

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/0137/16

With reference to the application received on 11 January 2016 accompanied by Drawing(s)

RXTHS-E501; RXTHS-E502; RXTHS-E503; RXTHS-L500; RXTHS-L501; RXTHS-P501; RXTHS-P502; RXTHS-S601 Revision A; RXTHS-S602 Revision B; RXTHS-S603 Revision B; RXTHS-E601 Revision B; RXTHS-P605 Revision A; RXTHS-P604 Revision A; RXTHS-P601 Revision A; RXTHS-L601 Revision A; Planning, Design and Access Statement; (Approved Plans for earlier permission- RXTHS-P603 Revision A; RXTHS-P603 Revision A)

For: Construction of additional floor to create two additional flats; parking and bin / cycle storage

At: Roxeth House , Shaftesbury Avenue , South Harrow , Harrow , HA2 0PZ

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 development hereby permitted shall not be occupied until appropriate refuse storage is provided on site and other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area. REASON: To safeguard the appearance and character of the area, to enhance the appearance of the development and to ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties in accordance with Policy DM1 of the Harrow Development Management Local Plans Policy (2013).
3	The roof area of the extension hereby permitted and the roof of the existing

	<p>building 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 amenity of neighbouring residents in accordance with policy DM 1 of the Development Management Policies Local Plan 2013.</p>
4	<p>The development hereby permitted shall be constructed to the specifications of: Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings of The Building Regulations 2015 and thereafter retained in that form.</p> <p>REASON: To ensure that, where the development is capable of meeting `Accessible and adaptable dwellings standards and that the development complies with the policies of the Harrow Unitary Development Plan. Details are required prior to commencement as the development would be unenforceable after this time.</p>
5	<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: RXTHS-E501; RXTHS-E502; RXTHS-E503; RXTHS-L500; RXTHS-L501; RXTHS-P501; RXTHS-P502; RXTHS-S601 Revision A; RXTHS-S602 Revision B; RXTHS-S603 Revision B; RXTHS-E601 Revision B; RXTHS-P605 Revision A; RXTHS-P604 Revision A; RXTHS-P601 Revision A; RXTHS-L601 Revision A; Planning, Design and Access Statement.</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>
6	<p>The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces have been submitted to and be provided on site, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To safeguard the appearance of the locality in accordance with policy DM 1 of the Development Management Policies Local Plan 2013</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>3.5 Quality and Design of Housing Developments</p> <p>3.8 Housing Choice</p> <p>6.9 Cycling</p> <p>6.13 Parking</p> <p>7.2 An Inclusive Environment</p> <p>7.3 Designing Out Crime</p> <p>7.4 Local Character</p> <p>7.6 Architecture</p> <p>Harrow Core Strategy (2012)</p> <p>CS1.B Local Character</p>
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	<p>CS1.K Lifetime Homes</p> <p>Harrow Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development DM2 Achieving Lifetime Neighbourhoods DM26 Conversion of Houses and Other Residential Premises DM27 Amenity Space DM42 Parking Standards DM44 Servicing DM45 Waste Management</p> <p>Supplementary Planning Documents Mayor of London Housing Supplementary Planning Guidance (2012) Residential Design Guide Supplementary Planning Document (2010) Accessible Homes Supplementary Planning Document (2010) Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008) Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings</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. 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</p>
4	<p>Statement under Article 35(2) of The Town and Country Planning</p>

	(Development Management Procedures) (England) Order 2015 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.
5	A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

Date of decision: 15 March 2016



Paul Nichols
Divisional Director Regeneration Enterprise and Planning

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>