52 sqm</p>

You are advised to visit the planningportal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

5 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.

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 Harrow CIL Liability for this development is:£5,720.00

6 Statement under Article 35(3) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

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: 08 May 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>

Telephone 020 8901 2650 (general enquiries)

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