

# **Planning Committee**

## **ADDENDUM**

**DATE:                      Wednesday 16 December 2015**

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 16<sup>th</sup> December 2015**

<b>1/03</b>	<p><b>REPLACE</b> Condition 2 with following wording:          Unless otherwise agreed in writing by the local planning authority, or subject to details required pursuant to a condition attached to this permission, the development shall be carried out in accordance with the approved drawings and documents listed below.          Site Plan; D1747-C-01-REV A; M674_001.PL1; M674_002.PL1; M674_003.PL1; M674_004.PL1; M674_005.PL1; M674_006.PL1; M674_007.PL1; M674_100.PL1.1; M674_101.PL1.1; M674_102.PL1.1; M674_103.PL1.1; M674_104.PL1.1; M674_105.PL1.1; M674_106.PL1.1; M674_107.PL1.1a; M674_108.PL1.1a; M674_109.PL1.1; M674_111.PL1.1; M674_150.PL1.1a; M674_151.PL1.1; M674_200.PL1.1a; M674_201.PL1.1; M674_202.PL1.1; M674_203.PL1.1a; M674_250.PL1.1a; M674_251.PL1.1; M674_252.PL1.1; M674_253.PL1.1a; M674_270.PL1; M674_271.PL1; M674_272.PL1; M674_273.PL1; M674_274.PL1; M674_280.PL1; M674_281.PL1; M674_282.PL1.1; 1501/01</p> <p>Planning Statement; Daylight and Sunlight Report (Ref: AJ/MH/ROL7021); External Building Fabric Assessment (Ref: 6748/EBF); Air Quality Report (Ref: 1963M-SEC-00001-03); Travel Plan; Transport Assessment; Energy Statement; Drainage Report; Design and Access Statement (26.05.2015); Design and Access Statement Supplementary Information (Rev PL1.1 05.10.2015)  <b>REASON:</b> For the avoidance of doubt and in the interests of proper planning, and to ensure that the development is carried out to a high standard of design, layout, privacy and amenity in accordance with Policy DM1 of the Development Management Policies Local Plan (2013).</p> <p><b>INSERT</b> the following Condition after No.13:          Notwithstanding the details shown on the approved plans, in conjunction with the details to be submitted with the requirement of Condition 13, the proposed development shall not progress beyond damp proof course level until details have been first submitted to the local planning authority and approved in writing, to show that any form of boundary fencing to the podium decking facing Rose Court would be set back to ensure there would be no addition impact upon the occupiers of the neighbouring building in terms of loss of light or outlook. The development shall be carried out in accordance with the details so agreed and arrangements shall be put in place prior to first occupation and thereafter maintained.  <b>REASON:</b> To ensure that the development contributes to the privacy and amenity of the neighbouring flats at Rose Court, in accordance with Policy DM 1 of the</p>
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Development Management Policies Local Plan (2013).

**INSERT** the following Condition after No.21:

Prior to the first occupation of the residential units within the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in PAS 24: 2012;
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified.

Following implementation the works shall thereafter be retained.

**REASON:** In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with policies 7.3.B and 7.13.B of The London Plan 2011, policy DM2 of the Development Management Policies Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

**INSERT** the following Informatives:

**INFORMATIVE:**

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 **£151,165** of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

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 **£151,165** for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of **4,319 sqm**.

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>

**INFORMATIVE:**

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 contribution for this development is **£475,090**

**ADD** the following Plan Nos to end of report:

Site Plan; D1747-C-01-REV A; M674\_001.PL1; M674\_002.PL1; M674\_003.PL1;  
M674\_004.PL1; M674\_005.PL1; M674\_006.PL1; M674\_007.PL1;  
M674\_100.PL1.1; M674\_101.PL1.1; M674\_102.PL1.1; M674\_103.PL1.1;  
M674\_104.PL1.1; M674\_105.PL1.1; M674\_106.PL1.1; M674\_107.PL1.1a;  
M674\_108.PL1.1a; M674\_109.PL1.1; M674\_111.PL1.1; M674\_150.PL1.1a;  
M674\_151.PL1.1; M674\_200.PL1.1a; M674\_201.PL1.1; M674\_202.PL1.1;  
M674\_203.PL1.1a; M674\_250.PL1.1a; M674\_251.PL1.1; M674\_252.PL1.1;  
M674\_253.PL1.1a; M674\_270.PL1; M674\_271.PL1; M674\_272.PL1;  
M674\_273.PL1; M674\_274.PL1; M674\_280.PL1; M674\_281.PL1;  
M674\_282.PL1.1; 1501/01

Planning Statement; Daylight and Sunlight Report (Ref: AJ/MH/ROL7021);  
External Building Fabric Assessment (Ref: 6748/EBF); Air Quality Report (Ref:  
1963M-SEC-00001-03); Travel Plan; Transport Assessment; Energy Statement;  
Drainage Report; Design and Access Statement (26.05.2015); Design and Access  
Statement Supplementary Information (Rev PL1.1 05.10.2015)

**INSERT** the following on Page 53 of the report (under Consultation Responses)

Housing Enabling Team – Second Consultation Response:

The revised scheme is supported.

AMEND Paragraph 8, on page 61 of the Appraisal section, to read:

The Council's Housing Enabling Team is satisfied with the revised level of  
affordable housing tenure split being proposed.

Delete Paragraph 9.

**1/04 & 1/05** **RECOMMENDATION UPDATE –P4453/15 – PAGE 105**

**AMEND** approval of condition 13 to parts (b) and (c) only. Remove condition 10  
which has been withdrawn by the applicant. Amend recommendation to the  
following:

**APPROVE** the details pursuant to conditions 7 (design audit), condition 8 (Visual  
Impact), condition 9 (Biodiversity Statement), condition 13 parts (b) and (c)  
(Surface Water Drainage Strategy), condition 14 (Accessibility Statement),  
condition 15 (Lighting Statement), condition 17 (Arboricultural Statement),  
condition 18 (Parking and Access Statement), condition 19 (Levels Statement),  
condition 24 (site investigation) and condition 31 (Bird and Bat Survey) attached to  
the hybrid planning permission P/3191/12 ((for the phased comprehensive,  
redevelopment of the Royal National Orthopaedic Hospital) for the development of  
princess Eugenie house (ref: P/4280/15) to discharge condition 4 described in the  
application and submitted plans.

**CONSULTATIONS UPDATE – Page 120**

**Biodiversity Officer:** The additional information within the bird and bat survey is  
considered to be acceptable.

**Landscape Architect:** The additional information is considered to be acceptable.

**Drainage Authority:** I can confirm that the surface water drainage strategy submitted is satisfactory. More details should be provided in relation to SuDS.

**Thames Water:** Thames Water has reviewed the additional documentation provided and cannot agree to the discharging of condition 13. Whilst Thames Water acknowledges the large reduction in surface water flows to the public network, we are unable to discharge condition 13 as we feel the condition has not been fully met.

Condition 13 states "The details submitted shall explain: (a) the proposed use of Sustainable Urban Drainage System (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands; We would require the developer to fully demonstrate that the hierarchy of drainage options for surface water drainage has been followed. In accordance with the Building Act 2000 clause H3.3 Positive connection to a public surface water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being 1<sup>st</sup> soakaways 2<sup>nd</sup> watercourses 3<sup>rd</sup> sewer.

**Secured by Design Officer:** The security measures proposed are considered to be acceptable.

#### **ENERGY UPDATE – PAGE 135**

Additional information has been provided from the applicant regarding the proposed energy strategy in accordance with the requirement of The London Plan energy hierarchy outlined under policy 5.2 (2015). Officers consider that further details are still required to demonstrate how the energy target reduction will be achieved and how the building will facilitate the future connection to the site wide district CHP system. Officers consider that these matters can be addressed through a planning condition as set out below.

#### **FLOOD RISK AND DRAINAGE UPDATE – PAGE 142**

An updated flood risk assessment has been provided by the applicant clarifying the overall discharge rates for the site as well as additional information on how the flow rates will be controlled. The FRA demonstrates that flows will not exceed 5 litres per second in accordance with the requirements of policy DM 10 of the Harrow DMPLP (2013). The drainage authority has confirmed that they are satisfied with the proposed surface water drainage strategy. The updated FRA has also been referred to Thames Water who have outlined that there is insufficient information to fully discharge condition 13 as the applicant has not met the requirements concerning part (a) which requires details of sustainable urban drainage systems to be incorporated into the site. In light of this, officers consider that only conditions 13 parts (b) and (c) have been satisfactorily met and so the recommendation has been updated as discussed above to discharge parts (b) and (c) only. A further condition is recommended in relation to planning application P/4208/15 in order to address the requirements for SUDS prior to the commencement of development.

#### **CONDITIONS UPDATE – PAGE 146**

**AMEND** condition 4 as follows:

It is proposed to amend condition 4 as additional drainage details have been submitted to Thames Water in relation to on and off site drainage Networks. Thames Water has not objected to the additional details.

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage networks referred to in the strategy and approved plans detailed in the Flood Risk Assessment & Surface Water Drainage Strategy by CTP Ref: A2389/December 2015 have been completed.

**REASON:** The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with policies 5.12, 5.13 and 5.14 of The London Plan 2015 and policies DM 9 and DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that the details are agreed and built into the development, this condition is a **PRE-COMMENCEMENT** condition.

**AMEND** condition 7 as follows:

It is necessary to amend the approved plans list condition as the plans have been updated.

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents: 12097.01 A; 12097.00 A; 12097.02; 12097.03; 12097.04; 12097.05; 12097.06; 12097.08; 12097.09; 12097.10; 12097.11; A2389-1500 Rev T2; A2389-1501; A2389-1502 Rev T1; 134764-1 1; 139-874-0.1 1; 116-159-2 1; 132-333-1 1; 9145-151-0.00; 108-1145-0 1; 416.04726.00002.16.202 Rev 1; 416.04726.00002.16.201 Rev 6; 416.04726.00002.16.203.0 Rev 0; 416.04726.00002.16.202; Design and Access Statement/Design Audit-compliance with design guidelines by Llewelyn Davies (dated 15<sup>th</sup> December 2014); Planning Statement by Deloitte (dated September 2015); Drawing titled: ANS Living Wall Module, Sample Fixing Instructions Sheet Solid Walls (Brick, Block, Concrete etc); 12097.A400; 12097.A403; 12097.A416; 12097.A417; 12097.A418; 12097.A425; 12097.A550; 12097.A551; 12097.A552; 12097.A302; L-90-200; Document titled: RNOH – Princess Eugenie House, Reserved Matters Conditions

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

**REMOVE** condition 8 - Hard and Soft Landscaping

Additional detailed information has been submitted to the Council Landscape Architect. The details provided include a detailed planting scheme for the site and detailed information on the hard landscaping proposals. Officers consider that the details provided are acceptable and therefore this condition is no longer required.

**AMEND** condition 12 as follows:

It is proposed to amend condition 12 to ensure that further details regarding connection to the site wide CHP system are included.

The development hereby permitted shall be undertaken in accordance with the details outlined in the Energy Strategy detailed in the document titled: RNOH – Princess Eugenie House, Reserved Matters Conditions and the BREEAM Position Report by Focus (dated 21<sup>st</sup> October 2015); unless otherwise agreed in writing with the local planning authority. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development,

a post construction assessment shall be undertaken demonstrating compliance with the approved Preliminary BREEAM Report and Energy Strategy. This shall include details of future connection to the site wide CHP system. The details shall be submitted to the Local Planning Authority for written approval. The approved scheme shall remain operational for the lifetime of the development.

REASON: To ensure the delivery of a sustainable development in accordance with policy 5.2 of The London Plan (2015) and policy DM 12 of the Harrow Development Management Policies Local Plan 2013.

**ADD** the following condition:

This condition is recommended to be added to the decision notice in response to consultation comments received from Thames Water.

Prior to the commencement of the development, details of Sustainable Urban Drainage Systems (SUDS) to be incorporated into the application site (including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands) shall be submitted and approved in writing by the local planning authority in consultation with Thames Water. If it is not proposed to incorporate SUDS within the site, the applicant should provide supporting evidence to demonstrate why the development cannot be constructed in accordance with the London Plan (2015) sustainable urban drainage hierarchy.

REASON: To ensure the delivery of a sustainable development in accordance with policy 5.13 of The London Plan (2015) and policy DM 10 of the Harrow Development Management Policies Local Plan 2013.

#### **APPROVED PLAN LIST UPDATE – PAGE 151**

**AMEND** approved plant list to P/4280/15 as follows:

12097.01 A; 12097.00 A; 12097.02; 12097.03; 12097.04; 12097.05; 12097.06; 12097.08; 12097.09; 12097.10; 12097.11; A2389-1500 Rev T2; A2389-1501; A2389-1502 Rev T1; 134764-1 1; 139-874-0.1 1; 116-159-2 1; 132-333-1 1; 9145-151-0.00; 108-1145-0 1; 416.04726.00002.16.202 Rev 1; 416.04726.00002.16.201 Rev 6; 416.04726.00002.16.203.0 Rev 0; 416.04726.00002.16.202; Design and Access Statement/Design Audit-compliance with design guidelines by Llewelyn Davies (dated 15<sup>th</sup> December 2014); Planning Statement by Deloitte (dated September 2015); Drawing titled: ANS Living Wall Module, Sample Fixing Instructions Sheet Solid Walls (Brick, Block, Concrete etc); 12097.A400; 12097.A403; 12097.A416; 12097.A417; 12097.A418; 12097.A425; 12097.A550; 12097.A551; 12097.A552; 12097.A302; L-90-200; Document titled: RNOH – Princess Eugenie House, Reserved Matters Conditions

**AMEND** approved plan list to P/4453/15 as follows:

Design and Access Statement/Design Audit-compliance with design guidelines by Llewelyn Davies (dated 15<sup>th</sup> December 2014); Planning Statement by Deloitte (dated September 2015); BREEAM Position Report by Focus (dated 21<sup>st</sup> October 2015); Document titled: 6.0- Design Audit; Princess Eugenie House – Visual Assessment Ref: 416-04726-00002 Rev 6 (dated August 2015); Ecology and Biodiversity Statement; ECO1903.Ph1-EcoBioSt.vf4 (dated November 2015)); Flood Risk Assessment & Surface Water Drainage Strategy by CTP Ref: A2389/December 2015; Document titled 8.0 – Accessibility Statement; PEH External Illumination Impact by apt.design V5.2 (January 2015); Document titled C17 – Tree Protection Measures by Forbes-Laird Arboricultural Consultancy, Ref CC32-1011 (dated December 2014); Parking and Access Statement, Ref: PC/1560630 (dated June 2015); 416.04726.00002.16.203.1 Rev 1; Site

	Investigation Report by Southern Testing, Ref: J11948 (dated 24 September 2014); Document titled Condition 31 of Planning Permission P/3191/12: Breeding Birds and Bats (B21 and B33), by Aspect Ecology (dated November 2015); A2389-1500 Rev T1; A2389-1501; A2389-1502 Rev T1; 134-764-1 1; 139-874-0.1 1; 116-159-2 1; 132-333-1 1; 9145-151-0.00; 108-1145-0 1; Document titled: RNOH – Princess Eugenie House, Reserved Matters Conditions
2/02	<p><b><u>Addendum Item 1:</u></b> An External Consultation Response has been received from- Ealing Council: Aileen Jones, Head of Planning Services The response states that Ealing Council have no objection to the proposal.</p> <p><b><u>Addendum Item 2:</u></b></p> <ul style="list-style-type: none"> <li>To replace under section 'Net Additional Floorspace' to demonstrate the CIL calculation more accurately related to the floor space.</li> </ul> <p><i>Informative:</i> The overall GIA of the scheme is 427 (rather than 428 sqm outlined). In addition, a number of the existing garages (totalling 149.5 sqm) are in use; therefore the net additional GIA would be 277.5 sqm.</p> <p>Net additional Floorspace: 277.50 sqm</p> <p>GLA Community Infrastructure (CIL) Contribution (provisional): £9,712.50 (based on a £35 contribution per square metre of additional floorspace)</p> <p>Harrow Community Infrastructure (CIL) Contribution (provisional): £30,525 (based on a £110 contribution per square metre of additional floorspace)</p> <p><b><u>Addendum Item 3:</u></b> <b>REPLACE</b> Informatives 6 and 7 to demonstrate the CIL calculation more accurately related to the floor space:</p> <p>6 INFORM 61_M 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 £9,712.50 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008. 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 £9,712.50 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 277.50 sqm You are advised to visit the planningportal website where you can download the appropriate document templates. <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p> <p>7 INFORM 62_M 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:</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 &amp; 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: £30,525</p>
2/03	<p><b><u>Addendum Item 1:</u></b>  <b>REPLACE</b> the Information section at the start of the report as follows:  This application is reported to Planning Committee as it would provide in excess of 400 sqm of floorspace and its scale, were it constructed as individual flats, would also exceed 6 units. The application is therefore referred to the Planning Committee as it does fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 29 May 2013.</p> <p><b><u>Addendum Item 2:</u></b>  <b>ADD</b> the following conditions to the recommendation:-</p> <p>9 Notwithstanding the details of the approved plans, the development hereby permitted shall not be constructed until elevations of the refuse and cycle store showing that this building shall not exceed 2.5m in height from the adjacent ground level, have been submitted in writing for approval to the local planning authority. The development shall be completed in accordance with the approved details and thereafter retained in that form.</p> <p>REASON: To safeguard the character and appearance of the area and neighbouring amenity, thereby according with policy DM1 of the Development Management Policies Local Plan 2013. Details are required prior to the submission of the application to ensure a satisfactory form of development.</p>

## Agenda Item 9

<b>Item:</b>	<b>Address:</b>	<b>Speakers:</b>
<b>item 1/03</b>	<b>Townsend House &amp; Eaton House, 152-174 Northolt Road</b>	<b>Objector: Ms S. Dar (Resident) Applicant: Mr J. Smith (Agent)</b>