

Concept Planning
 19 The Brambles
 Prospect Road
 St. Albans
 AL1 2DP
 United Kingdom

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/0903/21

With reference to the application received on 04 March 2021 accompanied by Drawing(s)

01; OS1 A; OS2 A; E01; P01 D; 90198-02 V1.1; 90198-02 V1.1; Energy Statement (Dated 12/02/2021); Flood Risk Assessment (Dated March 2021); Planning Statement (Dated March 2021)

For: Subdivision of site and existing house to form 2 x 3 bed dwellings; single and two storey side to rear extension; single storey rear extension; external alterations; pedestrian access; bin and cycle stores.

At: 2 Park Drive, Rayners Lane, Harrow, HA2 7LT

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 be carried out in accordance with the following approved plans and documents: 01; OS1 A; OS2 A; E01; P01 D; 90198-02 V1.1; 90198-02 V1.1; Energy Statement (Dated 12/02/2021); Flood Risk Assessment (Dated March 2021); Planning Statement (Dated March 2021) REASON: For the avoidance of doubt and in the interests of proper planning.
3	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).
4	No window(s)/door(s), other than those shown on the approved plans shall be

	<p>installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of 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>
5	<p>Prior to commencement of the development, the following shall be submitted and approved:</p> <p>a) Full details of compensatory Flood Storage with a cross section drawing with finished floor levels, existing and proposed/ lowered ground levels should be clearly marked and submitted;</p> <p>b) Detailed description of building materials, foundations, floor, walls, fittings, services, doors and windows that minimise water entry whilst maintaining structural integrity, materials and construction techniques that facilitate drying and cleaning, in line with CLG 2007 'Improving the Flood Performance of New Buildings' publication should be provided taking into account the depth of flooding; and</p> <p>c) Full details of</p> <p>i) how surface water restriction to 0.8 l/s will be achieved including storage are required.</p> <p>ii) drainage layout including details of the outlet and cross section of proposed storage are required.</p> <p>iii) of any flow restrictions (hydrobrake, pumping station) that are proposed for this scheme need to be submitted together with the relevant graphs.</p> <p>iv) Permeable paving cross section with construction details should be submitted.</p> <p>The drainage details approved shall be retained and maintained thereafter.</p> <p>Reason: To ensure that adequate drainage facilities are provided to reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.</p>
6	<p>Notwithstanding the plans hereby approved, a raised ridge roof tile is to be used around the perimeter of the proposed crown roof and shall thereafter be retained.</p> <p>Reason: To ensure the character and appearance of the host building and wider streetscene is maintained.</p>
7	<p>Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until revised plans showing the provision of two (2) cycle parking spaces for each dwellinghouse (four in total) in secure and sheltered storage has been submitted to and approved in writing by the local planning authority. The details shall include full elevations and external finish. The cycle storage shall be made available prior to the first occupation of the new dwellinghouse and shall be retained thereafter.</p> <p>REASON: To ensure the satisfactory provision of safe and satisfactory cycle storage</p>

	<p>facilities for all the users of the site and in the interests of highway safety and sustainable transport.</p>
8	<p>Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until revised plans showing the following have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> (i) Landscape plan with details for both front and back garden, including hard and soft landscape details and planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities and a landscape implementation programme; (ii) Hard landscape material details; (iii) Details of all hard boundary treatments to front and rear; and (iv) Bin storage details. <p>The development shall be carried out in accordance with the details as so agreed and retailed thereafter.</p> <p>REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity</p>
9	<p>All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme first agreed in writing by the local planning authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final 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, diseased or defective, 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 ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity.</p>
10	<p>Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens</p>

	<p>REASON: To ensure that there would be adequate infrastructure in place for the disposal of surface water arising from the development, and to ensure that the development would be resistant and resilient to surface water flooding</p>
11	<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 development in relation to the existing and proposed dwellinghouses which would otherwise fall within Classes A and B in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.</p> <p>REASON: To safeguard the character of the area by managing the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space, biodiversity and to safeguard the amenity of neighbouring residents.</p>
12	<p>The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.</p> <p>REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.</p>
13	<p>The development herein approved shall not progress beyond damp-proof course level until a Fire Safety Statement has been submitted to and approved in writing by the Local Planning Authority, this statement shall include details of how the development will function in terms of the following:</p> <ol style="list-style-type: none"> 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point; 2) is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures; 3) is constructed in an appropriate way to minimise the risk of fire spread; 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users; 5) develop a robust management strategy for evacuation which is to be periodically updated and published (details of how often this management strategy is to be reviewed and published to be included), and which all building users can have confidence in; and 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. <p>The development shall be operated in accordance with the approved details in perpetuity.</p> <p>REASON: To ensure that the fire safety of the proposed building is managed in a satisfactory manner and that the development contributes to fire safety in line with Policy D12A of the London Plan (2021).</p>

1	<p>The following policies are relevant to this decision:</p> <p>The National Planning Policy Framework (2019) London Plan 2021: D3 - Optimising site capacity through the design-led approach D6 - Housing Quality and Standards H1 - Increasing Housing Supply H10 - Housing size mix T5 - Cycling T6 - Car Parking T6.1 - Residential Parking The Harrow Core Strategy 2012: CS1 - Overarching Policy Objectives Harrow Development Management Policies Local Plan 2013: DM1, DM2, DM9, DM22, DM23, DM27, DM42 and DM45</p> <p>Supplementary Planning Documents: Garden Land Development SPD Residential Design Guide (2010) The London Plan Housing Supplementary Planning Guidance (2016)</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 operational 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 an 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>The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriage crossing or other highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 842 2222 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.</p>
5	<p>Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015</p> <p>This decision has been taken in accordance with paragraphs 39-42 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 planning applications.</p>
6	<p>The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their details. Please also note that separate systems are used in Harrow for surface water and foul water discharge . Please email infrastructure@harrow.gov.uk with your plans.</p>
7	<p>SUDS</p> <p>The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.</p> <p>SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.</p> <p>Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.</p> <p>Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost all development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.</p>
8	<p>INFORMATIVE: IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences</p>

	<ul style="list-style-type: none"> - 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 for 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 complete 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, you should apply to the Local Planning Authority for a certificate of lawfulness.
9	<p>Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the Street Naming and Numbering Act 1963 and the London Building Acts (Amendment) Act 1939.</p> <p>All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and owners etc. will have difficulty registering with utility companies etc.</p> <p>You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following website: http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering</p>
10	<p>INFORMATIVE: Harrow has a Community Infrastructure Levy which applies to certain developments of over 100sqm gross internal floor space.</p> <p>Harrow's Charges are:</p> <ul style="list-style-type: none"> 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 Bars (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm All other uses - Nil. <p>The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £10,395.00</p> <p>This amount includes indexation which is 323/224. The floorspace subject to CIL may change as a result of more detailed measuring and taking into account any in-use floor space relief grants (i.e. for example, social housing).</p> <p>The CIL Liability is payable upon the commencement of development.</p> <p>You are advised to visit the planningportal website where you can download the relevant Forms.</p> <p>Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .</p> <p>https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf</p> <p>If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf</p> <p>The above forms should be emailed to HarrowCIL@Harrow.gov.uk</p> <p>Please note that the above forms must be completed and provided to the Council prior to commencement of the development; failure to do this may result in surcharges</p>

11	<p>INFORMATIVE: Please be advised that approval of this application (either by Harrow Council or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon commencement of development. This charge is levied under s.206 of the Planning Act 2008. Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL. The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy for Harrow of £60/sqm is £5,670.00</p> <p>The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).</p> <p>You are advised to visit the planningportal website where you can download the appropriate document templates.</p> <p>Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .</p> <p>https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf</p> <p>If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf</p> <p>The above forms should be emailed to HarrowCIL@Harrow.gov.uk</p> <p>Please note that the above forms must be completed and provided to the Council prior to commencement of the development; failure to do this may result in surcharges and penalties.</p>
12	<p>The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.</p>

Date of decision: 01 July 2021

Yours faithfully



Beverley Kuchar
Interim Chief Planning Officer

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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