

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

**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

**Ref: P/2187/15**

With reference to the application received on 13 May 2015 accompanied by Drawing(s)  
 PRYDR-E001, PRYDR-E002, PRYDR-E003, PRYDR-E004, PRYDR-E005, PRYDR-E801, PRYDR-E802, PRYDR-E803, PRYDR-E804, PRYDR-E805, PRYDR-L000, PRYDR-L001, PRYDR-L801, PRYDR-P001, PRYDR-P800 and PRYDR-P801.

**For:** Conversion Of Garage To Habitable Room; External Alterations

**At:** Mallory , Priory Drive , Stanmore , Harrow , HA7 3HN

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: PRYDR-E001, PRYDR-E002, PRYDR-E003, PRYDR-E004, PRYDR-E005, PRYDR-E801, PRYDR-E802, PRYDR-E803, PRYDR-E804, PRYDR-E805, PRYDR-L000, PRYDR-L001, PRYDR-L801, PRYDR-P001, PRYDR-P800 and PRYDR-P801. REASON: For the avoidance of doubt and in the interests of proper planning

1	<b>INFORMATIVE:</b> The following policies are relevant to this decision:
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	<p>National Planning Policy Framework (2012)</p> <p>The London Plan (consolidated with alterations since 2011)(2015) 7.4B Local Character 7.6B Architecture</p> <p>Harrow Core Strategy (2012) CS1.B Local Character CS7 Stanmore and Harrow Weald</p> <p>Harrow Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development</p> <p>Supplementary Planning 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: 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: 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: <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 This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application</p>

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 July 2015**

*B.C. Kuchar*

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

**Decision Notice Notes are available at  
[www.Harrow.gov.uk](http://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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